

City of Philadelphia

Public Hearing Notice

Committee on Public Property and Public Works

Monday, December 2, 2024 at 1:00 PM

- 241050** An Ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to enter into various lease and sublease agreements with various landlords and tenants, for use by the City of all or a portion of various premises located at 1835 South Broad Street, 6000 Woodland Avenue, 4029 Market Street, 5610 Lancaster Avenue, 2301 North Broad Street, 6420 Frankford Avenue, 2739 North 5th Street, 5361-91 Chew Avenue, 6233 North Broad Street, and 1619 Grant Avenue, all under certain terms and conditions.
- 241051** An Ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to acquire fee simple title or a lesser real estate interest by purchase, dedication, donation, condemnation, agreement in lieu of condemnation, or otherwise, in and to all or portions of a certain parcel of land known as 923 W. Butler Street, under certain terms and conditions.
- 241052** An Ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to enter into a sublease agreement with the Philadelphia Municipal Authority, for use by the City of a portion of the premises located at 1600-26 John F. Kennedy Boulevard, Philadelphia, Pennsylvania, under certain terms and conditions.
- 241053** An Ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to enter into a sublease agreement with the Philadelphia Municipal Authority, for use by the City of a portion of the premises located at 30 S. 15th Street, Philadelphia, Pennsylvania, under certain terms and conditions.

Immediately following the public hearing, a meeting of the Committee on Public Property and Public Works, open to the public, will be held to consider the action to be taken on the above listed items.

Copies of the foregoing items are available in the Office of the Chief Clerk of the Council, Room 402, City Hall.

COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS

Quetcy M. Lozada, Chair	686	-3448	484 C.H.
Mark Squilla, Vice-Chair		-3458	332 C.H.
Jamie Gauthier		-0459	316 C.H.
Mike Driscoll		-3444	313 C.H.
Jim Harrity		-8295	408 C.H.
Jeffery Young, Jr.		-3442	586 C.H.

City of Philadelphia

Public Hearing Notice

The **Committee on Public Property and Public Works** of the Council of the City of Philadelphia will hold a Public Hearing on **Monday, December 2, 2024, at 1:00 PM, in Room 400, City Hall**, to hear testimony on the following items:

- 240874** An Ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to enter into a sublease with the Philadelphia Municipal Authority, for use by the City of all or a portion of the premises located at 6233 N. Broad Street, under certain terms and conditions.

- 241022** An Ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to enter into a lease agreement with 2401 Walnut LP, for use by the City of a portion of the premises located at 2401 Walnut Street, Philadelphia, Pennsylvania, under certain terms and conditions.

- 241023** An Ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to enter into a lease agreement with AC HSS Office Ventures II, LLC, for use by the City, of a portion of the premises located at 1930 South Broad Street, Philadelphia, Pennsylvania 19145, under certain terms and conditions.

- 241025** An Ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to convey to the Philadelphia Housing Authority, all or part of a parcel or parcels of land containing approximately 23,595 square feet, located in and about the area bounded by Market Street, 39th Street, Ludlow Street and 40th Street, under certain terms and conditions.

- 241029** An Ordinance authorizing the Commissioner of Public Property, on behalf of the City, to acquire fee simple title or a lesser real estate interest by purchase, dedication, donation, condemnation, agreement in lieu of condemnation, or otherwise, in and to all or portions of certain parcels of land located along the west bank of the Schuylkill River in and around an area generally bounded by South 58th Street, as extended to the bulkhead line of the west bank of the Schuylkill River; South 61st Street; and West Passyunk Avenue for public park, recreation, and transportation purposes under certain terms and conditions.

- 241031** An Ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to enter into a sublease agreement with the Philadelphia Municipal Authority, for use by the City of a portion of the premises located at 1 S. Broad Street, Philadelphia, Pennsylvania, under certain terms and conditions.



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

BILL NO. 240874

Introduced October 10, 2024

Councilmember Phillips

**Referred to the
Committee on Public Property and Public Works**

AN ORDINANCE

Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to enter into a sublease with the Philadelphia Municipal Authority, for use by the City of all or a portion of the premises located at 6233 N. Broad Street, under certain terms and conditions.

THE CITY COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The Commissioner of Public Property, on behalf of the City of Philadelphia, is hereby authorized to enter into a sublease agreement with the Philadelphia Municipal Authority, as sublandlord, for use by the City, as subtenant, of all or a portion of the premises located at 6233 N. Broad Street, Philadelphia, Pennsylvania, 19141, pursuant to terms substantially set forth in Exhibit "A".

SECTION 2. The City Solicitor is hereby authorized to review and to approve the sublease and all other documents necessary to effectuate this Ordinance, which sublease, and documents shall contain such terms and conditions as the City Solicitor shall deem necessary and proper to protect the interests of the City of Philadelphia and to carry out the purpose of this Ordinance.

City of Philadelphia

BILL NO. 240874 continued

EXHIBIT "A"

Terms of Proposed Sublease For 6233 N. Broad Street, Philadelphia, Pennsylvania, 19141

1. **Landlord:** The Robert Nicoletti Family Trust
2. **Tenant:** Philadelphia Municipal Authority
3. **Subtenant:** City of Philadelphia
4. **Premises Address:** 6233 N. Broad Street, Philadelphia, Pennsylvania, 19141
5. **Use of the Premises:** Approximately 4,205 rentable square feet to be used as office space, along with use as an accessory parking lot.
6. **Term of Sublease:** Ten (10) years.
7. **Renewal Option:** Tenant shall have one (1) option to renew for an additional three (3) year term.
8. **Rent:** Base rent during Lease Year 1 will be approximately \$21.40 per rentable square foot and will escalate at a rate of three percent (3%) per year over the term. At approximately 4,205 rentable square feet, the first year's annual base rent will be approximately \$89,987.00.
9. **Utilities:** The City shall pay directly through the City's own accounts or, if not billed directly, shall reimburse the cost of utilities paid on the City's behalf.
10. **Operating Expenses:** The City shall be responsible for its proportionate share of operating expenses.
11. **Tenant Improvements:** Landlord under the prime lease shall turn-key the premises based upon a mutually accepted space plan.



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

BILL NO. 241022

Introduced October 31, 2024

Councilmember Gilmore Richardson for Council President Johnson

**Referred to the
Committee on Public Property and Public Works**

AN ORDINANCE

Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to enter into a lease agreement with 2401 Walnut LP, for use by the City of a portion of the premises located at 2401 Walnut Street, Philadelphia, Pennsylvania, under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The Commissioner of Public Property, on behalf of the City of Philadelphia, is hereby authorized to enter into a lease agreement with 2401 Walnut LP, for use by the City of a portion of the premises located at 2401 Walnut Street, Philadelphia, Pennsylvania, 19103 pursuant to terms substantially set forth in Exhibit "A".

SECTION 2. The Commissioner of Public Property is hereby authorized to take all actions deemed by the Commissioner to be necessary and appropriate to carry out the provisions and intent of this Ordinance, including executing all instruments and ancillary documents necessary and appropriate for the City to carry out the purposes of this Ordinance.

SECTION 3. The City Solicitor is hereby authorized to review, negotiate, and approve the lease and all other ancillary documents deemed by the City Solicitor to be necessary and appropriate to carry out the provisions and the intent of this Ordinance, which lease and documents shall contain such terms and conditions deemed by the City Solicitor to be necessary, desirable and in the best interests of the City to carry out the purpose of this Ordinance.

