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COUNCIL OF THE CITY OF PHILADELPHIA

3

PUBLIC HEARING

4

COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS

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Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, October 29, 1997
10:23 a.m.

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BILL 970270 - (Deed conveying fee simple title to
N.E. corner 7th St. & Pattison
Ave., 39th Ward)

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BILL 970350 - (Deed conveying fee simple title to
4700, 4702, 4704, 4706 Market St.)

13

BILL 970361 - (To purchase fee simple title to
907 Hamilton Ave., 5th Ward)

14

BILL 970545 - (To enter into sublease for portion
of building at 3001 Market St.)

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16

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PRESENT:

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COUNCILWOMAN AUGUSTA A. CLARK, Chairlady
COUNCILWOMAN JANNIE BLACKWELL
COUNCILMAN JAMES F. KENNEY
COUNCILWOMAN DONNA REED MILLER
COUNCILMAN MICHAEL A. NUTTER
COUNCILMAN FRANK RIZZO

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1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS
2 P R O C E E D I N G S

3 COUNCILWOMAN CLARK: Good morning. The
4 Committee on Public Property and Public Works is
5 now in session. I assert that there is a quorum
6 present. At the table today are Council Members
7 Rizzo, Kenney, Clark, Miller and Nutter.

8 Would the clerk please read the first
9 bill before us.

10 THE CLERK: Bill No. 970270. An
11 ordinance authorizing the Commissioner of Public
12 Property to execute and deliver to the
13 Philadelphia Authority for Industrial Development,
14 without consideration, a deed conveying fee simple
15 title to a certain tract of City-owned land with
16 the buildings and improvements thereon erected,
17 situated on the northeast corner of Seventh Street
18 and Pattison Avenue in the Thirty-Ninth Ward of
19 the City of Philadelphia, under and subject to
20 terms and conditions of the Philadelphia
21 Industrial and Commercial Development Agreement
22 between the City, the Philadelphia Authority for
23 Industrial Development, and the Philadelphia
24 Industrial Development Corporation.

25 COUNCILWOMAN CLARK: Thank you.

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS

2 Are there persons present to be heard
3 on this bill, 970270?

4 Good morning.

5 MR. DEEGAN: Good morning. Paul
6 Deegan, PIDC and Philadelphia Authority for
7 Industrial Development.

8 I'm here to testify in support of the
9 bill. This bill authorizes the Commissioner of
10 Public Property to convey an 11-acre property on
11 the northeast corner of Seventh Street and
12 Pattison Avenue to the Philadelphia Authority for
13 Industrial Development.

14 The property is currently used by the
15 City's Streets Department for vehicle maintenance
16 and for Sanitation Division operation. Also, it's
17 the location of the City Incinerator, which is no
18 longer in operation.

19 The site will be conveyed to P.A.I.D.
20 to provide expansion space for Food Distribution
21 Center Companies interested in the site. There
22 are two companies that have expressed interest to
23 us.

24 Cisco Foods is the largest food
25 distribution country in the country, and they have

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS
2 a several-thousand square foot warehouse
3 immediately to the north of the incinerator
4 property. And they have expressed an interest in
5 expanding southwards.

6 Right now they've developing the rest
7 of their site between Sixth and Seventh Streets.
8 When that initial phase of expansion is done on
9 the site they own now, they will be looking to
10 expand to the south.

11 The other company is Hopkins Seafood.
12 They're an existing and longtime tenant of the
13 seafood market, and they're in the seafood
14 business.

15 The mike, is it working?

16 COUNCILWOMAN CLARK: You don't have to
17 start over.

18 MR. DEEGAN: But I need the practice.

19 Hopkins Seafood is an existing seafood
20 company now located in the seafood market, and
21 they're the second company. And they're
22 interested in the Pattison Avenue frontage, which
23 would be where the incinerator building is.

24 If both of these companies are able to
25 expand in the food distribution center, it could

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2 add approximately 500 jobs to the total work force
3 in the food distribution center.

4 Prior to utilizing the site, we'll have
5 to demolish the incinerator building and relocate
6 the Streets Department operations now located on
7 the north end of the site.

8 We have met with representatives of the
9 Streets Department and the City's Capital Program
10 Unit to develop a schedule and a plan for the
11 relocation activities.

12 Parenthetically, we'll also be asking
13 for money in the capital budget, which is now
14 being developed, for the demolition of the
15 incinerator. And we also hope to access some
16 State business infrastructure development grant
17 funds for that demolition.

18 The passage of this authorization will
19 be an important signal to both of the companies
20 that the City is seriously committed to developing
21 new locations for their activities within the food
22 distribution center.

23 All of these companies are hearing from
24 the New Jersey Burlington County food distribution
25 effort. They're always trying to attract the

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS
2 companies over their with promises of free land
3 and build the building and lease it to the company
4 for basically nothing.

5 But most of these companies would like
6 to stay in South Philadelphia. They've been there
7 since they were relocated from the Society Hill
8 area in the fifties. And it's a great location,
9 both transportation-wise and with the synergy of
10 having a lot of food companies in one area.

11 I ask that the Committee consider this
12 bill favorably and report it out at the next
13 regularly scheduled meeting of City Council.

14 Thank you for the opportunity to
15 testify. And I'll be happy to answer any
16 questions you may have.

17 COUNCILWOMAN CLARK: Thank you, Mr.
18 Deegan.

19 In your testimony, you say, "We have
20 met with representatives of the Streets
21 Department." And did you get an agreement from
22 them?

23 MR. DEEGAN: Pardon me?

24 COUNCILWOMAN CLARK: Did you have an
25 agreement? Did they --

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2 MR. DEEGAN: Yes. But we -- in fact,
3 we looked at several sites where they could be
4 relocated. We went out with the commissioner with
5 the Capital Programs Unit, and we haven't made a
6 final decision on the site.

7 They are looking at the far eastern end
8 of the Navy Base, which is kind of an industrial
9 area right off 26th Street and at some property
10 right across 26th Street, which is part of the old
11 Penn Central Greenwich Point Grain Elevator
12 property. And I think both sites were acceptable
13 to the Streets Department.

14 The reason we haven't moved forward is
15 because Cisco Foods, who are, I guess, the prime
16 movers in this project, they're still a year or
17 two away from finalizing their plans for expanding
18 off the site. They are renovating and doing new
19 construction on the property they now own.

