

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON PUBLIC PROPERTY AND
PUBLIC WORKS

Room 400, City Hall
Philadelphia, Pennsylvania
Monday, December 2, 2024
1:25 p.m.

PRESENT:

COUNCILWOMAN QUETCY M. LOZADA, CHAIR
COUNCILMAN MARK SQUILLA, VICE-CHAIR
COUNCILMAN MICHAEL DRISCOLL
COUNCILWOMAN JAMIE GAUTHIER
COUNCILMAN JIM HARRITY

BILLS: 240874, 241022, 241023, 241025,
241029, 241031, 241050, 241051,
241052, 241053

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2 COUNCILWOMAN LOZADA:

3 Good afternoon, everyone. Welcome
4 to Philadelphia City Council and the
5 Committee of Public Property and
6 Public Works. I now note that the
7 time has come.

8 Mr. Cameron, will you
9 please call the roll and take
10 attendance. Members that are in
11 attendance will you please indicate
12 you are here by saying present when
13 your name is called.

14 THE CLERK: Chair Lozada.
15 (No response.)

16 THE CLERK: Councilwoman
17 Lozada.

18 COUNCILWOMAN LOZADA:
19 Present.

20 THE CLERK: Vice-Chair
21 Squilla.

22 COUNCILMAN SQUILLA:
23 Present.

24 THE CLERK: Member

1 Driscoll.

2 COUNCILMAN DRISCOLL:

3 Present.

4 THE CLERK: Member

5 Harrity.

6 COUNCILMAN HARRITY:

7 Present.

8 COUNCILWOMAN LOZADA:

9 Thank you. A quorum of the
10 Committee is present and this
11 hearing is now called to order.
12 This is the public hearing of the
13 Committee of Public Property and
14 Public Works regarding Bill Nos.
15 240874, 241022, 241023, 241025,
16 241029, 241031, 241050, 241051,
17 241052 and 241053.

18 Mr. Cameron, will you
19 please read the titles of the bills.

20 THE CLERK:

21 Councilmembers, please note Bill No.
22 240874 is being held at the request
23 of the sponsor. We will not be
24 taking any testimony on that bill

1 today. The bill titles are --

2 COUNCILMAN HARRITY:

3 Which bill was that?

4 THE CLERK: That was

5 240874.

6 COUNCILWOMAN LOZADA:

7 240874.

8 THE CLERK: Bill No.

9 240874, an ordinance authorizing the
10 Commissioner of Public Property, on
11 behalf of the City of Philadelphia,
12 to enter into a sublease with the
13 Philadelphia Municipal Authority for
14 use by the City of all or a portion
15 of the premises located at 6233
16 North Broad Street, under certain
17 terms and conditions.

18 Bill No. 241022, an
19 ordinance authorizing the
20 Commissioner of Public Property, on
21 behalf of the City of Philadelphia,
22 to enter into a lease agreement with
23 2401 Walnut LP for use by the City
24 of a portion of the premises located

1 at 2401 Walnut Street, Philadelphia,
2 Pennsylvania, under certain terms
3 and conditions.

4 Bill No. 241023, an
5 ordinance authorizing the
6 Commissioner of Public Property, on
7 behalf of the City of Philadelphia,
8 to enter into a lease agreement with
9 AC HSS Office Ventures II, LLC for
10 use by the City of a portion of the
11 premises located at 1930 South Broad
12 Street, Philadelphia, PA 19145,
13 under certain terms and conditions.

14 Bill No. 241025, an
15 ordinance authorizing the
16 Commissioner of Public Property, on
17 behalf of the City of Philadelphia,
18 to convey to the Philadelphia
19 Housing Authority or all or part of
20 a parcel or parcels of land
21 containing approximately 23,595 feet
22 located in and about the area
23 bounded by Market Street, 39th
24 Street, Ludlow Street and 40th

1 Street, under certain terms of
2 conditions.

3 Bill No. 241029, an
4 ordinance authorizing the
5 Commissioner of Public Property, on
6 behalf of the City, to acquire fee
7 simple title or a lesser real estate
8 interest by purchase, dedication,
9 donation, condemnation, agreement in
10 lieu of condemnation, or otherwise,
11 in and to all or portions of certain
12 parcels of land located along the
13 west bank of the Schuylkill River in
14 and around an area generally bounded
15 by South 58th Street, as extended to
16 the bulkhead line of the west bank
17 of the Schuylkill River; South 61st
18 Street; and West Passyunk Avenue for
19 public park, recreation, and
20 transportation purposes under
21 certain terms and conditions.