City of Philadelphia

BILL NO. 241022 continued

EXHIBIT "A"

Terms of Proposed Lease For 2401 Walnut Street, Suite 501 & 502, Philadelphia, Pennsylvania, 19103

1. **Landlord:** 2401 Walnut LP
2. **Tenant:** City of Philadelphia
3. **Premises Address:** 2401 Walnut Street, Suite 501 & 502, Philadelphia, Pennsylvania 19103
4. **Use of the Premises:** Approximately 15,895 rentable square feet for office use.
5. **Term of Lease:** Ten (10) years, provided that in accordance with Section 8-200(3) of the Philadelphia Home Rule Charter the City shall have the right to terminate the Lease, at the City's sole option, at any time after the expiration of four (4) years without liability to the Landlord for damages or loss of profits which would have been realized had the lease not been terminated.
6. **Renewal Term:** The City shall have one (1) five (5) year renewal option.
7. **Rent:** Base rent, for Suite 501, will be \$25.06 per square foot and shall escalate at a rate of approximately 7.35% after Lease Year 2, Lease Year 5, and Lease Year 6. The base rent shall escalate at a rate of approximately 2.5% per year after Lease Year 7 for the remaining years of the term including the renewal term. The total base rent for Suite 501 Lease Year 1 will be \$123,395.44. Base rent, for Suite 502, will be \$25.06 per square foot and shall escalate at a rate of approximately 7.35% after Lease Year 1, Lease Year 4, and Lease Year 5. The base rent shall escalate at a rate of approximately 2.5% per year after Lease Year 6 for the remaining years of the term including the renewal term. The total base rent for Suite 502 Lease Year 1 will be \$274,933.22.
8. **Utilities:** The City shall pay directly through the City's own accounts or, if not billed directly, shall reimburse the cost of utilities paid on City's behalf.
9. **Operating Expenses:** The City shall be responsible for its proportionate share of operating expenses.

City of Philadelphia

BILL NO. 241022 continued

10. **Tenant Improvements:** Landlord shall fit out the Premises based on a mutually accepted space plan.



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

BILL NO. 241023

Introduced October 31, 2024

Councilmember Gilmore Richardson for Council President Johnson

**Referred to the
Committee on Public Property and Public Works**

AN ORDINANCE

Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to enter into a lease agreement with AC HSS Office Ventures II, LLC, for use by the City, of a portion of the premises located at 1930 South Broad Street, Philadelphia, Pennsylvania 19145, under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The Commissioner of Public Property is hereby authorized, on behalf of the City of Philadelphia, to enter into a lease agreement with AC HSS Office Ventures II, LLC, for use by the City of a portion of the premises located at 1930 South Broad Street, Philadelphia, Pennsylvania 19145, pursuant to certain conditions set forth in the document attached hereto as Exhibit "A".

SECTION 2. The Commissioner of Public Property is hereby authorized to take all actions deemed by the Commissioner to be necessary and appropriate to carry out the provisions and intent of this Ordinance, including executing any and all instruments and ancillary documents necessary and appropriate for the City to enter into the lease agreement and carry out the purpose of this Ordinance pursuant to the terms set forth in Exhibit "A".

SECTION 3. The City Solicitor is authorized to review, negotiate, and approve all instruments and ancillary documents deemed by the City Solicitor to be necessary and appropriate to carry out the provisions and intent of this Ordinance, which instruments and documents shall contain such terms and conditions deemed by the City Solicitor to be necessary, desirable, and in the best interests of the City.

City of Philadelphia

BILL NO. 241023 continued

EXHIBIT "A"

Terms of Proposed Lease For 1930 S. Broad Street, Philadelphia, Pennsylvania, 19145

1. Landlord: AC HSS Office Ventures II, LLC.
2. Tenant: City of Philadelphia.
3. Premises Address: 1930 S. Broad Street, Philadelphia, Pennsylvania 19145.
4. Use of the Premises: Approximately 6,991 rentable square feet for office use.
5. Term of Lease: Fifteen (15) years, provided, however, that the City in accordance with Section 8-200(3) of the Philadelphia Home Rule Charter, shall have the right to terminate the Lease, at the City's sole option, at any time after the expiration of four (4) years without liability to the Landlord for damages or loss of profits which would have been realized had the lease not been terminated.
6. Renewal Term: The City shall have two (2) five (5) year renewal options and one (1) four (4) year renewal option.
7. Rent: Base rent for Lease Year 1 will be \$23.75 per square foot and shall escalate at a rate of approximately 6% at Lease Year 3 and again at Lease Year 6. Base rent shall escalate at a rate of approximately 8.6% after Lease Year 9 and escalate at a rate of approximately 3.45% after Lease Year 12. Should the City exercise its renewal term option, the base rent will escalate at a rate of approximately 10% after Lease Year 15, Lease Year 20, and Lease Year 25. The total base rent for Lease Year 1 will be \$166,036.25.
8. Utilities: Included in Operating Expenses.
9. Operating Expenses: The City shall be responsible for its proportionate share of operating expenses, which proportionate share shall be 2.53% of total operating expenses.
10. Tenant Improvements: Landlord shall fit out the Premises based on a space plan mutually acceptable to the City and the Landlord.



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

BILL NO. 241025

Introduced October 31, 2024

Councilmember Gauthier

**Referred to the
Committee on Public Property and Public Works**

AN ORDINANCE

Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to convey to the Philadelphia Housing Authority, all or part of a parcel or parcels of land containing approximately 23,595 square feet, located in and about the area bounded by Market Street, 39th Street, Ludlow Street and 40th Street, under certain terms and conditions.

WHEREAS, The City entered into a settlement agreement (the "Settlement Agreement") with I.B.I.D. Associates Limited Partnership ("IBID") dated March 17, 2023, regarding the multi-family property owned by IBID and located at 3900-3960 Market Street, Philadelphia, Pennsylvania (the "IBID Property"); and

WHEREAS, Pursuant to the Settlement Agreement, IBID agreed to subdivide a parcel of land located in and about the area bounded by Market Street, 39th Street, Ludlow Street and 40th Street, as more particularly described in Exhibit A, attached hereto, (the "Parcel") from the IBID Property and convey the Parcel to the City to support affordable housing development under a provision of the /MIN Overlay established pursuant to Section 14-533 of The Philadelphia Code; and

WHEREAS, Pursuant to the Settlement Agreement, Bill No. 230323 (approved June 21, 2023) established a mechanism for satisfaction of the affordable housing development requirements in the /MIN Overlay applicable to the IBID Property through subdivision of the Parcel and conveyance of the Parcel to the City for further development; and

WHEREAS, Pursuant to Bill No. 230323, the Director of Planning and Development must certify the City's intent to build affordable housing on the subdivided parcel conveyed to it in order for the lot from which the conveyed parcel was divided to satisfy the affordable housing requirements set forth in the /MIN Overlay use standards; and

City of Philadelphia

BILL NO. 241025 continued

WHEREAS, On June 12, 2023, the City's Director of Planning and Development certified the City's intent to have approximately 70 units of affordable housing built on the Parcel, in satisfaction of affordable housing requirement on the remainder of the IBID Property; and

WHEREAS, On May 14, 2024, IBID subdivided the Parcel from the IBID Property, as provided by the deed of subdivision recorded on May 24, 2024, in the Philadelphia Department of Records (the "Recording Office") as Document No. 54303210; and

WHEREAS, Pursuant to Bill No. 230413 (approved July 12, 2023), the City is authorized to acquire the Parcel, which IBID has or will convey the Parcel to the City pursuant to the terms of the Settlement Agreement; and

WHEREAS, Conveying the Parcel to the Philadelphia Housing Authority will enable the construction of affordable housing on the IBID Property; now, therefore, be it