20 But we're going to get back together
21 with Commissioner Lloyd and with Emily
22 Biddenbender, the head of the Capital Programs
23 Unit. They have a chart and they have a
24 schedule. They know exactly when we say we want
25 to start moving on this, you know, they have given

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS
2 us schedule for how long it would take them to
3 move all their facilities.

4 COUNCILWOMAN CLARK: So they have
5 agreed in principle?

6 MR. DEEGAN: Yes.

7 COUNCILWOMAN CLARK: And what you're
8 now deciding is where they will relocate to.

9 MR. DEEGAN: Yes, right.

10 COUNCILWOMAN CLARK: But they're not
11 insisting on retaining the site that they
12 presently have.

13 MR. DEEGAN: No. I think the Streets
14 Department and the City Capital Programs Unit and
15 the Office of Productivity realize that a vacant
16 incinerator and some maintenance buildings are not
17 going to be the highest and best use of a property
18 that's in the middle of the food distribution
19 center and also a block away from the new arena
20 and Veterans Stadium.

21 COUNCILWOMAN CLARK: Yeah, well, we
22 really ought to move the incinerator no matter
23 what. I mean, we ought to move that.

24 MR. DEEGAN: Right. It does nobody any
25 good. It's a question of money and having a real

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS
2 good reason to budget the money.

3 COUNCILWOMAN CLARK: What's the
4 purchase price?

5 MR. DEEGAN: Well, we haven't discussed
6 the purchase price with the companies yes, but we
7 are generally talking in the food center of around
8 70,000 per acre.

9 COUNCILWOMAN CLARK: And how many acres
10 is this?

11 MR. DEEGAN: The total site is 11
12 acres, and we would probably divide it up. If
13 Hopkins were to go into frontage, they probably
14 need about a five- or six-acre site.

15 And then Cisco would take the remainder
16 of the site to the north, which abuts their
17 property. But we haven't struck the final deal
18 with -- we're meeting with Hopkins, I think, next
19 week to start --

20 COUNCILWOMAN CLARK: When fully
21 implemented, though, this 11-acre site will be
22 used by the two food distribution franchisers.

23 MR. DEEGAN: Yes.

24 COUNCILWOMAN CLARK: And we don't
25 really much care whether one gets 80 percent and

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS
2 the other gets 20 percent.

3 MR. DEEGAN: That's correct. It will
4 all be -- it will be 11 acres sold to food
5 companies. The average value down there now is 70
6 to 75,000 per acre for vacant vacate industrial
7 land, and both companies are interested.

8 COUNCILWOMAN CLARK: Mr. Kenney.

9 COUNCILMAN KENNEY: Thank you, Madam
10 Chair.

11 COUNCILWOMAN CLARK: And Then you, Mr.
12 Rizzo.

13 COUNCILMAN KENNEY: Just one comment
14 relative to Cisco. About a year ago, I had made a
15 contact with an individual in Florida who had
16 relations with the company's president. I think
17 the company's based in Texas somewhere.

18 MR. DEEGAN: I think they're in Dallas.

19 COUNCILMAN KENNEY: In Dallas. We got
20 the Mayor and the Deputy Mayor for Labor involved
21 in the labor negotiation contract with the
22 Teamsters. There's over 500 jobs, high-paying
23 jobs, at that location. They were very close to
24 leaving.

25 One of the things that's important to

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2 know is that it's the only union plant that they
3 have in the country and that's why it's seeming
4 always on the bubble as to whether or not they're
5 going to move and get out of here.

6 This kind of expansion, I think, if it
7 comes to fruition, helps ensure that they have
8 deeper roots in this area than they do even now.

9 So one of the things I'd like to do is
10 make sure that once we move, if Council decides to
11 do this, deeding this land over to P.A.I.D. that
12 we move quickly to try to get Cisco to remain
13 here. It's one of those kinds of companies that
14 employ people at a very decent wage. And with
15 more than 500 jobs, it's a critical situation.

16 MR. DEEGAN: It is, Councilman, I
17 agree.

18 And I recall last year when they were
19 negotiating their contract with the Teamsters.
20 That was one of the things that held up the
21 progress of the project. But since then, I think,
22 thanks to Jerry Murphy from the Mayor's Office and
23 the Councilmen --

24 COUNCILMAN KENNEY: I think the Mayor
25 had some real direct contact with them.

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2 MR. DEEGAN: And the Mayor had some
3 direct contact also. I think that they have made
4 a commitment to stay. And, in fact, last month
5 they went to the Zoning Board and got zoning
6 approval for the expansion of the refrigerated
7 space within their existing building.

8 COUNCILMAN KENNEY: Great.

9 MR. DEEGAN: And for building a parking
10 lot on the corner of Sixth and Pattison to handle
11 the added employees that are going to be there.
12 But they are a strong union, do have a strong
13 union there, and we'd like to keep the activity
14 here.

15 COUNCILMAN KENNEY: Thank you.

16 COUNCILWOMAN CLARK: Mr. Rizzo.

17 COUNCILMAN RIZZO: Thank you.

18 The site is presently being used by the
19 Streets Department for a maintenance facility for
20 heavy equipment for compactors and other large
21 equipment.

22 MR. DEEGAN: Yes, Councilman. The
23 northern -- it's really the northern end of the
24 site behind the incinerator property.

25 COUNCILMAN RIZZO: I'm familiar with

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS
2 the site.

3 My concern is that these sites,
4 especially where auto repair facilities have
5 operated in the past, and also the incinerator,
6 the remediation of the site, the environmental
7 impact.

8 Have you estimated what it's going to
9 cost the City for a cleanup of that environment?

10 MR. DEEGAN: Yes. We've estimated --
11 we've had an environmental study done. And there
12 are, when you include the incinerator property,
13 there are approximately 14 underground storage
14 tanks on the site.

15 We estimate around \$2 million for the
16 demolition and cleanup of the site so that it's a
17 marketable property.

18 COUNCILMAN RIZZO: So what you're
19 saying is that the site will have to be cleaned,
20 the underground storage tanks and also the surface
21 contamination.

22 MR. DEEGAN: Right.

23 COUNCILMAN RIZZO: Because what they do
24 there is they have hydraulic fluids leaking when
25 there's lines ruptured, so the place is a real

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS
2 mess. So we're going to spend \$2 million before
3 we even start to talk.

