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COUNCIL OF THE CITY OF PHILADELPHIA  
PUBLIC HEARING  
COMMITTEE OF THE WHOLE

- - -

Room 401, City Hall  
Philadelphia, Pennsylvania  
Thursday, February 15, 2001  
10:15 a.m.

- - -

Continued hearing on Bill No. 010092

- - -

PRESENT:

COUNCIL PRESIDENT ANNA C. VERNA  
COUNCILWOMAN JANNIE BLACKWELL  
COUNCILWOMAN BLONDELL REYNOLDS BROWN  
COUNCILMAN DARRELL L. CLARKE  
COUNCILMAN DAVID COHEN  
COUNCILMAN FRANK J. DI CICCIO  
COUNCILMAN WILSON W. GOODE, JR.  
COUNCILMAN JAMES F. KENNEY  
COUNCILWOMAN JOAN L. KRAJEWSKI  
COUNCILMAN W. THACHER LONGSTRETH  
COUNCILMAN RICHARD T. MARIANO  
COUNCILMAN MICHAEL A. NUTTER  
COUNCILMAN BRIAN J. O'NEILL  
COUNCILMAN ANGEL L. ORTIZ  
COUNCILMAN FRANK RIZZO  
COUNCILWOMAN MARIAN B. TASCO

- - -

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1 2/15/01 - WHOLE - BILL 010092

2 COUNCIL PRESIDENT Verna: Good morning  
3 everyone. Sorry for the delay. This is the  
4 continued public hearing of the Committee of the  
5 Whole regarding Bill No. 010092.

6 Mr. Cuorato, I understand that there has  
7 been a revised list.

8 MR. CUORATO: Good morning, Madam Chair  
9 and Members of the Council. Madam Chair, that is  
10 correct. There have been just a couple of  
11 modifications to the list of properties that was  
12 presented to Council yesterday; actually, two  
13 changes. And with your permission, I will describe  
14 those.

15 COUNCIL PRESIDENT Verna: Please.

16 MR. CUORATO: The first is we are  
17 excluding or deleting from the list a property at  
18 3401 Chestnut Street. We have been advised that  
19 there is a possibility that that would be developed  
20 as a residential property and, therefore, to be  
21 consistent with our policy, we are excluding it.

22 The second change, Madam Chair, occurs  
23 in the Philadelphia Naval Business Center proposal,  
24 and of the area that was submitted for inclusion, we  
25 will be deleting an area that is bounded by the

1                   2/15/01 - WHOLE - BILL 010092

2       Mustin Field Runway, the Delaware River and the  
3       extension of League Island Boulevard. It's  
4       basically the area to the south of the Mustin Field  
5       Runway. That area would be excluded. The rest of  
6       that portion of the property will remain in.

7                   Madam Chair, at Council's direction, we  
8       also have maps of all of the subzones that we can  
9       distribute and descriptions of each of the  
10      properties. They are available.

11                  COUNCIL PRESIDENT Verna: The Chair  
12      recognizes Councilwoman Blackwell.

13                  COUNCILWOMAN BLACKWELL: Thank you,  
14      Madam President. I wanted the Commerce Director and  
15      Vince Dougherty to know we do have a map.  
16      University of Pennsylvania said they would do that  
17      last night and a detailed page by page with every  
18      location listed description of all the areas that  
19      they talked about yesterday. So certainly, we have  
20      all the information. If you don't have a copy,  
21      we'll make it available to you so that all of us are  
22      definitely on the quote/unquote same page.

23                  MR. CUORATO: Thank you, Councilwoman.  
24      I believe we have copies of that as well.

25                  COUNCIL PRESIDENT Verna: The Chair

1 2/15/01 - WHOLE - BILL 010092

2 recognizes Councilman Kenney.