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

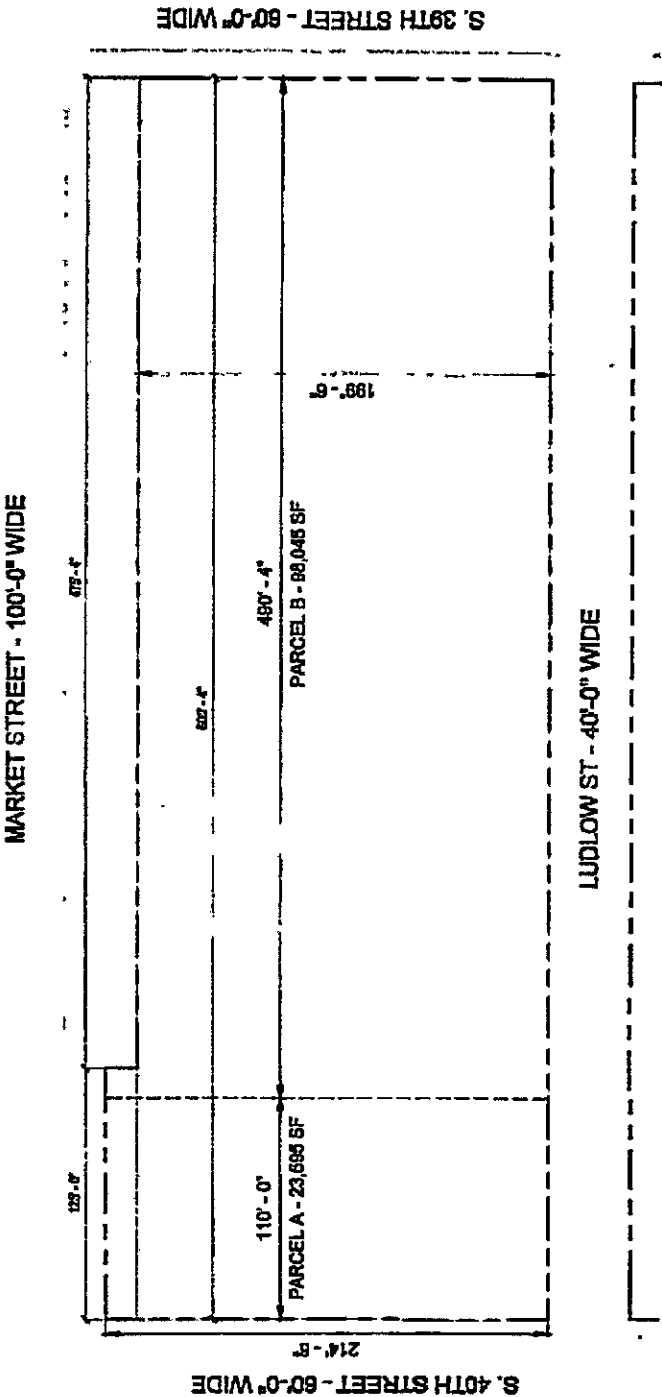
SECTION 1. The Commissioner of Public Property, on behalf of the City of Philadelphia, is hereby authorized to convey a parcel of land located in and about the area bounded by Market Street, 39th Street, Ludlow Street and 40th Street, as more particularly described in Exhibit A, attached hereto, (the "Parcel") to the Philadelphia Housing Authority.

SECTION 2. The City Solicitor is hereby authorized to review and to approve the documents necessary to effectuate this Ordinance, which documents shall contain such terms and conditions as the City Solicitor shall deem necessary and proper to protect the interests of the City of Philadelphia and to carry out the purpose of this Ordinance.

City of Philadelphia

BILL NO. 241025 continued

EXHIBIT A





City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

BILL NO. 241029

Introduced October 31, 2024

Councilmember Gauthier

**Referred to the
Committee on Public Property and Public Works**

AN ORDINANCE

Authorizing the Commissioner of Public Property, on behalf of the City, to acquire fee simple title or a lesser real estate interest by purchase, dedication, donation, condemnation, agreement in lieu of condemnation, or otherwise, in and to all or portions of certain parcels of land located along the west bank of the Schuylkill River in and around an area generally bounded by South 58th Street, as extended to the bulkhead line of the west bank of the Schuylkill River; South 61st Street; and West Passyunk Avenue for public park, recreation, and transportation purposes under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The Commissioner of Public Property, on behalf of the City, is hereby authorized to acquire fee simple title or a lesser real estate interest by purchase, dedication, donation, condemnation, agreement in lieu of condemnation, or otherwise, in and to all or portions of certain parcels of land located along the west bank of the Schuylkill River in and around an area generally bounded by South 58th Street, as extended to the bulkhead line of the west bank of the Schuylkill River; South 61st Street; and West Passyunk Avenue, as more particularly depicted on Exhibit "A" attached to this Ordinance and incorporated herein by reference (the "Properties"), to allow the City to do all things necessary and appropriate to make, construct, reconstruct, improve, enlarge, alter, widen, use, connect, extend, operate, and maintain a trail for public park, recreation, and transportation purposes thereon for the use and benefit of the public (the "Capital Improvement Project").

SECTION 2. The Commissioner of Public Property is hereby authorized to take all actions deemed by the Commissioner to be necessary and appropriate to carry out the provisions and intent of this Ordinance, including executing any and all instruments and ancillary documents necessary and appropriate for the City to acquire fee simple title or a lesser real estate interest in and to all or portions of the Properties to facilitate the Capital Improvement Project.

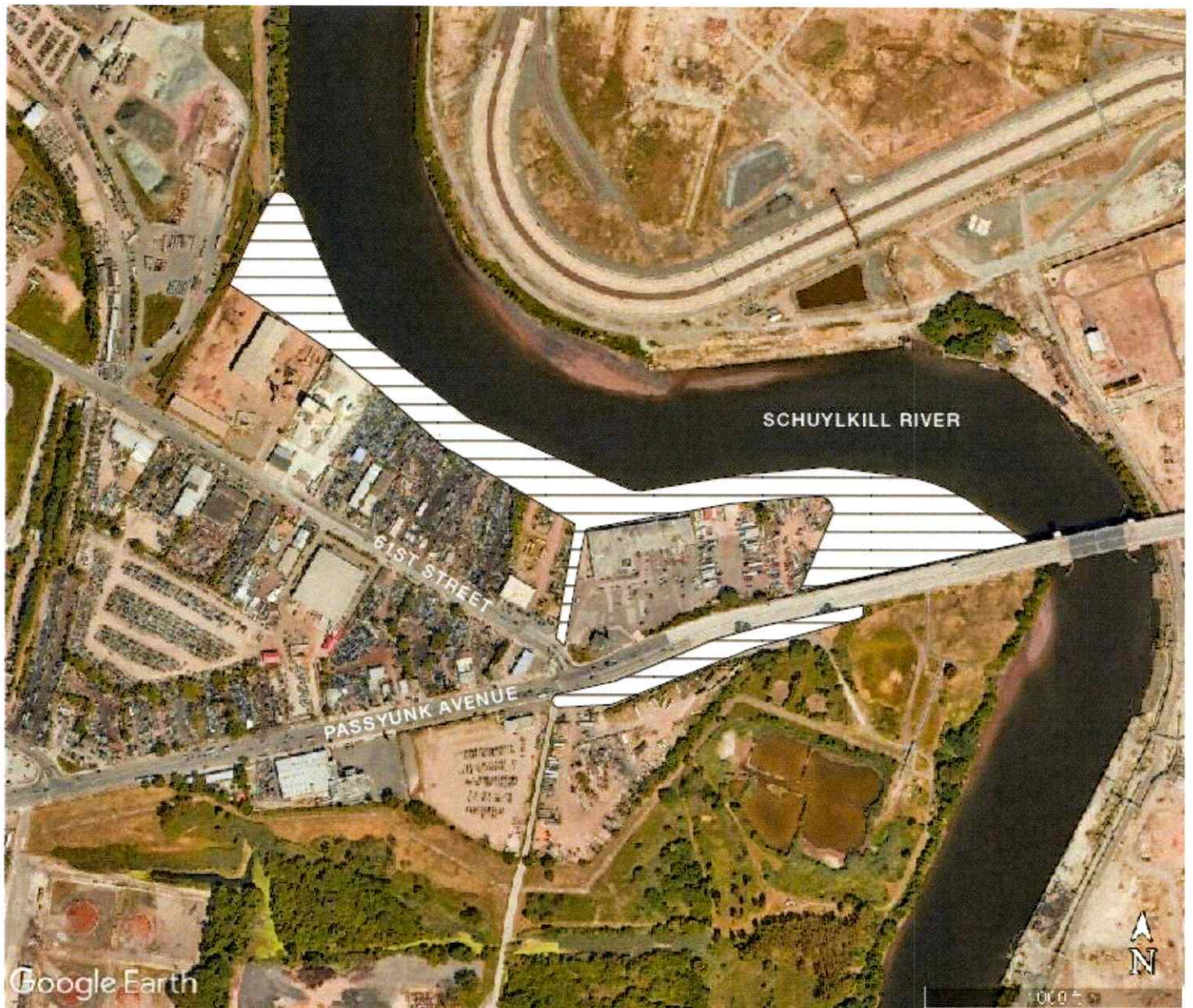
City of Philadelphia

BILL NO. 241029 continued

SECTION 3. The City Solicitor is authorized to review, negotiate, and approve all instruments and ancillary documents deemed by the City Solicitor to be necessary and appropriate to carry out the provisions and intent of this Ordinance, which instruments and documents shall contain such terms and conditions deemed by the City Solicitor to be necessary, desirable, and in the best interests of the City to acquire all or portions of the Properties to facilitate the Capital Improvement Project.

