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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 696, City Hall
Philadelphia, Pennsylvania
Wednesday, February 12, 2003
1:10 p.m.

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9 BILL 020759 - an Ordinance authorizing the
Commissioner of Public Property, on behalf of the
10 City of Philadelphia, to enter into a lease with
Citizens Bank of Pennsylvania...

11 BILL 020814 - an Ordinance authorizing the
Commissioner of Public Property, on behalf of the
12 City of Philadelphia, to grant to each of the
respective owners of 9001, 9003, and 9005 Jennifer
13 Terrace an easement...

14 BILL 030025 - an Ordinance authorizing the
Commission of Public Property, on behalf of the City
of Philadelphia, to accept from the School District
15 of Philadelphia conveyance of title to a certain
parcel of land located at 11th and Venango Streets.

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18 PRESENT:

19 COUNCILMAN JAMES KENNEY, Chairman
COUNCILMAN DARRELL CLARKE
COUNCILWOMAN JOAN KRAJEWSKI
20 COUNCILWOMAN DONNA REED MILLER
COUNCILWOMAN BLONDELL REYNOLDS-BROWN
21 COUNCILMAN FRANK RIZZO

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I N D E X

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1 2/12/03 - PUBLIC PROPERTY - BILL 030025

2 COUNCILMAN KENNEY: Good afternoon,
3 ladies and gentlemen. The Committee on Public
4 Property and Public Works is now in session to take
5 testimony on three pieces of legislation. We have a
6 quorum in attendance today.

7 The first bill on the Calendar is an
8 ordinance authorizing the Commissioner of Public
9 Property, on behalf of the City of Philadelphia, to
10 accept from the School District of Philadelphia
11 conveyance of title to a certain parcel of land
12 located at 11th and Venango Streets, formerly the
13 site of Richard Wright Elementary School, under
14 certain terms and conditions.

15 Please identify yourself for the record
16 and proceed.

17 MR. SIPOS: Mr. Chairman, my name is Ken
18 Sipos. I'm testifying for Commissioner Perez. I'm
19 here today to testify in support of Bill No. 030025,
20 an ordinance authorizing the Commission on behalf of
21 the City to accept from the School District
22 conveyance of certain title to a certain parcel of
23 land located 11th and Venango Streets, formerly the
24 site of the Richard Wright Elementary School, under
25 certain terms and condition.

1 2/12/03 - PUBLIC PROPERTY - BILL 030025

2 This parcel will be used as a
3 neighborhood recreation site. This bill supports
4 the Recreation Department and allowing development
5 of the site that is surplus to the School District.

6 The Department of Public Property
7 supports the measure, and accordingly, I
8 respectfully ask that City Council Committee on
9 Public Property and Public Works approve Bill No.
10 030025. I also ask that the rules be suspended so
11 that the ordinance may be passed upon the second
12 reading of Council. Thank you very much.

13 COUNCILMAN KENNEY: Thank you very much
14 for your testimony.

15 Any questions for this witness?

16 If not, the Chair recognizes Councilman
17 Clarke.

18 COUNCILMAN CLARKE: Thank you, Mr.
19 Chairman. Mr. Chairman we have a couple of
20 residents from the surrounding community. This
21 particular parcel of land actually goes back some
22 time for a number of years prior to me becoming a
23 Councilperson. The community has been trying to
24 develop a re-use strategy for a parcel of land. And
25 fortunately, we've finally gotten the School

1 2/12/03 - PUBLIC PROPERTY - BILL 030025

2 District to agree, hopefully, to convey the property
3 to the City. We have some residents. We have an
4 individual representing Safe and Sound who is also a
5 resident. And we have a representative from the
6 Recreation Commissioner's office to talk about the
7 proposed reuse, and I would like those residents to
8 testify if at all possible.