4 MR. DEEGAN: That's right. That
5 includes taking down the incinerator, which is a
6 pretty massive structure with underground pits and
7 utility tunnels which run throughout the site.

8 It looks like grass in front of the
9 incinerator. It looks like a vacant sodded area.
10 But underneath, there are tunnels, utility --
11 there's a sewer pumping system underneath there,
12 there's underground storage tanks. You can walk
13 underneath the --

14 COUNCILMAN RIZZO: Two million sounds
15 like a conservative number from my experience with
16 those kinds of cleanups.

17 Has there been a site survey with all
18 of the monies required to clean the site up other
19 than just the removal of the tanks? Do we really
20 know what we're dealing with there at this time?

21 MR. DEEGAN: Yes. I think we're going
22 to do more. We'll do more studies as we go on,
23 but we had a very thorough environmental study
24 performed about three months ago, and we'd be
25 happy to share that with anybody in Council who

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS
2 would like to take a look at it.

3 COUNCILMAN RIZZO: But is it two
4 million or more?

5 MR. DEEGAN: I would say that it's --
6 it's -- I hate to say it's not going to be more;
7 it always ends up being more. But I'd say \$2
8 million is what we think is a reasonable figure
9 based on -- we've identified all the tanks, so we
10 know what's there. We feel there aren't any
11 unknowns there.

12 And the Streets Department has been
13 very helpful in, you know, telling us what their
14 activities are and where the tanks are and where
15 they store certain materials. And they have taken
16 us all through the incinerator. So I think we
17 have a very good feel for what's there.

18 COUNCILWOMAN CLARK: (Inaudible, off
19 mike.)

20 . . . as far as economic development
21 etc. for this company and its 500 jobs to stay.
22 What's your assessment of how that's going to work
23 out?

24 MR. DEEGAN: I think we'll make money.
25 First of all, with the number of jobs that are

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS
2 going to be created, we'll be eligible for about a
3 \$1 million business infrastructure development
4 grant from the State so that half of the \$2
5 million, we should be able to get from the State
6 of Pennsylvania.

7 COUNCILWOMAN CLARK: Okay.

8 MR. DEEGAN: After we spend that, I
9 would say there will be various economic
10 incentives, of course, for both companies.

11 But I think, with the level of jobs
12 that you're talking about and high-paying jobs,
13 that overall, it's going to be economic plus for
14 the City because of the tax revenue, wage tax and
15 the real estate tax. You get no real estate taxes
16 from the site now. It's tax-exempt.

17 Thirdly, at some point, the City's
18 going to have to deal with that incinerator. It
19 just can't stay there forever unused and
20 deteriorating.

21 So I would say even if we were to sell
22 the ground for less than market value, which, you
23 know, honestly may end up being part of the deal
24 when we finally get the deal with Cisco and
25 Hopkins put into financing and what we can offer

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2 them and what the problems are, it could be for
3 less than fair market value.

4 But I think Hopkins is talking about a
5 whole new food-processing activity there. And
6 it's going to be, you know, I think the 500 jobs
7 is conservative when you look at the size of Cisco
8 and the number of operations they have around the
9 country. And I think it will be a great plus for
10 the City because the City gets no money at all
11 from the site now. It's basically a liability,
12 particularly the incinerator property.

13 COUNCILWOMAN CLARK: Are we approving
14 it in advance and blank, not knowing -- there are
15 a lot of X's and Y's to be filled in this
16 equation.

17 MR. DEEGAN: That's correct. We
18 prepared the ordinance because we want Cisco and
19 Hopkins to know that there is a path laid out for
20 this thing to take place. They would like to know
21 that the City and PIDC are on board with the idea
22 that this site will be for economic development.
23 So we do have the ordinance.

24 We can't do anything until we relocate
25 the Streets Department. And we can't -- this is

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS
2 an authorization, and we still -- I mean, the
3 Commissioner of Property, Mr. Sipos's boss, still
4 has to sign the deed to us, and that won't happen
5 until we have everything cleaned up.

6 COUNCILWOMAN CLARK: Until all of the
7 X's and Y's have been solved.

8 MR. DEEGAN: That's correct.

9 COUNCILWOMAN CLARK: All right, thank
10 you.

11 Mr. DiCicco.

12 COUNCILMAN DICICCO: Thank you, Madam
13 Chair.

14 I just would like to add to the last
15 comment that was made by Mr. Deegan. I have some
16 personal knowledge about Hopkins Seafood because
17 one of the owners is a friend of mine.

18 And just this past summer, we were
19 sitting down and having something to eat one
20 night, we were talking about his business, and he
21 indicated to me he was considering moving out of
22 the City.

23 And I asked why, and he said because he
24 just needed to be able to expand. And, presently,
25 the way the market is set up, the food

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2 distribution center, there really was no room for
3 him unless something can be done with the Cisco
4 company expanding into the present site of the
5 incinerator.

6 I understand that some of the questions
7 about what the environmental cost may be. But I
8 can tell you that although Mr. Marmer (ph.), who's
9 from Hopkins, would rather stay in the City, he
10 may be faced with the situation where he has no
11 alternative but to leave.

12 And New Jersey has offered him to build
13 him a new facility, to pay for relocation, and
14 some other incentives, just to get his business.
15 In fact, he would be located near a highway -- I
16 don't know if it's the turnpike or whatever it
17 would be, the New Jersey Turnpike. And they would
18 actually build a ramp to get the trucks in, off
19 the highway to his facility.

20 But he said to me personally that he
21 would much rather stay in the City. He would
22 rather not make the 50-minute commute from
23 Philadelphia out to New Jersey on a daily basis
24 because his business would require him to be
25 there.

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2 So I think what we really need to take
3 into consideration is, one, the potential for 500
4 jobs --

5 COUNCILWOMAN CLARK: Additional jobs.

6 COUNCILMAN DICICCO: Additional jobs.

7 But, more importantly, the job loss if we at least
8 don't send a signal that we're willing to see what
9 we can do to accommodate them.

10 By the way, this is actually Ann
11 Verna's district, Councilwoman Verna's district,
12 and she's very aware of this. They've also been
13 looking at some sites at the Navy Yard, but the
14 most suitable site is in the food distribution
15 center.

16 And he's just committed to
17 Philadelphia. He's a Philadelphia resident and
18 would much rather than stay here so I think that's
19 the kind of thing that we really need to --

20 COUNCILWOMAN CLARK: I saw you eating
21 seafood.

22 COUNCILMAN DICICCO: Yes, I do. I look
23 good for 80, don't I? See what seafood does.

24 (Laughter.)