City of Philadelphia

Exhibit A





City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

BILL NO. 241031

Introduced October 31, 2024

Councilmember Bass for Squilla

**Referred to the
Committee on Public Property and Public Works**

AN ORDINANCE

Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to enter into a sublease agreement with the Philadelphia Municipal Authority, for use by the City of a portion of the premises located at 1 S. Broad Street, Philadelphia, Pennsylvania, under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The Commissioner of Public Property, on behalf of the City of Philadelphia, is hereby authorized to enter into a sublease agreement with the Philadelphia Municipal Authority, with the City as subtenant, for use by the City of a portion of the premises located at 1 S. Broad Street, Philadelphia, Pennsylvania, 19107 pursuant to terms substantially set forth in Exhibit "A".

SECTION 2. The Commissioner of Public Property is hereby authorized to take all actions deemed by the Commissioner to be necessary and appropriate to carry out the provisions and intent of this Ordinance, including executing all instruments and ancillary documents necessary and appropriate for the City to carry out the purposes of this Ordinance.

SECTION 3. The City Solicitor is authorized to review, negotiate, and approve the sublease and all ancillary documents deemed by the City Solicitor to be necessary and appropriate to carry out the provisions and intent of this Ordinance, which sublease and documents shall contain such terms and conditions deemed by the City Solicitor to be necessary, desirable, and in the best interests of the City of Philadelphia to carry out the purpose of this Ordinance.

City of Philadelphia

BILL NO. 241031 continued

EXHIBIT "A"

Terms of Proposed Sublease For 1 S. Broad Street, Philadelphia, Pennsylvania, 19107

1. **Landlord:** Broad One L.P.
2. **Tenant/Sublandlord:** Philadelphia Municipal Authority
3. **Subtenant:** City of Philadelphia
4. **Premises Address:** 1 S. Broad Street, Philadelphia, Pennsylvania, 19107
5. **Use of the Premises:** Approximately 18,439 rentable square feet for office use.
6. **Term of Lease:** Fifteen (15) years
7. **Renewal Term:** The City shall have one (1) five (5) year renewal option.
8. **Rent:** Base rent for Lease Year 1 will be \$15.75 per square foot and shall escalate at a rate of approximately 6% after Lease Year 3, Lease Year 6, Lease Year 9, and Lease Year 12. Should the City exercise its renewal term option, the base rent will be escalated at a rate of approximately 10% after Lease Year 15 and remain at the same base rent rate for the remaining years of the renewal term. The total base rent for Lease Year 1 will be \$290,414.25.
9. **Utilities:** The City is not responsible for utilities.
10. **Operating Expenses:** The City shall be responsible for its proportionate share of operating expenses.
11. **Tenant Improvements:** Landlord shall fit out the Premises based on a mutually accepted space plan and provide a tenant improvement allowance of \$737,560.00.



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

BILL NO. 241050

Introduced November 14, 2024

Councilmember Lozada for Council President Johnson

**Referred to the
Committee on Public Property and Public Works**

AN ORDINANCE

Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to enter into various lease and sublease agreements with various landlords and tenants, for use by the City of all or a portion of various premises located at 1835 South Broad Street, 6000 Woodland Avenue, 4029 Market Street, 5610 Lancaster Avenue, 2301 North Broad Street, 6420 Frankford Avenue, 2739 North 5th Street, 5361-91 Chew Avenue, 6233 North Broad Street, and 1619 Grant Avenue, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The Commissioner of Public Property is hereby authorized, on behalf of the City of Philadelphia, to enter into a sublease agreement with the Philadelphia Municipal Authority for use by the City of certain premises located at 1835 South Broad Street, Philadelphia, Pennsylvania 19148, pursuant to terms substantially set forth in Exhibit "A-1."

SECTION 2. The Commissioner of Public Property is hereby authorized, on behalf of the City of Philadelphia, to enter into a sublease agreement with the Philadelphia Municipal Authority for use by the City of certain premises located at 6000 Woodland Avenue, Philadelphia, Pennsylvania 19142, pursuant to terms substantially set forth in Exhibit "A-2."

SECTION 3. The Commissioner of Public Property is hereby authorized to enter into a lease with Hoon Ho Oh as Landlord, for use by the City, of certain premises located at 4029 Market Street, Philadelphia, Pennsylvania, 19104, pursuant to terms substantially set forth in Exhibit "A-3."

SECTION 4. The Commissioner of Public Property is hereby authorized, on behalf of the City of Philadelphia, to enter into a lease agreement with 5610 Associates LLC as Landlord, for use by the City of certain premises located at 5610 Lancaster Avenue, Philadelphia, Pennsylvania 19131, pursuant to terms substantially set forth in Exhibit "A-4."

City of Philadelphia

BILL NO. 241050 continued

SECTION 5. The Commissioner of Public Property is hereby authorized, on behalf of the City of Philadelphia, to enter into a lease agreement with 2301 North Broad Associates, LP as Landlord, for use by the City of certain premises located at 2301 N. Broad Street, Philadelphia, Pennsylvania 19132, pursuant to terms substantially set forth in Exhibit "A-5."

SECTION 6. The Commissioner of Public Property is hereby authorized, on behalf of the City of Philadelphia, to enter into a sublease agreement with the Philadelphia Municipal Authority, for use by the City of certain premises located at 6420 Frankford Avenue, Suite 17B, Philadelphia, Pennsylvania 19135, pursuant to terms substantially set forth in Exhibit "A-6."

SECTION 7. The Commissioner of Public Property is hereby authorized, on behalf of the City of Philadelphia, to enter into a lease agreement with HACE as Landlord, for use by the City of certain premises located at 2739 North 5th Street, Philadelphia, Pennsylvania 19133, pursuant to terms substantially set forth in Exhibit "A-7."

SECTION 8. The Commissioner of Public Property is hereby authorized, on behalf of the City of Philadelphia, to enter into a lease agreement with Chew & Wister, L.P. as Landlord, for use by the City of certain premises located at 5361-91 Chew Avenue, Philadelphia, Pennsylvania 19138, pursuant to terms substantially set forth in Exhibit "A-8." .

SECTION 9. The Commissioner of Public Property is hereby authorized, on behalf of the City of Philadelphia, to enter into a sublease agreement with the Philadelphia Municipal Authority for use by the City of certain premises located at 6233 North Broad Street, Philadelphia, Pennsylvania 19141, pursuant to terms substantially set forth in Exhibit "A-9."

SECTION 10. The Commissioner of Public Property is hereby authorized, on behalf of the City of Philadelphia, to enter into a sublease agreement with the Philadelphia Municipal Authority for use by the City of certain premises located at 1619 Grant Avenue, Suites 15 and 16, Philadelphia, Pennsylvania 19115, pursuant to terms substantially set forth in Exhibit "A-10."

SECTION 11. The Commissioner of Public Property is hereby authorized to take all actions deemed by the Commissioner to be necessary and appropriate to carry out the provisions and intent of this Ordinance, including executing any and all instruments and ancillary documents that are necessary and appropriate.

SECTION 12. The City Solicitor is hereby authorized to review, to negotiate and to approve the various leases and subleases and all other instruments and documents necessary and appropriate to effectuate this Ordinance, which leases, subleases, instruments and documents shall contain such terms and conditions as the City Solicitor shall deem necessary, desirable, and proper to protect the interests of the City of Philadelphia.

City of Philadelphia

BILL NO. 241050 continued

EXHIBIT "A-1"

Terms of Proposed Sublease For 1835 South Broad Street, Philadelphia, Pennsylvania, 19148

1. **Landlord:** RAJ Land LP or successive owner of the Premises.
2. **Tenant/Sublandlord:** Philadelphia Municipal Authority.
3. **Subtenant:** City of Philadelphia.
4. **Premises Address:** 1835 South Broad Street, Philadelphia, Pennsylvania 19148.
5. **Use of the Premises:** Approximately 6,600 rentable square feet to be used as a government office by the City of Philadelphia to conduct the City's business affairs, including use of the Premises as a satellite Board of Elections office.
6. **Term of Lease:** Ten (10) years.
7. **Renewal Term:** The City shall have one (1) three (3) year renewal option.
8. **Rent:** Base rent for Lease Year 1 will be \$24.00 per square foot and shall escalate at a rate of approximately 2% per year over the term including the renewal term. The total base rent for Lease Year 1 will be \$158,400.
9. **Utilities:** The City shall pay directly through the City's own accounts or, if not billed directly, shall reimburse the cost of utilities paid on City's behalf.
10. **Operating Expenses:** The City shall be responsible for its proportionate share of operating expenses.
11. **Tenant Improvements:** Landlord shall fit out the Premises based on a mutually accepted space plan.