9 COUNCILMAN KENNEY: Please. Whoever
10 would like to speak, please come forward. Anyone
11 who would like to speak.

12 MS. ADAMS: Good afternoon. My name is
13 Margaret Adams, and I live at 1214 West Butler. The
14 Richard Wright School, it was closed down at least
15 30-some years ago because it was replaced by Bethune
16 School at Rising Sun Avenue. And in our area, we do
17 not have a playground at all, unfortunately. The
18 closest one is the Hunting Park. And there is no
19 place for the children or even the adults to go for
20 recreation in the area. And we indeed need a
21 playground very badly so we thought that this would
22 be an ideal place for them to have at least a
23 basketball court or a tennis court. And so we are
24 hoping that the City will be able to do what is
25 necessary to make this a safe playground for our

1 2/12/03 - PUBLIC PROPERTY - BILL 030025

2 neighborhood.

3 COUNCILMAN KENNEY: Thank you very much
4 for your testimony.

5 Councilman Clarke, did you have anything
6 to add?

7 COUNCILMAN CLARKE: No, Mr. Chairman.

8 COUNCILMAN KENNEY: Thank you.

9 Could you please identify yourself for.

10 MR. WILLIAMS: Good afternoon,
11 Councilmembers. My name Deputy Commissioner Carlton
12 Williams from the Department of Recreation. I was
13 here today I've attended a couple of meetings with
14 the community group in support their quest to build
15 a passive recreation play area in that area.

16 COUNCILMAN KENNEY: Thank you very much
17 for your testimony.

18 Any questions for the Deputy
19 Commissioner?

20 COUNCILWOMAN BROWN: Did you say
21 passive?

22 MR. WILLIAMS: Yes, passive.

23 COUNCILWOMAN BROWN: Define that.

24 MR. WILLIAMS: Passive means a low
25 maintenance area park which consists what the last

1 2/12/03 - PUBLIC PROPERTY - BILL 030025

2 testifier just said about a basketball and a play
3 area.

4 COUNCILWOMAN BROWN: Okay.

5 COUNCILMAN KENNEY: Thank you for coming
6 in.

7 Could you please identify yourself for
8 the record?

9 MS. BARNES: My name is Cynthia Barnes.
10 I am a resident of the 3600 block of North 11th
11 Street. I'm also an employee of the City of
12 Philadelphia, Mayor's Office of Community Services,
13 former employee of the Philadelphia Safe and Sound
14 where we started this initiative in the beginning.
15 My husband is also block captain.

16 There is a basketball courts or
17 anything. But what we have done for the children is
18 we have bought, you know, the basketball courts that
19 you get from Modell's.

20 COUNCILMAN KENNEY: The movable.

21 MS. BARNES: And kids are in line
22 waiting to play. So we definitely something for
23 them to do there.

24 COUNCILMAN KENNEY: Great. Thank you
25 for coming in. Thank you for your patience.

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2 Is there anyone else who would like to
3 testify on this bill?

4 Please come forward. Good after noon.

5 MS. MARTIN: Good afternoon. My name is
6 Gloria Martin. I don't live in that particular
7 area, but I'm backing them because I know that the
8 children need somewhere to play. If not, then they
9 can cause chaos. So therefore, I'm a neighbor who
10 lives at 19tj and Erie, but I support them. Thank
11 you very much.

12 COUNCILMAN KENNEY: Thank you very much
13 for coming in.

14 Good afternoon.

15 MS. TAYLOR: Good afternoon. My name is
16 Joanne Taylor, and I'm the block captain of 3500 of
17 Warnock Street. Testimony regarding the proposed
18 recreational site to be located 11th and Venango.
19 President Verna, 5th District Councilman Darrell
20 Clarke, and all Council representatives, good
21 afternoon.

22 COUNCILMAN KENNEY: Good afternoon.

23 MS. TAYLOR: I'm Joanne Taylor,
24 Treasurer, presenting this testimony.

25 Most of the residents within the

1 2/12/03 - PUBLIC PROPERTY - BILL 030025

2 Huntington Park community continues to express their
3 opinions about the lack of capital improvements
4 within the 43rd Ward and especially not having a
5 community center where constructive recreational
6 activities, senior citizens programs, and
7 diversified development programs can be housed.
8 When asked about their support for the proposed
9 recreational site at 11th and Venango, their
10 comments were: Where will our children enjoy
11 recreational activities during inclement weather?
12 And where else is there? Is all the community will
13 receive for our children?