25 COUNCILWOMAN CLARK: Are there other

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS
2 questions by the Committee with respect to Bill
3 No. 970270?

4 (No questions from the Committee at
5 this time.)

6 COUNCILWOMAN CLARK: Are there other
7 persons present who wish to speak for or against
8 this bill?

9 Good morning, sir.

10 MR. SIPOS: Good morning, Madam
11 Chairman and Members of the Committee. My name is
12 Ken Sipos. I'm a real estate specialist with the
13 Department of Public Property.

14 The Commissioner of Public Property
15 supports passage of Bill 970270. The Northeast
16 corner of Seventh and Pattison will be transferred
17 to PIDC who, in turn, will sell it to Cisco Foods
18 for an expansion, together with Hopkins after the
19 Streets Department repair facility is relocated.

20 COUNCILWOMAN CLARK: Thank you. Are
21 there other persons present who wish to be heard?

22 (No persons come forward at this time.)

23 COUNCILWOMAN CLARK: Seeing none, the
24 floor is open for a vote, a motion.

25 The next bill before us, the clerk will

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS
2 please read Bill No. 970350.

3 THE CLERK: Bill No. 970350, an
4 ordinance authorizing the Commissioner of Public
5 Property to execute and deliver to the
6 Philadelphia Authority for Industrial Development,
7 without consideration, a deed conveying fee simple
8 title to a certain tract of City-owned land with
9 the buildings and improvements thereon situated at
10 4700, 4702, 4704 and 4706 Market Street, under and
11 subject to the terms and conditions of the
12 Philadelphia Industrial and the Commercial
13 Development Agreement between the City, the
14 Philadelphia Authority for Industrial Development
15 and the Philadelphia Industrial Development
16 Corporation.

17 COUNCILWOMAN CLARK: Thank you. Does
18 anyone wish to be heard with respect to Bill No.
19 970350?

20 MR. DEEGAN: Yes. That you, Madam
21 Chair and Members of the Committee. My name is
22 Paul Deegan. And I'm representing the
23 Philadelphia Authority for Industrial Development
24 and the Philadelphia Industrial Development
25 Corporation.

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2 This bill authorizes the City to convey
3 a parcel of vacant land at 4700 to 4706 Market
4 Street to the Philadelphia Authority for
5 Industrial Development.

6 After conveyance to P.A.I.D., the
7 property will be sold to Community Care and
8 Development Corporation, a developer of health
9 care facilities. C.C.D.C. also owns the adjacent
10 vacant lot, which it purchased from the City on
11 May 13, 1991.

12 The sales price would be based on two
13 independent real estate appraisals obtained by
14 P.D.I.C., and the net proceeds will be deposited
15 in the City's general fund.

16 I would also like to offer an amendment
17 to the legal description that's contained in the
18 ordinance now. The legal description now in the
19 ordinance includes the bed of 47th Street and -- I
20 apologize, my testimony is wrong; it says Ludlow
21 Street.

22 But what we want to do is exclude 47th
23 Street from the legal description because the
24 street has not yet been stricken from the City
25 plan. So I have an amended legal description

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS
2 prepared here.

3 Back in the late eighties, the
4 developer -- the developer purchased the City lot
5 at 4628 Market Street, which would be the property
6 on the other side of 47th Street. At that time, I
7 understand, he thought he was buying the whole
8 property since, when you go out there, it just
9 looks like one big vacant lot.

10 And he discovered later on that he had
11 only purchased half of the property. And so this
12 would complete the assemblage of land he would
13 need for a new health care facility development.

14 Because 47th Street is still in the
15 City planning, however, it still would have to
16 come back to City Council for an ordinance to
17 strike the existing street, if he wishes to
18 combine the two lots.

19 COUNCILMAN NUTTER: A couple questions,
20 Madam Chair.

21 COUNCILWOMAN CLARK: Mr. Nutter.

22 COUNCILMAN NUTTER: Thank you, Madam
23 Chair.

24 Good morning, Mr. Deegan.

25 MR. DEEGAN: Good morning, Councilman.

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2 COUNCILMAN NUTTER: This proposed site
3 is not in my district; it's a couple blocks away.
4 But I drive past this site every day because I
5 happen to come down Market Street. And I saw what
6 looked to be a recent demolition at this site, and
7 I see people out there, doing working every day.

8 What is the nature of this proposal?
9 Who are these people? And what if any contact, I
10 guess, has there been with my colleagues, who I
11 share border with out in West Philadelphia about
12 this particular project? What is this?

13 MR. DEEGAN: This is a -- I have to say
14 I haven't seen the plans for what they intend to
15 build either. They own the adjacent -- I think
16 there's an adjacent nursing home that was once
17 owned by Gerimed, which has several nursing homes
18 throughout West Philadelphia. And they purchased
19 the property from Gerimed.

20 COUNCILWOMAN CLARK: Who is "they"?
21 They don't have.

22 MR. DEEGAN: They don't have --

23 COUNCILMAN NUTTER: Who's the "they,"
24 Mr. Deegan? Who are we talking about?

25 MR. DEEGAN: The person who owned

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS
2 Gerimed and who, I think, still owns 4628 Market
3 Street is Daniel Valoric.

4 COUNCILMAN NUTTER: Okay, but who owns
5 4700, 4702, 4704 and 4706 right now?

6 MR. DEEGAN: They're owned by the City
7 of Philadelphia.

8 COUNCILMAN NUTTER: And how did they
9 come into the City's inventory?

10 MR. DEEGAN: They were acquired -- I'm
11 not sure of the exact date. It used to be a City
12 facility; I think it was the Department of Public
13 Property communications repair shop until the
14 early 1980s, when it was closed.

15 COUNCILMAN NUTTER: Isn't this right
16 next to what used to be Penn Electric or
17 something?

18 MR. DEEGAN: I'm not sure. I know Penn
19 Electric is in that vicinity.

20 COUNCILMAN NUTTER: All right. So
21 you're saying we own this land today?

22 MR. DEEGAN: Yes.

23 COUNCILMAN NUTTER: This person who you
24 were talking about, what was the name?

25 MR. DEEGAN: The name of the person who

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2 bought the parcel next door, his name is Daniel
3 Valoric. And he owned the Gerimed Corporation.