City of Philadelphia

BILL NO. 241050 continued

EXHIBIT "A-2"

Terms of Proposed Sublease For 6000 Woodland Avenue, Philadelphia, PA 19142

1. **Landlord:** 6000 Woodland Partners, LP.
2. **Tenant/Sublandlord:** The Philadelphia Municipal Authority.
3. **Subtenant:** City of Philadelphia.
4. **Premises Address:** 6000 Woodland Avenue, Unit 12, Philadelphia, PA 19142.
5. **Use of the Premises:** Approximately 3,000 rentable square feet to be used as a government office by the City of Philadelphia to conduct the City's business affairs, including use of the Premises as a satellite Board of Elections office.
6. **Term of Lease:** Seven (7) years.
7. **Renewal Term:** The City shall have one (1) three (3) year renewal option.
8. **Rent:** Base rent during Lease Year 1 will be \$24.35 per rentable square foot and shall escalate at a rate of approximately 2% per year over the s term, including the renewal term. The total base rent for Lease Year 1 will be \$73,050.
9. **Utilities:** The City shall pay directly through City's own accounts, or, if not billed directly shall reimburse the cost of electricity paid on City's behalf.
10. **Operating Expenses:** The City shall be responsible for its proportionate share of operating expenses.
11. **Tenant Improvements:** Landlord shall fit out the Premises based on a mutually accepted space plan.

City of Philadelphia

BILL NO. 241050 continued

EXHIBIT "A-3"

Terms of Proposed Lease For 4029 Market Street, Pennsylvania, 19104

1. **Landlord:** Hoon Ho Oh
2. **Tenant:** City of Philadelphia
3. **Premises Address:** 4029 Market Street, Pennsylvania, Philadelphia 19104
4. **Use of the Premises:** Approximately 3,000 rentable square feet to be used as a government office by the City of Philadelphia to conduct the City's business affairs, including use of the Premises as a satellite Board of Elections office.
5. **Term of Lease:** Seven (7) years, provided that, in accordance with Section 8-200(3) of the Philadelphia Home Rule Charter, the City shall have the right to terminate the Lease, at the City's sole option, at any time after the expiration of four (4) years without liability to the Landlord for damages or loss of profits which would have been realized had the lease not been terminated.
6. **Renewal Term:** The City shall have one (1) three (3) year renewal option.
7. **Rent:** Base rent during Lease Year 1 will be \$22.50 per rentable square foot and shall escalate at a rate of approximately 2% per year over the seven (7) year term. The total base rent for Lease Year 1 will be \$67,500.
8. **Utilities:** The City shall pay directly through the City's own accounts, or, if not billed directly shall reimburse the cost of electricity paid on City's behalf.
9. **Operating Expenses:** The City shall be responsible for operating expenses.
10. **Tenant Improvements:** Landlord shall fit out the Premises based on a mutually accepted space plan.

City of Philadelphia

BILL NO. 241050 continued

EXHIBIT "A-4"

Terms of Proposed Lease For 5610 Lancaster Avenue, Philadelphia, PA 19131

1. **Landlord:** 5610 Associates LLC.
2. **Tenant:** City of Philadelphia.
3. **Premises Address:** 5610 Lancaster Avenue, Unit 400, Philadelphia, Pennsylvania 19131.
4. **Use of the Premises:** Approximately 5,876 rentable square feet to be used as a government office by the City of Philadelphia to conduct the City's business affairs, including use of the Premises as a satellite Board of Elections office.
5. **Term of Lease:** Ten (10) years, provided, however, that the City, in accordance with Section 8-200(3) of the Philadelphia Home Rule Charter, shall have the right to terminate the Lease, at the City's sole option, at any time after the expiration of four (4) years without liability to the Landlord for damages or loss of profits which would have been realized had the lease not been terminated.
6. **Renewal Term:** The City shall have a three (3) year renewal option.
7. **Rent:** Base rent during Lease Year 1 will be \$16.45 per rentable square foot and shall escalate annually at rates starting at 6.5% for Lease Year 1, with the percentage increase declining each year to 2.4% in Lease Year 10. The total base rent for Lease Year 1 will be \$96,638.24.
8. **Utilities:** The City shall pay directly through City's own accounts, or, if not billed directly shall reimburse the cost of electricity paid on City's behalf.
9. **Operating Expenses:** The City shall be responsible for its proportionate share of operating expenses.
10. **Tenant Improvements:** Landlord shall fit out the Premises based on a mutually accepted space plan.

City of Philadelphia

BILL NO. 241050 continued

EXHIBIT "A-5"

Terms of Proposed Lease 2301 North Broad Street, Philadelphia, Pennsylvania, 19132

1. **Landlord:** 2301 North Broad Associates, LP.
2. **Tenant:** City of Philadelphia.
3. **Premises Address:** 2301 North Broad Street, Philadelphia, Pennsylvania 19132.
4. **Use of the Premises:** Approximately 2,907 rentable square feet to be used as a government office by the City of Philadelphia to conduct the City's business affairs, including use of the Premises as a satellite Board of Elections office.
5. **Term of Lease:** Seven (7) years provided, however, that the City, in accordance with Section 8-200(3) of the Philadelphia Home Rule Charter, shall have the right to terminate the Lease, at the City's sole option, at any time after the expiration of four (4) years without liability to the Landlord for damages or loss of profits which would have been realized had the lease not been terminated.
6. **Renewal Term:** The City shall have one (1) three (3) year renewal option.
7. **Rent:** Base rent for Lease Year 1 will be \$24.41 per square foot and shall escalate at a rate of approximately 3% per year over the term including the renewal term. The total base rent for Lease Year 1 will be \$70,959.87.
8. **Utilities:** The City shall pay directly through the City's own accounts or, if not billed directly, shall reimburse the cost of utilities paid on City's behalf.
9. **Operating Expenses:** The City shall be responsible for its proportionate share of operating expenses.
10. **Tenant Improvements:** Landlord shall fit out the Premises based on a mutually accepted space plan.

City of Philadelphia

BILL NO. 241050 continued

EXHIBIT "A-6"

Terms of Proposed Sublease For 6420 Frankford Avenue Suite #17B Philadelphia, Pennsylvania, 19135

1. **Landlord:** Mayfair Real Estate LLC and Chichester Mayfair LLC
2. **Tenant/Sublandlord:** The Philadelphia Municipal Authority.
3. **Tenant:** City of Philadelphia.
4. **Premises Address:** 6420 Frankford Avenue Suite #17B Philadelphia, Pennsylvania, 19135.
5. **Use of the Premises:** Approximately 2,651 rentable square feet to be used as a government office by the City of Philadelphia to conduct the City's business affairs, including use of the Premises as a satellite Board of Elections office.
6. **Term of Lease:** Seven (7) years.
7. **Renewal Term:** The City shall have one (1) three (3) year renewal option.
8. **Rent:** Base rent for Lease Year 1 will be \$22.50 per square foot and shall escalate at a rate of approximately 2% per year over the term including the renewal term. The total base rent for Lease Year 1 will be \$59,647.50.
9. **Utilities:** The City shall pay directly through the City's own accounts or, if not billed directly, shall reimburse the cost of utilities paid on City's behalf.
10. **Operating Expenses:** The City shall be responsible for its proportionate share of operating expenses.
11. **Tenant Improvements:** Landlord shall fit out the Premises based on a mutually accepted space plan.