14 There were other questions and comments.
15 However, this isn't the time or the place, for they
16 are too numerous to mention.

17 I would do the community a disservice if
18 I didn't bring to your attention a major problem
19 existing within one block of the proposed
20 recreational site. It is the dangerous condition of
21 vacant and deteriorated houses that have been deemed
22 eminently dangerous L&I dating back to 1985. These
23 properties are about to fall. I only mention this
24 because the children living within this activity
25 organized block will new recreational site and

1 2/12/03 - PUBLIC PROPERTY - BILL 030025

2 wonder why the City continues to disregard the
3 safety and the health and the lives of the people
4 living within the 3500 Block of Warnock, a block
5 with 80 percent voter participation. With that
6 being said and knowing that the 43rd Ward is
7 under-serviced, we are indeed joyous that our
8 Councilman has undertaken the task of providing the
9 community, at a minimum, a bandage approach to our
10 request of having a community center.

11 Therefore, let it be known that we
12 support the proposed development of a recreational
13 site to be housed at 11th and Venango. The record
14 should also show that we are in need of a community
15 center, an ice-skating rink, and all of the other
16 invaluable services provided in our City Council
17 districts. We thank you for your support. Our
18 hard-working Councilman with his attempts to make
19 Huntington Park a better place to live, work, play,
20 and vote.

21 COUNCILMAN KENNEY: Thank you very much
22 for your testimony. The Chair recognizes
23 Councilmember Clarke.

24 COUNCILMAN CLARKE: Thank you, Mr.
25 Chairman.

1 2/12/03 - PUBLIC PROPERTY - BILL 030025

2 First, I'd like to thank all the
3 residents and the Deputy Commissioner for coming in
4 and testifying for this bill.

5 As referenced in the testimony that we
6 just had, this is, in fact, just a start. I fully
7 understand that and acknowledge that. But you
8 always have to start somewhere. I found, and I
9 think my colleagues can agree, when the City makes
10 its initial investment in the area, it tends to
11 start somewhat of a domino effect, particularly when
12 you have residents who insist that it, in fact,
13 continue. And I know in this particular case that
14 that's going to happen. So I want to thank you all
15 for coming down. We actually at another forum will
16 be giving you some more good news about the new
17 Hunting Park in that building, and that will at
18 least to some degree alleviate some of the concerns
19 about us having a meeting space. So I want to thank
20 you.

21 Thank you, Mr. Chairman.

22 COUNCILMAN KENNEY: Thank you all for
23 coming in today and for your testimony.

24 If there's no one else to testify on
25 this bill, we will not move to Bill No. 020759, an

1 2/12/03 - PUBLIC PROPERTY - BILL 020759
2 ordinance authorizing the Commissioner of Public
3 Property, on behalf of the City of Philadelphia, to
4 enter into a lease with Citizens Bank of
5 Pennsylvania, to lease from Citizens Bank of
6 Pennsylvania, certain parcels of ground located at
7 2208 West Indiana Avenue, 2933-53 Croskey Street and
8 a portion of 2942-50 North 22nd Street all in
9 Philadelphia, Pennsylvania, under certain terms and
10 conditions.

11 Please identify yourself for the record.

12 MR. SIPOS: Mr. Chairman, my name is Ken
13 Sipos, Real Estate Specialist with the Department of
14 Public Property. I'm here today to testify in
15 support of Bill No. 020759, an ordinance authorizing
16 the Commissioner on behalf of the City to enter into
17 a lease with Citizens Bank of Pennsylvania to lease
18 from Citizens Bank certain parcels of ground located
19 at 2208 West Indiana Avenue, 2933-53 Croskey Street
20 and a portion of 2942-2950 North 22nd Street, all in
21 Philadelphia, Pennsylvania, under certain terms and
22 conditions.

23 Parking is congested in the 22nd Street
24 merchant strip. This bill supports the Commerce
25 Department in alleviating congestion by providing

1 2/12/03 - PUBLIC PROPERTY - BILL 020759

2 merchant parking for the 22nd Street Merchant
3 Business Association.