4 COUNCILMAN NUTTER: All right.

5 MR. DEEGAN: And Community Care and
6 Development Corporation has purchased the assets
7 of the --

8 COUNCILMAN NUTTER: Gerimed.

9 MR. DEEGAN: -- Gerimed.

10 COUNCILMAN NUTTER: Okay. And so now,
11 this same entity wants to get these properties?

12 MR. DEEGAN: Yes, Councilman. They own
13 the abutting property at 4628 Market Street, which
14 is also a vacant lot. And then there's the bed of
15 47th Street, which -- there's no street there so
16 it just looks like one large vacant lot.

17 COUNCILMAN NUTTER: Right, I know.

18 MR. DEEGAN: And then there's further
19 vacate land between 47th Street and the next
20 privately owned property.

21 COUNCILMAN NUTTER: All right. So the
22 entity that is buying the assets of the former
23 Gerimed --

24 MR. DEEGAN: Yes.

25 COUNCILMAN NUTTER: -- is seeking to

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS
2 get this property that we own?

3 MR. DEEGAN: Yes.

4 COUNCILMAN NUTTER: From us?

5 MR. DEEGAN: That's correct.

6 COUNCILMAN NUTTER: And what do they
7 propose to do?

8 MR. DEEGAN: They have not given me the
9 definite plans. They're going to use it for
10 parking in the interim until they develop plans
11 for a community health care facility. But they
12 are willing to pay fair-market value for the land
13 at this point.

14 COUNCILWOMAN CLARK: Which is. . . ?

15 MR. DEEGAN: Well, we haven't got the
16 appraisals yet. I would say, based on the former
17 sale, that the fair-market value for about 30,000
18 square feet would be about \$80,000.

19 COUNCILWOMAN CLARK: Well, we're not
20 clear about who they are and what they're going to
21 do with it. We are not even clear of when they
22 have to have it.

23 COUNCILMAN NUTTER: Right.

24 MR. DEEGAN: Well, I think the reason
25 that they asked for the bill to be prepared is

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS
2 that they seem to have thought that they bought
3 the parcel back in the eighties.

4 COUNCILWOMAN CLARK: I know, but a
5 simple title search would have settled that.

6 COUNCILMAN NUTTER: How could they
7 think that they bought something that we own? I
8 mean, that would be like me saying, you know, "I
9 thought when I bought my house, I got the one next
10 door." I mean, we own the property.

11 MR. DEEGAN: That's true, right. They
12 made a mistake. There's a City-owned property
13 that was advertised for sale back in '86.

14 COUNCILWOMAN CLARK: Mr. Deegan.

15 MR. DEEGAN: Yes, ma'am.

16 COUNCILWOMAN CLARK: Can I try to
17 explain something that is this sloppy.

18 MR. DEEGAN: Yes.

19 COUNCILWOMAN CLARK: This is a terrible
20 piece of business negotiation. You cannot think
21 you bought something when you buy land by leaps
22 and bounds.

23 MR. DEEGAN: That's correct, ma'am.

24 COUNCILWOMAN CLARK: So I need you know
25 to give me a reason why we should report this out

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS
2 with a favorable recommendation. We don't even
3 know who we're reporting it out to. And when they
4 get it, we don't even know what they going to do
5 with it.

6 MR. DEEGAN: Well, right now, they want
7 to use it for parking.

8 COUNCILWOMAN CLARK: They who?

9 MR. DEEGAN: C.C.D.C. They have the
10 building.

11 COUNCILWOMAN CLARK: Mr. Deegan.

12 MR. DEEGAN: Yes, ma'am.

13 COUNCILWOMAN CLARK: You come here a
14 lot, don't want you?

15 MR. DEEGAN: Pardon me, ma'am?

16 COUNCILWOMAN CLARK: You come here a
17 lot, don't you?

18 MR. DEEGAN: Yes. Yes, ma'am, I do.

19 COUNCILWOMAN CLARK: We do business
20 with you all the time. This is not your shining
21 hour, Mr. Deegan.

22 MR. DEEGAN: This is not one of my
23 better --

24 COUNCILWOMAN CLARK: Mr. Deegan, why
25 don't you hold this one until you know at least

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS
2 the reasonable answers to reasonable questions.
3 I'm not saying no to this.

4 MR. DEEGAN: I'll agree with that.

5 COUNCILWOMAN CLARK: Just put it back
6 until you can answer the questions that we just
7 asked. How about that?

8 MR. DEEGAN: I agree with that, Madam
9 Chair.

10 COUNCILWOMAN CLARK: I don't see that
11 there's any urgency.

12 Oh, the sponsor of the bill,
13 Councilwoman Black.

14 COUNCILWOMAN BLACKWELL: Thank you,
15 Madam Chair.

16 I remember, I don't know, two years ago
17 -- maybe it was a little less -- when I talked to
18 Dan Valoric about the other property you mentioned
19 on Market Street that was in question that they
20 thought had been conveyed to Gerimed.

21 MR. DEEGAN: Yes, ma'am.

22 COUNCILWOMAN BLACKWELL: And I think
23 back then, we got that straight so that that would
24 be part of this whole package and that there would
25 be plans to do something with it in the future.

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS

2 But I don't know who these people are.

3 I mean, I live at 45th and Spruce
4 Streets. This is 47th and Market Street, you
5 know.

6 COUNCILWOMAN CLARK: Mrs. Blackwell,
7 this is your bill? Do you object to our amending
8 it and holding it until the reasonable questions
9 are answered?

10 COUNCILWOMAN BLACKWELL: I certainly
11 appreciate it, Madam Chairperson.

12 COUNCILWOMAN CLARK: All right.

13 MR. DEEGAN: Well, I will get more
14 information from the developer, and we'll also get
15 the appraisals completed. And we'll have
16 something much better than what I had today, I
17 hope --

18 COUNCILWOMAN CLARK: I appreciate that.

19 MR. DEEGAN: -- when we next appear
20 with this bill.

21 COUNCILWOMAN BLACKWELL: Madam Chair,
22 may I also say, we have worked with the Valorics
23 for a long, long time. And certainly we support
24 them, but I don't know who this new entity is
25 either.

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS

2 And certainly in my neighborhood and
3 certainly for us to support legislation, we're
4 doing a lot in that area. And I pass it every day
5 as well. But I've been waiting for somebody to
6 contact me and give us some kind of presentation,
7 so I appreciate the Chair's leadership in this
8 matter.