City of Philadelphia

BILL NO. 241050 continued

EXHIBIT "A-7"

Terms of Proposed Lease 2739 North 5th Street Unit #1, Philadelphia, PA 19133

1. **Landlord:** HACE
2. **Tenant:** City of Philadelphia
3. **Premises Address:** 2739 North 5th Street Unit #1, Philadelphia, Pennsylvania 19133
4. **Use of the Premises:** Approximately 2,200 rentable square feet to be used as a government office by the City of Philadelphia to conduct the City's business affairs, including use of the Premises as a satellite Board of Elections office.
5. **Term of Lease:** Ten (10) years, provided that, in accordance with Section 8-200(3) of the Philadelphia Home Rule Charter, the City shall have the right to terminate the Lease, at the City's sole option, at any time after the expiration of four (4) years without liability to the Landlord for damages or loss of profits which would have been realized had the lease not been terminated.
6. **Renewal Term:** The City shall have one (1) three (3) year renewal option.
7. **Rent:** Base rent for Lease Year 1 will be \$20.00 per square foot and shall escalate at a rate of approximately 2% per year over the term including the renewal term. The total base rent for Lease Year 1 will be \$44,000.
8. **Utilities:** The City shall pay directly through the City's own accounts or, if not billed directly, shall reimburse the cost of utilities paid on City's behalf.
9. **Operating Expenses:** The City shall be responsible for its proportionate share of operating expenses.
10. **Tenant Improvements:** Landlord shall fit out the Premises based on a mutually accepted space plan.

City of Philadelphia

BILL NO. 241050 continued

EXHIBIT "A-8"

Terms of Proposed Lease 5361-91 Chew Avenue, Philadelphia, Pennsylvania 19138

1. **Landlord:** Chew & Wister, L.P.
2. **Tenant:** City of Philadelphia.
3. **Premises Address:** 5361-91 Chew Avenue, Philadelphia, Pennsylvania 19138.
4. **Use of the Premises:** Approximately 2,500 rentable square feet for office/retail use.
5. **Term of Lease:** Ten (10) years, provided that in accordance with Section 8-200(3) of the Philadelphia Home Rule Charter, the City shall have the right to terminate the Lease, at the City's sole option, at any time after the expiration of four (4) years without liability to the Landlord for damages or loss of profits which would have been realized had the lease not been terminated.
6. **Renewal Term:** The City shall have one (1) three (3) year renewal option.
7. **Rent:** Base rent for Lease Year 1 will be \$25.00 per square foot and shall escalate at a rate of approximately 2% per year over the term including the renewal term. The total base rent for Lease Year 1 will be \$62,500.
8. **Utilities:** The City shall pay directly through the City's own accounts or, if not billed directly, shall reimburse the cost of utilities paid on City's behalf.
9. **Operating Expenses:** The City shall be responsible for its proportionate share of operating expenses.
10. **Tenant Improvements:** Landlord shall fit out the Premises based on a mutually accepted space plan and provide a tenant improvement allowance.

City of Philadelphia

BILL NO. 241050 continued

EXHIBIT "A-9"

Terms of Proposed Sublease 6233 North Broad Street, Philadelphia, Pennsylvania 19141

1. **Landlord:** The Robert Nicoletti Family Trust.
2. **Tenant/Sublandlord:** Philadelphia Municipal Authority.
3. **Subtenant:** City of Philadelphia.
4. **Premises Address:** 6233 North Broad Street, Philadelphia, Pennsylvania 19141.
5. **Use of the Premises:** Approximately 4,205 rentable square feet to be used as a government office by the City of Philadelphia to conduct the City's business affairs, including use of the Premises as a satellite Board of Elections office.
6. **Term of Lease:** Ten (10) years.
7. **Renewal Term:** The City shall have one (1) three (3) year renewal option.
8. **Rent:** Base rent for Lease Year 1 will be \$21.40 per square foot and shall escalate at a rate of approximately 3% per year over the term including the renewal term. The total base rent for Lease Year 1 will be \$89,987.
9. **Utilities:** The City shall pay directly through the City's own accounts or, if not billed directly, shall reimburse the cost of utilities paid on City's behalf.
10. **Operating Expenses:** The City shall be responsible for operating expenses.
11. **Tenant Improvements:** Landlord shall fit out the Premises based on a mutually accepted space plan and provide a tenant improvement allowance.

City of Philadelphia

BILL NO. 241050 continued

EXHIBIT "A-10"

Terms of Proposed Lease 1619 Grant Avenue Suites #15 and 16 Philadelphia, PA 19115

1. **Landlord:** Grant Plaza Acquisition, L.P.
2. **Tenant/Sublandlord:** Philadelphia Municipal Authority.
3. **Subtenant:** City of Philadelphia.
4. **Premises Address:** 1619 Grant Avenue Suite #15 and #16, Philadelphia, Pennsylvania 19115.
5. **Use of the Premises:** Approximately 2,824 rentable square feet to be used as a government office by the City of Philadelphia to conduct the City's business affairs, including use of the Premises as a satellite Board of Elections office.
6. **Term of Lease:** Ten (10) years.
7. **Renewal Term:** The City shall have one (1) five (5) year renewal option.
8. **Rent:** Base rent for Lease Year 1 will be \$22.00 per square foot and shall escalate at a rate of approximately 3% per year over the term including the renewal term. The total base rent for Lease Year 1 will be \$62,128.
9. **Utilities:** The City shall pay directly through the City's own accounts or, if not billed directly, shall reimburse the cost of utilities paid on City's behalf.
10. **Operating Expenses:** The City shall be responsible for its proportionate share of operating expenses.
11. **Tenant Improvements:** Landlord shall fit out the Premises based on a mutually accepted space plan.



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

BILL NO. 241051

Introduced November 14, 2024

Councilmember Young

**Referred to the
Committee on Public Property and Public Works**

AN ORDINANCE

Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to acquire fee simple title or a lesser real estate interest by purchase, dedication, donation, condemnation, agreement in lieu of condemnation, or otherwise, in and to all or portions of a certain parcel of land known as 923 W. Butler Street, under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The Commissioner of Public Property, on behalf of the City, is hereby authorized to acquire a fee simple title or a lesser real estate interest, by purchase, dedication, donation, condemnation, agreement in lieu of condemnation, or otherwise, in and to all or portions of a certain parcel of land known as 923 W. Butler Street.

SECTION 2. The Commissioner of Public Property is hereby authorized to take all actions deemed by the Commissioner to be necessary and appropriate to carry out the provisions and intent of this Ordinance, including executing any and all instruments and ancillary documents necessary and appropriate for the City to acquire fee simple title or a lesser real estate interest in and to all or portions of 923 W. Butler Street. This includes the authority to further transfer property interests to or from the City to adjust the border lines of the parcel, including by executing deeds, easement agreements and any other agreements and documents necessary or desirable for this purpose.

SECTION 3. The City Solicitor is authorized to review, negotiate, and approve all instruments and ancillary documents deemed by the City Solicitor to be necessary and appropriate to carry out the provisions and intent of this Ordinance, which instruments and documents shall contain such terms and conditions deemed by the City Solicitor to be necessary, desirable, and in the best interests of the City to acquire all or portions of 923 W. Butler Street.



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

BILL NO. 241052

Introduced November 14, 2024

Councilmember Young

**Referred to the
Committee on Public Property and Public Works**

AN ORDINANCE

Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to enter into a sublease agreement with the Philadelphia Municipal Authority, for use by the City of a portion of the premises located at 1600-26 John F. Kennedy Boulevard, Philadelphia, Pennsylvania, under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The Commissioner of Public Property, on behalf of the City of Philadelphia, is hereby authorized to enter into a sublease agreement with the Philadelphia Municipal Authority, with the City as subtenant, for use by the City of a portion of the premises located at 1600-26 John F. Kennedy Boulevard, Philadelphia, Pennsylvania, pursuant to terms substantially set forth in Exhibit "A".

SECTION 2. The Commissioner of Public Property is hereby authorized to take all actions deemed by the Commissioner to be necessary and appropriate to carry out the provisions and intent of this Ordinance, including executing any and all instruments and ancillary documents necessary and appropriate for the City to effectuate this Ordinance, which sublease and documents shall contain such terms and conditions as the City Solicitor shall deem necessary and proper to protect the interests of the City of Philadelphia.

SECTION 3. The City Solicitor is hereby authorized to review, negotiate and approve the sublease and all ancillary documents deemed by the City Solicitor to be necessary and appropriate to carry out the provisions and intent of this Ordinance, which sublease and documents shall contain such terms and conditions deemed by the City Solicitor to be necessary, desirable, proper, and in the best interests of the City of Philadelphia.