4 The Department of Public Property
5 supports this measure, and accordingly, I
6 respectfully ask that City Council Committee on
7 Public Property and Public Works approve Bill No.
8 020759 and add Exhibit A which was forwarded which
9 lists the lease purposes, background, the lease,
10 sublease, and other terms and the operations of the
11 lease.

12 COUNCILMAN KENNEY: It's my
13 understanding Exhibit A memorializing in writing the
14 terms and conditions that have been negotiated
15 between Councilmembers offices, the community, and
16 the bank.

17 MR. SIPOS: That's correct, Mr.
18 Chairman.

19 COUNCILMAN KENNEY: And that will be
20 provided to the stenographer for the record.

21 MR. SIPOS: Thank you very much, Mr.
22 Chairman. I also ask that the rules be suspended so
23 that the ordinance may be passed upon the second
24 reading of Council. Thank you.

25 I'll be happy to answer any questions.

1 2/12/03 - PUBLIC PROPERTY - BILL 020759

2 And the Commerce Department is here to testify.

3 COUNCILMAN KENNEY: Thank you very much.

4 Why don't we take Commerce's testimony and then
5 we'll see if there are any questions.

6 Please identify yourself for the record.

7 MR. BUMB: Good afternoon, Mr. Chairman
8 and members of Council. My name is Duane Bumb, I'm
9 the Deputy Commerce Director for the City. I'm here
10 also to provide testimony in support of Bill 020759
11 which authorizes the City to lease all or a portion
12 of properties at 2208 Indiana Street 2933-53 Croskey
13 Street and 2942-50 North 22nd Street as part of our
14 efforts revitalize the North 22nd Street Commercial
15 Corridor.

16 This project will result in the
17 construction of a parking lot at 22nd and Indiana
18 Streets in the Allegheny West neighborhood of North
19 Philadelphia. This commercial corridor has a
20 shortage of parking spaces and is unable to meet the
21 need of its growing retail demand.

22 This demand has been documented many
23 times, most recently in the Planning Commission's
24 Philadelphia Shops Inventory. Despite growth in
25 total commercial units from 125 to 148 over the

1 2/12/03 - PUBLIC PROPERTY - BILL 020759

2 period between 1988 and 1995, vacancy has dropped by
3 18 percent. With a parking index up 1.4 spaces per
4 1,000 square feet of gross leasable area, North 22nd
5 Street is one of the most difficult retail corridors
6 to find parking in the entire City of Philadelphia.

7 As you may be aware, neighborhood
8 commercial centers need targeted capital investments
9 to strengthen long-term business viability. Through
10 this ordinance, Citizens Bank will lease an existing
11 vacant and under-utilized lot to the City of
12 Philadelphia. The Commerce Department will fund
13 construction of a parking lot through it's
14 Neighborhood Capital Budget. Once the parking lot
15 is constructed, the North 22nd Street Merchants
16 Association in conjunction with the Allegheny West
17 Foundation will manage the site and provide for
18 ongoing operating costs.

19 This project is critical to the future
20 success of North 22nd Street as a thriving
21 neighborhood commercial corridor. I, therefore,
22 strongly urge your support for passage of Bill 020759.

23 I'd be pleased to respond to any
24 questions you might have.

25 COUNCILMAN KENNEY: Thank you very much

1 2/12/03 - PUBLIC PROPERTY - BILL 020759

2 for your testimony.

3 Were any questions for the
4 Administration witnesses?

5 (No response.)

6 COUNCILMAN KENNEY: Then we'd ask
7 whoever there is to testify to please come forward.

8 Good afternoon.

9 MR. HINTON: Good afternoon, Chairman
10 Kenney, Honorable Members of the Committee. My name
11 is Ronald Hinton, I am President of the Allegheny
12 West Foundation. The Allegheny West Foundation is a
13 neighborhood community development corporation which
14 has served the Allegheny West neighborhood in North
15 Philadelphia since we were founded by Tasty Baking
16 Company in 1968. Our current focus is paying
17 attention to the needs of neighborhood residents
18 through the construction of housing, educational
19 programs, job training, and economic development.