9 And thank you also to my colleague
10 Councilman Nutter.

11 MR. DEEGAN: And I'll make sure that
12 the developer does contact you and makes a
13 presentation, Councilwoman.

14 COUNCILWOMAN CLARK: Mr. Deegan.

15 MR. DEEGAN: Yes, ma'am.

16 COUNCILWOMAN CLARK: You have just
17 dodged a bullet. Don't bring us sloppy stuff like
18 this. It damages our relationship with you.

19 MR. DEEGAN: Well, I thought they were
20 -- there really isn't any excuse for this.

21 COUNCILWOMAN CLARK: I'm only teasing,
22 I'm only teasing.

23 MR. DEEGAN: I thought it was a much --
24 because the lot's vacant and the City has no other
25 need for it, but there are a lot of unanswered

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS
2 questions.

3 And I hate to admit that when the
4 original mistakes occurred in 1986, I was Deputy
5 Commissioner of Public Property so I was
6 responsible for the beginning of the mess, and I'm
7 here at the end of the mess -- or the middle of
8 the mess. And I guess I'll be here at the end of
9 it.

10 (Laughter.)

11 COUNCILWOMAN CLARK: Are there other
12 persons who wish to be heard on this bill?

13 (No response.)

14 COUNCILWOMAN CLARK: Then it is our
15 intent to amend the bill to correct the --

16 MR. DEEGAN: The legal description.

17 COUNCILWOMAN CLARK: -- legal
18 description of the property. And then we will
19 hold it and report it out after additional
20 information has been given so as to give us a
21 record that it's defensible.

22 MR. DEEGAN: Thank you, Madam Chair.

23 COUNCILWOMAN CLARK: Okay. The next
24 bill before us, the clerk will read the next bill
25 before us.

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS

2 THE CLERK: Bill No. 970361. An
3 ordinance authorizing the Commissioner of Public
4 Property, on behalf of the City of Philadelphia,
5 to purchase fee simple title to a parcel of real
6 estate with any improvements situated thereon
7 located at 907 Hamilton (a/k/a 444-464 Percy
8 Street) in the Fifth Ward, under certain terms and
9 conditions.

10 COUNCILWOMAN CLARK: Thank you.

11 Are you present to speak in favor of
12 this bill, sir?

13 MR. SIPOS: Yes, Madam Chair.

14 COUNCILWOMAN CLARK: Please introduce
15 for the record and proceed with your testimony.

16 MR. SIPOS: Madam Chairman and Members
17 of the Committee, my name is Kenneth Sipos. I am
18 a real estate specialist with the Department of
19 Public Property.

20 The Commissioner of Public Property
21 supports passage of Bill 970361. 907 Hamilton
22 Street it is presently being leased for use by the
23 O.E.S.S. public property.

24 The acquisition will enable the City to
25 continue to operate the successful multi-service

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS
2 center and to use capital funds to provide the
3 renovations required to bring the building into
4 code compliance and improve the overall condition
5 and environment of the facility.

6 COUNCILWOMAN CLARK: Mr. Sipos, what is
7 O.E.S.S.?

8 MR. SIPOS: Office -- if I could ask
9 Mr. Schaeffer to join me?

10 COUNCILWOMAN CLARK: Okay.

11 MR. SIPOS: Mr. Schaeffer is with
12 O.E.S.S.

13 COUNCILWOMAN CLARK: Good morning, Mr.
14 Schaeffer. Please introduce yourself for the
15 record and spell your name for the benefit of the
16 stenographer, and proceed with your testimony.

17 MR. SCHAEFFER: Good morning, ma'am.
18 My name is Richard Schaeffer S-H-A-E-F-F-E-R. I'm
19 an Administrative Services Director for the Office
20 of Emergency Shelter and Services.

21 Councilman, I don't have any prepared
22 testimony. I've come here to answer any
23 questions.

24 COUNCILWOMAN CLARK: Please tell us
25 what this property's intended use is.

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS

2 MR. SCHAEFFER: It's currently being
3 used as an emergency shelter for 60 to 70 single
4 men.

5 COUNCILWOMAN CLARK: Men?

6 MR. SCHAEFFER: Single men, that's
7 correct.

8 It's a low-demand shelter. It's kind
9 of like a first-step shelter for men on the street
10 who had previously shown a resistance to coming
11 into the shelter system.

12 We tried to bring them into a shelter
13 without placing any kind of demands or
14 requirements on them and tried to work with them
15 while their in shelter to accept long-term
16 programming and long-term counseling.

17 The center is also used to provide a
18 variety of day programs: meals, showers, medical
19 treatment. There's coordination with Thomas
20 Jefferson Hospital for them to provide some
21 on-site medical services.

22 And we have other types of day programs
23 services going on in addition to the emergency
24 shelter.

25 COUNCILWOMAN CLARK: Okay. Are there

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS

2 any questions by Members of the Committee?

3 (No questions from Committee Members at
4 this time.)

5 COUNCILWOMAN CLARK: Thank you.

6 Are there any persons in the room who
7 wish to be heard with respect to this bill?

8 (No persons come forward at this time.)

9 COUNCILWOMAN CLARK: There being none,
10 thank you for your testimony.

11 COUNCILWOMAN CLARK: The clerk will
12 read our next bill.

13 THE CLERK: Bill No. 970456. An
14 ordinance authorizing the Commissioner of Public
15 Property and the Director of Commerce, on behalf
16 of the City, to amend a certain lease agreement
17 dated April 17, 1990, between the City and the
18 Redevelopment Authority of the City of
19 Philadelphia (herein after referred to as
20 "R.D.A.") wherein the City lease to the R.D.A.
21 for further sublease to Penn's Landing Corporation
22 certain piers and riverbed areas adjacent to
23 Penn's Landing, by adding to the leased premises
24 approximately 1,956 square feet of land located
25 between Piers 25 and 27 North.

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS

2 COUNCILWOMAN CLARK: Good morning,
3 sir. Please proceed.

4 MR. SIPOS: Good morning, Madam
5 Chairman and Members of the Committee. My name is
6 Ken Sipos. I'm a real estate specialist with the
7 Department of Public Property.