City of Philadelphia

BILL NO. 241052 continued

EXHIBIT "A"

Terms of Proposed Sublease For 1600-26 John F. Kennedy Boulevard, Philadelphia, Pennsylvania, 19103

1. **Landlord:** Four Penn Center Owner, LLC
2. **Tenant/Sublandlord:** Philadelphia Municipal Authority
3. **Subtenant:** City of Philadelphia
4. **Premises Address:** 1600-26 John F. Kennedy Boulevard, Philadelphia, Pennsylvania, 19103
5. **Use of the Premises:** Approximately 26,805 rentable square feet for office use.
6. **Term of Lease:** Fifteen (15) years
7. **Renewal Term:** The City shall have one (1) three (3) year renewal option and one (1) two (2) year renewal option.
8. **Rent:** Base rent for Lease Year 1 will be \$18.50 per square foot and shall escalate at a rate of approximately 5.4% after Lease Year 3, escalate at a rate of approximately 3.7% after Lease Year 6, and escalate at rate of approximately 6% after Lease Years 9 and 12. Should the City exercise its renewal term option, the base rent will be escalated at a rate of approximately 6% after Lease Year 15 and at a rate of approximately 4% after Lease Year 18. The total base rent for Lease Year 1 will be \$495,892.50.
9. **Utilities:** The City shall pay directly through the City's own accounts, if possible, or if not billed directly, shall reimburse the costs of utilities paid by Landlord on City's behalf.
10. **Operating Expenses:** The City shall be responsible for its proportionate share of operating expenses.
11. **Tenant Improvements:** Landlord shall fit out the Premises based on a mutually accepted space plan and provide a tenant improvement allowance.



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

BILL NO. 241053

Introduced November 14, 2024

Councilmember Young

**Referred to the
Committee on Public Property and Public Works**

AN ORDINANCE

Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to enter into a sublease agreement with the Philadelphia Municipal Authority, for use by the City of a portion of the premises located at 30 S. 15th Street, Philadelphia, Pennsylvania, under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The Commissioner of Public Property, on behalf of the City of Philadelphia, is hereby authorized to enter into a sublease agreement with the Philadelphia Municipal Authority, with the City as subtenant, for use by the City of a portion of the premises located at 30 S. 15th Street, Philadelphia, Pennsylvania, pursuant to terms substantially set forth in Exhibit "A".

SECTION 2. The Commissioner of Public Property is hereby authorized to take all actions deemed by the Commissioner to be necessary and appropriate to carry out the provisions and intent of this Ordinance, including executing any and all instruments and ancillary documents necessary and appropriate for the City to effectuate this Ordinance, which sublease and documents shall contain such terms and conditions as the City Solicitor shall deem necessary and proper to protect the interests of the City of Philadelphia.

SECTION 3. The City Solicitor is hereby authorized to review, negotiate and approve the sublease and all ancillary documents deemed by the City Solicitor to be necessary and appropriate to carry out the provisions and intent of this Ordinance, which sublease and documents shall contain such terms and conditions deemed by the City Solicitor to be necessary, desirable, proper, and in the best interests of the City of Philadelphia.

City of Philadelphia

BILL NO. 241053 continued

EXHIBIT "A"

Terms of Proposed Sublease For 30 S. 15th Street, Philadelphia, Pennsylvania, 19102

1. **Landlord:** Graham I, LLC
2. **Tenant/Sublandlord:** Philadelphia Municipal Authority
3. **Subtenant:** City of Philadelphia
4. **Premises Address:** 30 S 15th Street, Philadelphia, Pennsylvania, 19102
5. **Use of the Premises:** Approximately 30,352 rentable square feet for office use.
6. **Term of Lease:** Ten (10) years
7. **Renewal Term:** The City shall have one (1) three (3) year renewal option.
8. **Rent:** Base rent, for the eighteenth and twenty-first floors, will be \$20.00 per square foot and shall escalate at a rate of approximately 3% per year Lease Years 1 – 5. The rate shall decrease by approximately 21% in Lease Year 6, escalate at a rate of approximately 6% in Lease Year 8, and escalate at a rate of approximately 4.5% in Lease Years 9 and 10. Should the City exercise its renewal term option, the base rent will escalate at a rate of approximately 4.25% per year after Lease Year 10. The total base rent for Lease Year 1, for the eighteenth and twenty-first floors, will be \$404,700.00. Base rent, for the seventeenth floor, will be \$17.75 per square foot and shall escalate at a rate of approximately 2.5% per year over the term including the renewal term. The total base rent for Lease Year 1, for the seventeenth floor, will be \$179,576.75.
9. **Utilities:** The City shall pay directly through the City's own accounts or, if not billed directly, shall reimburse the cost of utilities paid on City's behalf.
10. **Operating Expenses:** The City shall be responsible for its proportionate share of operating expenses.
11. **Tenant Improvements:** Landlord shall fit out the Premises based on a mutually accepted space plan and provide a tenant improvement allowance.

TESTIMONY
JOSEPH BRASKY
DEPARTMENT OF PUBLIC PROPERTY
BILL NO. 241022
November 22, 2024

Good morning, Chairperson Lozada and members of the Committee on Public Property and Public Works. My name is Joe Brasky, and I am the Interim Commissioner of the Department of Public Property (DPP). I am here today to testify in support of Bill No. 241022, authorizing the Department of Public Property, on behalf of the City of Philadelphia, to enter into a lease agreement with 2401 Walnut LP., for use by the City of all or a portion of the premises located at 2401 Walnut Street under certain terms and conditions.

Licenses and Inspections (L&I) opened its new Central West District Office at 2401 Walnut Street after Bill No. 190710 was authorized by City Council and certified by the Mayor in December of 2019. The 2019 ordinance and lease provided L&I the opportunity to establish a community presence in what is considered the “gateway” between University City and the Central Business District. Today, the Central West District Office remains vital to L&I and its commitment to continue to build community awareness, provide education aimed to reduce City ordinance violations, and become more accessible overall in the community. As such, when the 4,924 square foot office suite next door became available, DPP and L&I jumped at the opportunity to expand its footprint and reset the base term by seeking a new, ten-year lease with an already established landlord.

2401 Walnut Street is centrally located between University City, Fairmount & Francisville, and south to Grays Ferry. This proposed new lease would allow L&I to continue to focus on these neighborhoods, which remain primed for growth and development, through 2035. In addition to the ideal physical location of their Central West District Office, 2401 Walnut continues to offer Class A office space, in a Gold LEED Certified Building, giving L&I employees the opportunity to continue to enjoy a more modern, efficient, and environmentally friendly workspace long-term.

The Department of Public Property supports this measure, and accordingly, I respectfully ask that City Council approve Bill No. 241022.

Thank you. I will be happy to answer any questions you may have.

TESTIMONY

JOSEPH BRASKY

DEPARTMENT OF PUBLIC PROPERTY

BILL NO. 241023

November 22, 2024

Good morning, Chairperson Lozada and members of the Committee on Public Property and Public Works. My name is Joe Brasky, I am the Interim Commissioner of the Department of Public Property (DPP). I am here to testify in support of Bill No. 241023 authorizing the Department of Public Property, on behalf of the City of Philadelphia, to enter into a lease agreement with AC HSS Office Ventures II, LLC for use by the City, of a portion of the premises located at 1930 South Broad Street, commonly known as Constitution Health Plaza, under certain terms and conditions.

City Council's approval of Property Bill No 210248 in 2021 authorized DPP to enter into a long-term lease agreement for new BSL-3 laboratory space at Constitution Health Plaza on behalf of Philadelphia Department of Public Health (PDPH). The lab space was constructed and delivered by the landlord to PDPH on November 1, 2023, and has served the community ever since. This proposed new lease would add 6,991 square feet of required office space adjacent to the lab and would increase the City's footprint at the medical campus to a total of 59,442 square feet. This proposed new office lease would expire at roughly the same time as the current BSL-3 lab lease giving PDPH the ability to control, utilize, and enjoy the office space, through tenant renewal options, together with the brand-new, state-of-the-art laboratory space over the next three decades.

The Department of Public Property supports this measure, and accordingly, I respectfully ask that City Council approve Bill No. 241023.

Thank you. I will be happy to answer any questions you may have.

Testimony on Bill 241025
John Mondlak, Chief of Staff
Department of Planning and Development

Good morning, Council President and Members of City Council. My name is John Mondlak and I am Chief of Staff at the Department of Planning and Development. Thank you for the opportunity to testify on behalf of the Parker Administration in support of Bill 241025.