20 I'm testifying here today in support of
21 the passage of this Bill No. 020759, also pledging
22 to continue to support the structure of the North
23 22nd Business Association in assuring the City that
24 insurance, upkeep of the lot, cleaning and
25 maintenance and use by the community will be managed

1 2/12/03 - PUBLIC PROPERTY - BILL 020759

2 through a process that will not cause the City any
3 problems in supporting this legislation.

4 COUNCILMAN KENNEY: Thank you very much
5 for your testimony.

6 The Chair recognizes Councilwoman
7 Miller.

8 COUNCILWOMAN MILLER: Thank Mr.
9 Chairman.

10 I just want to thank everyone for coming
11 in to testify for this bill. This has been two
12 years of work. We're wrapping it up and we're going
13 to have parking lot on 22nd Street, a much needed
14 parking lot on 22nd Street. The 22nd Street
15 business corridor is a very vibrant corridor in the
16 heart of North Philadelphia, and we've been working
17 for several years. Years ago we thought we had
18 another location for a parking lot, but Osteopathic
19 Hospital came and built that medical center there
20 and that took parcel of land out of the mix. But
21 this is a good day. I know that the Business
22 Association is very excited and also Allegheny West.
23 And I'd like to thank both Allegheny West CDC, 22nd
24 Business Association, Commerce Department, and my
25 office, my staff has really spent a lot of time on

1 2/12/03 - PUBLIC PROPERTY - BILL 020814

2 this, and all the other entities that's been
3 involved. So thank you and we look forward to this
4 project coming to fruition.

5 COUNCILMAN KENNEY: Thank you very much.
6 Thank you for your testimony.

7 Anyone else to testify on this bill?

8 (No response.)

9 COUNCILMAN KENNEY: Seeing none, we will
10 now move to Bill 020814, an ordinance authorizing
11 the Commissioner of Public Property, on behalf of
12 the City of Philadelphia, to grant to each of the
13 respective owners of 9001, 9003 and 9005 Jennifer
14 Terrace an easement across a portion of a certain
15 parcel of land known as 8582 Bloomfield Avenue.

16 Please identify yourself for the record.

17 MR. SIPOS: Good afternoon, Chairman
18 Kenney. My name is Ken Sipos. I'm testifying for
19 Andres Perez, Commissioner of Public Property. I'm
20 here today to testify in support Bill No. 020814, an
21 ordinance authorizing the Commissioner of Public
22 Property on the behalf of the City of Philadelphia
23 to grant to each of the respective owners of 9001,
24 9003, 9005 Jennifer Terrace an easement across a
25 portion of a certain parcel of land known as 8582

1 2/12/03 - PUBLIC PROPERTY - BILL 020814

2 Bloomfield Avenue.

3 This is a wooded parcel within a regular
4 boundary and an irregular slope which has become a
5 nuisance. This bill supports the Department's
6 endeavor to maintain the parcel in good condition
7 through the efforts of the abutting neighbors.

8 The Department of Public Property
9 supports this measure, and accordingly, I
10 respectfully ask that the City Council Committee on
11 Public Property and Public Works approve Bill No.
12 020814. I also that the rules be suspended so the
13 ordinance may be passed upon the second reading of
14 Council. Thank you.

15 I'll than happy to answer any questions
16 you may have.

17 COUNCILMAN KENNEY: Thank you very much
18 for your testimony.

19 Any questions for the witness?

20 (No response.)

21 COUNCILMAN KENNEY: Anyone else to
22 testify on this bill?

23 (No response.)

24 COUNCILMAN KENNEY: Seeing none, that
25 will conclude the public hearing of the Public

1 2/12/03 - PUBLIC PROPERTY - BILL 020814

2 Property and Public Works Committee.

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COUNCIL OF THE CITY OF PHILADELPHIA

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PUBLIC MEETING

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COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS

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Wednesday, February 12, 2003

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Public Meeting conducted by the

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Committee on Public Property and Public Works, held

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in Room 696, City Hall, Philadelphia, Pennsylvania,

11

on the above date, to consider action on the

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following:

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BILLS 020759, 020814, 030025.