3 COUNCILMAN KENNEY: Thank you, Madam  
4 President. I was in discusssion a minute ago. I  
5 didn't know whether or not this was being discussed  
6 at all, but prior to our final vote on this out of  
7 committee, will we have the appropriate amended map  
8 so that we can see each of the parcels? As I said  
9 yesterday, it's almost impossible to invision based  
10 on the parcel descriptions in these subzones where  
11 this property is. I mean, I don't mind voting for  
12 things at the last minute, but at least if I could  
13 see a map of what it looks like, it would be a help.

14 MR. CUORATO: Yes, Councilman, we have  
15 do have maps of each of the subzones. We think they  
16 may have been distributed.

17 COUNCILMAN KENNEY: These are maps of  
18 the amended subzone for the Navy Yard?

19 MR. CUORATO: No, it is not. There is a  
20 very distinct parcel that we're excluding that I  
21 believe I can describe to you that would make it  
22 clear what's being excluded.

23 COUNCILMAN KENNEY: Madam President, do  
24 you mind if he describes it?

25 COUNCIL PRESIDENT Verna: No. Please

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2 do, Mr. Cuorato. I thought he did that.

3 COUNCILMAN KENNEY: I'm sorry. It's  
4 just a very confusing process, as you know.

5 MR. CUORATO: Councilman Kenney, it is  
6 the area south of the Mustin Field Runway that  
7 extends from the extension of League Island  
8 Boulevard to the Delaware River.

9 COUNCILMAN KENNEY: Is there any  
10 particular items in that particular area of  
11 importance or significance, any piers.

12 MR. DOUGHERTY: That area is occupied by  
13 housing and the far east end of base today and it's  
14 also occupied with the housing and was used for the  
15 Congressional Village during the R & C. Otherwise,  
16 it's vacate land with the exception of one old  
17 airplane hanger, which is a historic structure.

18 COUNCILMAN KENNEY: The airplane hanger  
19 is in or out?

20 MR. DOUGHERTY: That would be out.

21 COUNCILMAN KENNEY: Thank you.

22 COUNCIL PRESIDENT VERNA: Are there any  
23 other questions from members of the committee?

24 MR. SCHELTER: Madam Chair, may I note  
25 that what was distributed, Exhibit 7, that reflects

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2 the change that Jim talked about, about 3401 being  
3 removed from the list. So Exhibit 7 is where I  
4 took that property out of the description and  
5 reconnected it.

6 COUNCIL PRESIDENT VERNA: Thank you.  
7 Does everybody have a copy?

8 MR. SCHELTER: It should be noted as  
9 Exhibit 7 revised 02/15/00.

10 COUNCIL PRESIDENT VERNA: I'm sorry,  
11 Vince. Would you identify yourself for the  
12 stenographer, please?

13 MR. DOUGHERTY: I'm sorry. My name is  
14 Vince Dougherty. I'm from the City of Philadelphia  
15 Commerce Department.

16 COUNCIL PRESIDENT VERNA: Excuse me,  
17 could we go to Exhibit 4, please? All we have here  
18 is lower Delaware River subzone insert legal  
19 description.

20 MR. SCHELTER: That is the same legal  
21 description as yesterday, Madam Chair.

22 COUNCIL PRESIDENT VERNA: But we don't  
23 have the exhibit, do we? Was the exhibit  
24 circulated?

25 MR. SCHELTER: Yesterday, ma'am.

1 2/15/01 - WHOLE - BILL 010092

2 COUNCIL PRESIDENT Verna: Does everyone  
3 have a copy of that on their desk? Because we had  
4 hearings yesterday, I don't know whether they were  
5 distributed.

6 MR. SCHELTER: Additional copies are on  
7 their way, I'm told from PIDC. We're awaiting them  
8 at this moment.

9 COUNCIL PRESIDENT Verna: Thank you.  
10 The Chair recognized Councilwoman Tasco.

11 COUNCILWOMAN TASCO: Madam Chair, I have  
12 a map that says Upper Schuylkill River Subzone but  
13 it's for 31st and Master. The revised Exhibit 7  
14 talks about Civic Center Boulevard.