This legislation authorizes the conveyance of a parcel of land, of approximately 23,595 square feet, bounded by Market Street, 39th Street, Ludlow Street, and 40th Street. The parcel is to be conveyed by the Department of Public Property, on behalf of the City of Philadelphia, to the Philadelphia Housing Authority (PHA) for the purpose of constructing affordable housing. As such, the bill represents a crucial milestone towards fulfilling the City's commitment to providing affordable housing opportunities on the site of the former University City Townhomes.

Pursuant to a carefully negotiated settlement agreement, dated March 17, 2023, between the City and I.B.I.D. Associates Limited Partnership (IBID), IBID agreed to subdivide the parcel in question from its other holdings at 3900-3960 Market Street. The subdivision was formally completed and recorded earlier this year.

In the meantime, City Council and the Department of Planning and Development collaborated on a series of steps that will culminate in today's critical vote on Bill 241025. Bill No. 230413 was enacted to authorize the Department of Public Property to acquire the parcel from IBID. The City has committed to partner with PHA and financially support the creation of approximately 70 affordable housing units.

The bill you are considering today brings us close to the finish line of the City's legislative process and allows for the conveyance of this property to PHA. In authorizing this conveyance of land, Council is fostering a partnership that leverages the strengths of both the City and PHA to create a lasting impact in our neighborhoods.

The Parker Administration strongly supports this legislation. It is consistent with the City's goals for equitable housing development and demonstrates the City's commitment to addressing the housing needs of our residents.

We urge City Council to approve this ordinance, and we especially thank Councilmember Gauthier for her relentless focus on the needs of constituents and her tireless efforts to improve housing equity in our city.

Thank you for your time and consideration. I am happy to answer any questions you may have.

Testimony on City Council Bill No. 241029

Sarah Clark Stuart

Trails and Transportation Program Manager

The Department of Streets

Presented to the Committee on Public Property and Public Works

Friday, November 22, 2024

Good morning, Chair member Lozada and Members of the Committee on Public Property and Public Works. My name is Sarah Clark Stuart and I am the Trails and Transportation Manager for the Streets Department. I appear before you today, on behalf of the Administration, in support of Bill No. 241029.

Bill No. 241029 allows the City of Philadelphia to acquire Right-of-Way land for the purpose of connecting and extending the Schuylkill River Trail by constructing a trail segment from its current terminus in the vicinity of 61st Street along the riverbank to the south side of Passyunk Avenue. Upon completion of construction, the Right-of-Way will be operated and maintained by the Schuylkill River Development Corporation in conjunction with Philadelphia Parks and Recreation.

The proposed Right-of-Way will become part of the larger Circuit Trail system in Philadelphia. The Streets Department supports this measure and accordingly, I respectfully request that City Council approve Bill No. 241029.

I will respond to any questions that you may have.

TESTIMONY
JOSEPH BRASKY
DEPARTMENT OF PUBLIC PROPERTY
BILL NO. 241050
November 22, 2024

Good morning, Chairperson Lozada and members of the Committee on Public Property and Public Works. My name is Joe Brasky, and I am the Interim Commissioner of the Department of Public Property. I am here today to testify in support of Bill No. 241050, authorizing the Department of Public Property, on behalf of the City of Philadelphia, to enter into (10) ten lease agreements, with landlords and tenants, for use by the City as satellite election offices, of all or a portion of various premises located at 1835 South Broad Street, 6000 Woodland Avenue, 4029 Market Street, 5610 Lancaster Avenue, 2301 North Broad Street, 6420 Frankford Avenue, 2739 North 5th Street, 5361-91 Chew Avenue, 6233 North Broad Street, and 1619 Grant Avenue, all under certain terms and conditions.

Over the past two years, Public Property worked with City Commissioners to identify and open ten new satellite election offices. If approved by City Council, each Council District would have its own long-term satellite election office that would continue to serve constituents as an information resource center and act as a safe and secure, one-stop-shop for all Philadelphians' election needs. With the introduction of these new satellite election offices earlier this year, Philadelphians are now able to register to vote, request their mail ballots, and return their completed mail ballots all in one visit. With a concentration on inclusivity, accessibility, and convenience to all communities in Philadelphia, these satellite election offices present new opportunities for voters and should continue to become a staple in each Council District with every new election.

The Department of Public Property supports this measure, and accordingly, I respectfully ask that City Council approve Bill No. 241050.

Thank you. I will be happy to answer any questions you may have.

TESTIMONY

JOSEPH BRASKY

DEPARTMENT OF PUBLIC PROPERTY

BILL NO. 241051

November 22, 2024

Good morning , Chairperson Lozada and members of the Committee on Public Property and Public Works. My name is Joe Brasky, I am the Interim Commissioner of the Department of Public Property. I am here to testify in support of Bill No. 241051 authorizing the Department of Public Property, on behalf of the City of Philadelphia, to acquire fee simple title or a lesser real estate interest by purchase, dedication, donation, condemnation, agreement in lieu of condemnation, or otherwise, in and to all or portions of a certain parcel of land known as 923 W. Butler Street, under certain terms and conditions.

To stay in compliance with the Clean Water Act, Philadelphia Water Department is implementing various stormwater management projects across the city. The Philadelphia Water Department (PWD) is actively designing a stormwater management system located at 923 W. Butler Street in coordination with upgrades to the adjacent Butler Streety Playlot. These site improvements are supported by neighborhood groups and are in line with several planning initiatives important to PWD.

The Department of Public Property supports this measure, and accordingly, I respectfully ask that City Council approve Bill No. 241051.

Thank you. I will be happy to answer any questions you may have.

TESTIMONY
JOSEPH BRASKY
DEPARTMENT OF PUBLIC PROPERTY
BILL NO. 241052
November 22, 2024

Good morning, Chairperson Lozada and members of the Committee on Public Property and Public Works. My name is Joe Brasky, and I am the Interim Commissioner of the Department of Public Property (DPP). I am here today to testify in support of Bill No. 241052, authorizing the Department of Public Property, on behalf of the City of Philadelphia, to enter into a sublease agreement with Philadelphia Municipal Authority, for use by the City, of all or a portion of the premises located at 1600-26 John F. Kennedy Boulevard, commonly known as Four Penn Center, under certain terms and conditions.

Located on the southwest corner of 16th Street and John F. Kennedy Boulevard, Four Penn Center sits above SEPTA's Suburban Station and within walking distance of the triplex. Public Property has increased its efforts to provide modern office space to City employees and has been fortunate to see heavily discounted Class A office space opportunities due to the current state of the center city office market. Public Property has been active in the market in its attempt to modernize its office portfolio with an emphasis on quality and overall budget. Not knowing what this volatile office market may soon look like, DPP has aggressively pursued long-term, Class A office leases and subleases in hopes to start closing the gap between the City and the private sector in what continues to be a very competitive hiring market. This proposed fifteen-year office lease for 26,805 square feet at Four Penn Center is one step towards this goal.

The Department of Public Property supports this measure, and accordingly, I respectfully ask that City Council approve Bill No. 241052.

Thank you. I will be happy to answer any questions you may have.

TESTIMONY
JOSEPH BRASKY
DEPARTMENT OF PUBLIC PROPERTY
BILL NO. 241053
November 22, 2024

Good morning, Chairperson Lozada and members of the Committee on Public Property and Public Works. My name is Joe Brasky, and I am the Interim Commissioner of the Department of Public Property. I am here today to testify in support of Bill No. 241053, authorizing the Department of Public Property, on behalf of the City of Philadelphia, to enter into a sublease agreement with Philadelphia Municipal Authority, for use by the City, of all or a portion of the premises located at 30 S. 15th Street, commonly known as the Graham Building, under certain terms and conditions.

Situated across City Hall, the Graham Building offers a convenient location near SEPTA's Suburban Station and within walking distance of the triplex. This boutique, Class A office building has modern, efficient floor plates with polished concrete floors and exposed ceiling. With the state of the current center city office market, the Department of Public Property pounced at the opportunity to provide City employees premier office space, at heavily discounted rental rates, by agreeing to proposed sublease terms for 30,352 square feet over the next ten years.

With generous tenant improvement allowance and free rent credit packages included, Public Property continues to strive towards providing City employees custom-built, modern workspace it can be proud of at rates it can afford. This proposed ten-year sublease would provide the City the entire seventeenth, eighteenth, and twenty-first floors to utilize for its general office use.

The Department of Public Property supports this measure, and accordingly, I respectfully ask that City Council approve Bill No. 241053.

Thank you. I will be happy to answer any questions you may have.