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PRESENT:

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COUNCILMAN JAMES KENNEY, Chairman

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COUNCILMAN DARRELL CLARKE

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COUNCILWOMAN JOAN KRAJEWSKI

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COUNCILWOMAN DONNA REED MILLER

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COUNCILWOMAN BLONDELL REYNOLDS-BROWN

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COUNCILMAN FRANK RIZZO

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1 2/12/03 - PUBLIC PROPERTY - PUBLIC MEETING

2 COUNCILMAN KENNEY: We will now convene
3 a meeting of the same committee.

4 The Chair recognizes Councilmember
5 Clarke for a motion on Bill 030025.

6 COUNCILMAN CLARKE: Thank you, Mr.
7 Chairman. I make a motion that Bill No. 030025 be
8 reported out of committee favorable recommendation
9 and request for suspension of rules as will allow
10 reading at the next Session of Council.

11 (Duly seconded.)

12 COUNCILMAN KENNEY: It's been moved and
13 seconded.

14 All in favor?

15 (Aye.)

16 COUNCILMAN KENNEY: There are none
17 opposed.

18 Bill No. 030025 reported out of this
19 committee with a favorable recommendation and a
20 request will be made for rules suspension to allow
21 first reading at our next Council Session.

22 COUNCILMAN KENNEY: The Chair recognizes
23 Councilmember Miller for a motion to approve the
24 amendment containing Exhibit A to Bill 020759.

25 COUNCILWOMAN MILLER: Thank you, Mr.

1 2/12/03 - PUBLIC PROPERTY - PUBLIC MEETING

2 Chairman. I move that we approve the amendment to
3 Bill 020759.

4 (Duly seconded.)

5 COUNCILMAN KENNEY: It's been moved and
6 seconded.

7 All in favor, aye?

8 (Aye.)

9 COUNCILMAN KENNEY: There are none
10 opposed. The amendment is approved.

11 COUNCILMAN KENNEY: The Chair now
12 recognizes Councilmember Miller for a motion on the
13 amended Bill 020759.

14 COUNCILWOMAN MILLER: I move that the
15 amended Bill No. 020759 be reported out of this
16 committee with a favorable recommendation and that
17 the Rules of Council be suspended so as to permit
18 first reading at our next Session.

19 (Duly seconded.)

20 COUNCILMAN KENNEY: It's been moved and
21 seconded.

22 All in favor?

23 (Aye.)

24 COUNCILMAN KENNEY: There are none
25 opposed.

1 2/12/03 - PUBLIC PROPERTY - PUBLIC MEETING

2 Bill No. 020759, as amended, reported
3 out of this Committee favorably and a request will
4 be made for rules suspension to allow for first
5 reading at our next Council Session.

6 COUNCILMAN KENNEY: The Chair recognizes
7 Councilmember Krajewski for a motion on Bill No.
8 020814.

9 COUNCILWOMAN KRAJEWSKI: Thank you, Mr.
10 Chairman. I move that Bill No. 020814 be reported
11 out of this committee with a favorable
12 recommendation and the Rules of Council be suspended
13 for first reading at the next Session of Council.

14 (Duly seconded.)

15 COUNCILMAN KENNEY: It's been moved and
16 seconded.

17 All in favor?

18 (Aye.)

19 COUNCILMAN KENNEY: There are none
20 opposed.

21 Bill No. 020814 reported out of this
22 Committee with a favorable recommendation and a
23 request will be made for rules suspension to allow
24 first reading at our next Council Session.

25 That concludes the business of the

1 2/12/03 - PUBLIC PROPERTY - PUBLIC MEETING

2 Public Property and Public Works Committee. We

3 thank you for your attendance.

4 (Council adjourned at 1:30 p.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 12, 2003, were reported
fully and accurately by me, and that this is a
correct transcript of the same.

RE: COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS

Lisa C. Bradley, RPR
and Notary Public