8 The Commissioner of Public Property
9 supports the passage of Bill 970361. The 1956
10 square feet of land located between Piers 25 and
11 27 North will be leased to the Redevelopment
12 Authority, who, in turn, will sublease it to
13 Penn's Landing Corporation.

14 It's my understanding that the present
15 property has weeds on it, and Penn's Landing
16 intends to clean it up and use it as part of their
17 facility down there.

18 And there is someone here from Penn's
19 Landing, Mr. Cuorato, who I would like to call up
20 at this time.

21 COUNCILWOMAN CLARK: Thank you, Mr.
22 Cuorato. Please join us at the table.

23 (Mr. Cuorato joins others at the
24 table.)

25 COUNCILWOMAN CLARK: Good morning. How

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS
2 are you?

3 MR. CUORATO: Good morning, Madam
4 Chair. I'm fine, thank you.

5 COUNCILWOMAN CLARK: Please spell your
6 name for the stenographer and proceed with your
7 testimony.

8 MR. CUORATO: My name is James Cuorato,
9 C-U-O-R-A-T-O. I'm vice president of Penn's
10 Landing Corporation.

11 I'm just here this morning, Madam Chair
12 and Members of Council, to express the support of
13 Penn's Landing Corporation for Bill No. 970456.

14 As Mr. Sipos testified, this is a small
15 strip of land between Pier 27 North, which is the
16 Parking Authority impoundment lot, which the
17 Penn's Landing Corporation controls, and Pier 25,
18 which some of you may know as "Katmandu," which is
19 privately owned.

20 This strip of land right now is
21 entitled to the City. The purpose of this bill
22 would be to transfer it to Penn's Landing
23 Corporation.

24 We will clean up the site, remove the
25 weeds and trash, fence it and secure it. And it

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS
2 will improve the appearance of the waterfront.
3 And, also, we may have the possibility to produce
4 another dozen or so parking spots for that area.

5 COUNCILWOMAN CLARK: Thank you. I was
6 going to ask you about parking, which is such a
7 great parking there on Penn's Landing. And a
8 dozen more spaces would be helpful while getting
9 rid of an eye sore.

10 Are there any questions by other
11 members of the panel?

12 (No questions from the panel at this
13 time.)

14 COUNCILWOMAN CLARK: Mr. DiCicco, are
15 you asking to be heard?

16 COUNCILMAN DICICCO: No, no.

17 COUNCILWOMAN CLARK: All right. Are
18 there any persons present who wish to be heard on
19 this bill?

20 (No persons come forward at this time.)

21 COUNCILWOMAN CLARK: There being none,
22 thank you very much.

23 Is this our last bill? There's one
24 more?

25 Read it. Don't read it if we're not

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS
2 going to -- Bill No. 970519 has been withdrawn.

3 Are there any other bills?

4 THE CLERK: Bill No. 970545. An
5 ordinance authorizing the Commissioner of Public
6 Property, on behalf of the City of Philadelphia,
7 to enter into a sublease between the City of
8 Philadelphia, as sublessee, and the Philadelphia
9 Parking Authority as sublessor, for a portion of
10 the building located at 3001 Market Street,
11 Philadelphia, Pennsylvania, under certain terms
12 and conditions.

13 COUNCILWOMAN CLARK: Thank you.

14 Please proceed with your testimony.

15 MR. SIPOS: Madam Chairman and Members
16 of the Committee, my name is Ken Sipos. I'm a
17 real estate specialist with the Department of
18 Public Property.

19 The Commissioner of Public Property
20 supports passage of Bill 970545. Portions of 3001
21 Market Street will be subleased from the
22 Philadelphia Parking Authority who leases from
23 Academic Properties Incorporated for archival
24 records storage.

25 Also available for testimony on this

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS
2 are Mr. Al Phelan of the City's Law Department,
3 and Deputy Commissioner David Weinberg from the
4 Records Archives.

5 COUNCILWOMAN CLARK: Please join us.
6 (Mr. Phelan and Mr. Weinberg come
7 forward.)

8 COUNCILMAN CLARK: Good morning.

9 MR. PHELAN: Good morning, Madam
10 Chairman. I am Albert F. Phelan, P-H-E-L-A-N,
11 Deputy City Solicitor.

12 And we have reviewed the papers, and
13 the City Solicitor's Department approves the
14 sublease, subject to your approval here, Madam
15 Chairman.

16 COUNCILWOMAN CLARK: And your testimony
17 with respect to this bill would be for or
18 against?

19 MR. PHELAN: For it.

20 COUNCILWOMAN CLARK: All right.
21 Good morning, sir.

22 MR. WEINBERG: Good morning, Madam
23 Chairwoman. My name is a David Weinberg. I am
24 the Deputy Commissioner for the Department of
25 Records. My name is spelled W-E-I-N-B-E-R-G.

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS

2 COUNCILWOMAN CLARK: Thank you.

3 MR. WEINBERG: And I'm here to answer
4 any questions you may have.

5 COUNCILWOMAN CLARK: Could we
6 characterize your testimony as being in favor or
7 against the bill?

8 MR. WEINBERG: In favor of the bill.

9 COUNCILWOMAN CLARK: Thank you.
10 Are there any other persons present who
11 wish to be heard?

12 Mr. Rizzo, would you like to be heard?

13 COUNCILMAN RIZZO: Just a quick
14 question.

15 I'm a little confused on exactly what
16 this transaction is. Could you just explain this,
17 what this (inaudible/off mike).

18 MR. PHELAN: The Philadelphia Parking
19 Authority leases 3001 Market Street from Academic
20 Properties, for a term of approximately -- I
21 believe it's 15 years.

22 And that commenced from the time that
23 they took occupancy, which was within the last
24 three to four months. All their improvements have
25 been completed.

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS

2 The improvements that are necessary for
3 the Records Department will be completed by May 1,
4 1998, and the term of the lease will commence then
5 and expire 15 years from the date that the
6 Philadelphia Parking Authority took possession of
7 their premises.

8 So that the Philadelphia Parking
9 Authority is actually our landlord, but Academic
10 Properties is the owner of the premises, and they
11 will give us a non-disturbance agreement as long
12 as we're there.

13 COUNCILWOMAN CLARK: Thank you. Any
14 further questions? Are there others in many room
15 who wish to be heard for or against this bill?

16 (No further questions.)