15 MR. SCHELTER: The Upper Schuylkill  
16 Subzone consists of areas around the University City  
17 Science Center and then continues up the Schuylkill  
18 River and connects with 31st and Masters sites. So  
19 the maps that were circulated from the University of  
20 Pennsylvania and the map that you have there are  
21 31st and Masters sites from the Upper Schuylkill  
22 River Subzone.

23 COUNCILWOMAN TASCO: Does Councilwoman  
24 Blackwell have the maps available as amended? Do  
25 you have the maps as amended that we might be able



1                   2/15/01 - WHOLE - BILL 010092

2       to look at.

3                   COUNCIL PRESIDENT Verna: It should be  
4       everybody package. Everybody should have a copy of  
5       the map and the description. And if you don't have  
6       it, I think it has to be circulated. Is that being  
7       circulated now? Councilwoman Tasco has a question.

8                   COUNCILWOMAN TASC0: I'm talking about  
9       the color map that she has from the University of  
10      Pennsylvania.

11                  COUNCILWOMAN BLACKWELL: They just  
12      handed me this. I can try to make copies. Would  
13      you like to see this now, Councilwoman?

14                  COUNCILWOMAN TASC0: Yes.

15                  MR. CUORATO: Madam Chair, we do have  
16      copies of that.

17                  COUNCIL PRESIDENT Verna: Have they been  
18      circulated?

19                  Does everybody have a copy of the map?

20                  Councilwoman Tasco, do you have a copy  
21      of the map before you?

22                  COUNCILWOMAN TASC0: Yes.

23                  COUNCIL PRESIDENT Verna: Do you have  
24      any questions?

25                  COUNCILWOMAN TASC0: No. Thank you.

1 2/15/01 - WHOLE - BILL 010092

2 COUNCIL PRESIDENT Verna: Councilwoman  
3 Blackwell, I think you had some concern yesterday  
4 afternoon. Are your concerns addressed?

5 COUNCILWOMAN BLACKWELL: Yes. Thank  
6 you.

7 COUNCIL PRESIDENT Verna: The Chair  
8 recognizes Councilman Nutter.

9 COUNCILMAN NUTTER: Thank you, Madam  
10 Chair. Earlier I thought I heard you ask a question  
11 about Exhibit 4, and I only have an Exhibit 1 which  
12 is the revised 02/15/01 Upper Schuylkill River  
13 Subzone. It looks like we received an Exhibit 1,  
14 Northeast Philadelphia Airport Subzone, and it looks  
15 like a new list of all of the subzones. Are  
16 there --

17 (Pause.)

18 COUNCILMAN NUTTER: Okay, I understand  
19 now. You were asking about Exhibit 4 which doesn't  
20 exist right now.

21 COUNCIL PRESIDENT Verna: Yes.

22 MR. SCHELTER: Madam Chair the legal  
23 description for the Navy Yard 4 Subzone 4 has been  
24 distributed.

25 COUNCIL PRESIDENT Verna: So the

1 2/15/01 - WHOLE - BILL 010092

2 Philadelphia Naval Business Center should be noted  
3 as Exhibit 4?

4 MR. SCHELTER: Correct, Madam Chair.

5 COUNCIL PRESIDENT VERNA: Councilman,  
6 you have a copy of that?

7 COUNCILMAN NUTTER: I do now have a copy  
8 of that. Okay, so this should go behind Exhibit 4.  
9 Okay.

10 COUNCIL PRESIDENT VERNA: Are there any  
11 other questions?

12 Seeing none, the Chair would recognize  
13 Councilwoman Blackwell. This will conclude the  
14 public hearing.

15 Do you have anyone else to testify on  
16 this bill? Do we have anyone to testify on this  
17 bill?

18 Seeing none, this will conclude our  
19 public hearing.

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1                   2/15/01 - WHOLE - BILL 010092  
2                   COUNCIL OF THE CITY OF PHILADELPHIA  
3                   PUBLIC MEETING  
4                   COMMITTEE OF THE WHOLE

5                   - - -  
6                   Thursday, February 15, 2001  
7                   - - -