17 COUNCILWOMAN CLARK: There being none,
18 thank you, gentlemen.

19 MR. WEINBERG: Thank you.

20 MR. PHELAN: Thank you.

21 COUNCILWOMAN CLARK: Oh, wait a minute,
22 wait a minute. Miss Blackwell has a comment.

23 COUNCILWOMAN BLACKWELL: Thank you.
24 Certainly we had a meeting recently. We
25 understand that this would consolidate all the

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS
2 Parking Authority's space. And, in fact, they
3 have been there already for several months, since
4 the summertime.

5 So certainly, Madam Chair, we're happy
6 to support this bill.

7 COUNCILWOMAN CLARK: Thank you, thank
8 you very much.

9 Are there other bills before this
10 committee?

11 (No more bills for presentation at this
12 time.)

13 COUNCILWOMAN CLARK: Then I declare
14 this committee meeting. . .

15 (Discussion among Committee off mike.)

16 The public hearing is closed. We are
17 right now conforming ourselves in the public
18 meeting, and we will now address the bills before
19 us.

20 The committee will entertain motions
21 with respect to Bill No. 970270, Mr. Rizzo. This
22 is a bill introduced by Council Member Anna Verna.

23 COUNCILMAN RIZZO: I move to report it
24 out with a favorable recommendation.

25 COUNCILWOMAN CLARK: Did he ask for a

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS
2 suspension of the rules?

3 COUNCILMAN NUTTER: Is this the Cisco
4 -- he did not.

5 COUNCILMAN RIZZO: He did not.

6 COUNCILWOMAN CLARK: Where is he? Do
7 we need a suspension of the rules with respect to
8 970270?

9 MR. SIPOS: Madam Chairman, that would
10 be very good if we could get it.

11 COUNCILWOMAN CLARK: Do you need a
12 suspension of the rules, sir?

13 MR. SIPOS: Yes, ma'am.

14 COUNCILMAN RIZZO: All right. Then
15 would you add suspension to your motion?

16 COUNCILMAN RIZZO: Could we also
17 suspend the rules?

18 COUNCILWOMAN CLARK: Move that rules be
19 suspended so as to permit --

20 COUNCILMAN RIZZO: First reading of
21 this bill.

22 (Duly seconded.)

23 COUNCILWOMAN CLARK: All in favor?

24 Bill No. 970270 has been reported out
25 of this committee with a favorable recommendation,

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS
2 and that the Rules of Council have been suspended
3 as to permit first reading at the next Stated
4 Session of Council.

5 All those in favor, say aye.

6 Opposes?

7 - - -

8 COUNCILWOMAN CLARK: Okay, Bill No.
9 970350. This bill is being amended so as to add
10 the new legal description of the property. When
11 the bill is amended, we will then not report it
12 out because we're expecting additional information
13 from the experts.

14 I need a motion to amend.

15 COUNCILWOMAN BLACKWELL: So moved,
16 Madam Chair.

17 COUNCILWOMAN CLARK: Second?

18 (Duly seconded.)

19 COUNCILWOMAN CHAIR: All in favor?

20 Opposes?

21 Bill No. 970350 has been amended, and
22 it is the rule of the Chair that we will hold and
23 not report this bill out, subject to the receipt
24 of additional information.

25 - - -

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS

2 COUNCILWOMAN CLARK: Now before us is
3 Bill No. 970361. I need a motion.

4 COUNCILWOMAN BLACKWELL: Madam Chair, I
5 move that 970361 be reported out of committee with
6 a favorable recommendation and for suspension of
7 the rules.

8 (Duly seconded.)

9 COUNCILWOMAN CLARK: It has been
10 properly moved and seconded.

11 All in favor say, aye.

12 Opposes?

13 Bill No. 970361 has been reported out
14 of this committee with a favorable
15 recommendations. Did we suspend the rules?

16 THE CLERK: Yes.

17 COUNCILWOMAN CLARK: And with the
18 recommendation that the rules be suspended so as
19 to permit first reading at the next Stated Session
20 of Council.

21 - - -

22 COUNCILWOMAN CLARK: Now before us
23 Bill No. 970456. I need a motion.

24 COUNCILWOMAN BLACKWELL: So moved,
25 Madam Chair.

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS

2 COUNCILWOMAN CLARK: Second?

3 (Duly seconded.)

4 COUNCILWOMAN CLARK: All in favor, say
5 aye.

6 All opposed?

7 Bill No. 970456 has been reported out
8 of this committee with a favorable recommendation
9 and with the recommendation that the rules of
10 Council be suspended so as to permit first reading
11 at the next Stated Session of Council.

12 - - -

13 COUNCILWOMAN CLARK: Now before us is
14 Bill No. 970519. I need a motion.

15 COUNCILWOMAN BLACKWELL: So moved,
16 Madam Chair.

17 COUNCILWOMAN CLARK: Oh, this one has
18 been withdrawn. 970519 was withdrawn and is not
19 being considered by this committee at all today.

20 - - -

21 COUNCILWOMAN CLARK: Before us now is
22 Bill No. 970545, 970545. I need a motion.

23 COUNCILWOMAN BLACKWELL: So moved,
24 Madam Chair. We move that Bill 970545 be reported
25 out of committee with a favorable recommendation.

1 COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS

2 Do we need a suspension, sir?

3 MR. SIPOS: Yes, yes, Madam.

4 COUNCILWOMAN BLACKWELL: And with
5 recommendation that the rules be suspended so as
6 to permit first consideration at our next session
7 of Council.

8 (Duly seconded.)

9 COUNCILWOMAN CLARK: It's been properly
10 moved that Bill No. 970545 be reported out of this
11 committee with a favorable recommendation and that
12 the rules of council be suspended so as to permit
13 first reading at the next Stated Session of
14 Council.

15 All in favor say aye.

16 Opposed, say no.

17 COUNCILWOMAN CLARK: I'll entertain a
18 motion that this committee meeting be adjourned.

19 COUNCILWOMAN BLACKWELL: So moved.

20 (Duly seconded.)

21 COUNCILWOMAN CLARK: Thank you very
22 much for coming, I appreciate it. Thank you for
23 coming.

24 (Adjourned at 11:10 a.m.)

25 - - -

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C E R T I F I C A T E

I HEREBY CERTIFY that the foregoing
proceedings of the Council of the City of
Philadelphia of Wednesday, October 29, 1997 were
reported and accurately by me, and that this is a
correct transcript of same.

RE: COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS

_____,
JOSEPHINE CARDILLO, RPR