8                   Public Meeting conducted by the  
9                   Committee on Public Property and Public Works, held  
10                  in Room 401, City Hall, Philadelphia, Pennsylvania,  
11                  on the above date, to consider action on the  
12                  following:

13                                 BILL 010092

14                                 - - -  
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17                   PRESENT:

18                   COUNCIL PRESIDENT ANNA C. VERNA  
19                   COUNCILWOMAN JANNIE BLACKWELL  
20                   COUNCILWOMAN BLONDELL REYNOLDS BROWN  
21                   COUNCILMAN DARRELL L. CLARKE  
22                   COUNCILMAN DAVID COHEN  
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25                   COUNCILMAN JAMES F. KENNEY  
                  COUNCILWOMAN JOAN L. KRAJEWSKI  
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                  COUNCILMAN ANGEL L. ORTIZ  
                  COUNCILMAN FRANK RIZZO  
                  COUNCILWOMAN MARIAN B. TASCO

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1                   2/15/01 - PUBLIC MEETING - BILL 010092

2                   COUNCIL PRESIDENT Verna: We will now go  
3 into our public meeting. And the Chair recognizes  
4 Councilwoman Blackwell.

5                   COUNCILWOMAN BLACKWELL: Thank you,  
6 Madam President. Madam President, I move that Bill  
7 No. 010092 be reported out of committee with a  
8 favorable recommendation, and also that the Rules of  
9 Council be suspended.

10                  COUNCIL PRESIDENT Verna: Just a moment.

11                  Mr. Cuorato, doesn't this have to be  
12 amended? Does the bill have to be amended?

13                  MR. CUORATO: Yes, Madam Chair. It  
14 does.

15                  COUNCILWOMAN BLACKWELL: Madam  
16 President, then I move that Bill No. 010092 be  
17 amended as has been reported in the record.

18                  COUNCIL PRESIDENT Verna: Do I hear a  
19 second?

20                  (Duly seconded.)

21                  COUNCIL PRESIDENT Verna: It has been  
22 moved and seconded that the amendments be adopted.

23                  All in favor will signify by saying aye.

24                  (Aye.)

25                  COUNCIL PRESIDENT Verna: Those opposed?

1                   2/15/01 - PUBLIC MEETING - BILL 010092

2                   (No response.)

3                   COUNCIL PRESIDENT VERNA:   The ayes have  
4   it. The amendments have been adopted.

5                   The Chair recognizes Councilwoman  
6   Blackwell.

7                   COUNCILWOMAN BLACKWELL: I move that  
8   Bill No. 010092, as amended, be reported out of  
9   committee with a favorable recommendation, and also  
10   for suspension of the rules so as to be considered  
11   this day.

12                  (Duly seconded.)

13                  COUNCIL PRESIDENT VERNA: It has been  
14   moved and seconded that Bill No. 010092 be reported  
15   out of committee with a favorable recommendation, as  
16   amended, and further that the Rules of Council be  
17   suspended so as to permit first reading at our next  
18   Council Session.

19                  All in favor will signify by saying aye.

20                  (Aye.)

21                  COUNCIL PRESIDENT VERNA: Those opposed?

22                  (No response.)

23                  COUNCIL PRESIDENT VERNA:   The ayes have  
24   it. And Bill No. 010092 has been reported out of  
25   committee, as amended, with a favorable

1                   2/15/01 - PUBLIC MEETING - BILL 010092

2       recommendation and the Rules of Council have been  
3       suspended.

4                   I would ask all of the Councilmembers to  
5       please go into directly into the Caucus Room because  
6       we are running a little late.

7                   (Council adjourned at 10:30 a.m.)

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C E R T I F I C A T I O N

I HEREBY CERTIFY that the foregoing  
proceedings of the Council of the City of  
Philadelphia of February 15, 2001, were reported  
fully and accurately by me, and that this is a  
correct transcript of the same.

RE: COMMITTEE OF THE WHOLE

---

Lisa C. Bradley, RPR  
and Notary Public