22 Bill No. 241031, an
23 ordinance authorizing the
24 Commissioner of Public Property, on

1 behalf of the City of Philadelphia,
2 to enter into a sublease agreement
3 with the Philadelphia Municipal
4 Authority, for use by the City of a
5 portion of the premises located at 1
6 South Broad Street, Philadelphia,
7 Pennsylvania, under certain terms
8 and conditions.

9 Bill No. 241050, an
10 ordinance authorizing the
11 Commissioner of Public Property, on
12 behalf of the City of Philadelphia,
13 to enter into various lease and
14 sublease agreements with various
15 landlords and tenants, for use by
16 the City of all or a portion of
17 various premises located at 1835
18 South Broad Street, 6000 Woodland
19 Avenue, 4029 Market Street, 5610
20 Lancaster Avenue, 2301 North Broad
21 Street, 6420 Frankford Avenue, 2739
22 North 5th Street, 5361-91 Chew
23 Avenue, 6233 North Broad Street, and
24 1619 Grant Avenue, all under certain

1 terms and conditions.

2 Bill No. 241051, an
3 ordinance authorizing the
4 Commissioner of Public Property, on
5 behalf of the City of Philadelphia,
6 to acquire fee simple title or a
7 lesser real estate interest by
8 purchase, dedication, donation,
9 condemnation, agreement in lieu of
10 condemnation, or otherwise, in and
11 to all or portions of a certain
12 parcel of land known as 923 West
13 Butler Street, under certain terms
14 and conditions.

15 Bill No. 241052, an
16 authorizing the Commissioner of
17 Public Property, on behalf of the
18 City of Philadelphia, to enter into
19 a sublease agreement with the
20 Philadelphia Municipal Authority for
21 use by the City of a portion of the
22 premises located at 1600-26 John F.
23 Kennedy Boulevard, Philadelphia,
24 Pennsylvania, under certain terms

1 and conditions.

2 And Bill No. 241053, an
3 ordinance authorizing the
4 Commissioner of Public Property, on
5 behalf of the City of Philadelphia,
6 to enter into a sublease agreement
7 with the Philadelphia Municipal
8 Authority for use by the City of a
9 portion of the premises located at
10 30 South 15th Street, Philadelphia,
11 Pennsylvania, under certain terms
12 and conditions.

13 COUNCILWOMAN LOZADA:

14 Thank you.

15 Will the Clerk please
16 call the first panel we have to
17 testify this afternoon on Bill No.
18 241022.

19 THE CLERK: Joseph
20 Brasky, Interim Commissioner of the
21 Department of Public Property,
22 testifying on 241022.

23 (Witnesses approached
24 Witness table.)

1 THE CLERK: Thank you for
2 joining us. Please state your name
3 for the record and begin with your
4 testimony.

5 COMMISSIONER BRASKY: Joe
6 Brasky, Department of Public
7 Property, Interim Commissioner.

8 MR. LIVINGSTON: Patrick
9 Livingston, Real Estate Operations
10 Administrator, Public Property.

11 COUNCILWOMAN LOZADA:
12 Thank you.

13 COMMISSIONER BRASKY:
14 Thank you for having us first off on
15 your busy -- I know this is a busy
16 time for you guys. We appreciate
17 you welcoming us into your house.
18 Good afternoon, Councilperson
19 Chairperson Lozada and members of
20 the Committee on Public Property and
21 Public Works. My name is Joe
22 Brasky. I'm the Interim
23 Commissioner of the Department of
24 Public Property.

1 I'm here today to testify
2 in support of Bill 241022,
3 authorizing the Department of Public
4 Property, on behalf of the City of
5 Philadelphia, to enter into a lease
6 agreement with 2401 Walnut LP for
7 use by the City of all or a portion
8 of the premises located at 2401
9 Walnut Street, under certain terms
10 and conditions.

11 Licenses and Inspections
12 opened its new Central West District
13 office at 2401 Walnut Street after
14 Bill 190710 was authorized by City
15 Council and certified by the Mayor
16 in December of 2019. The 2019
17 ordinance and lease provided L&I the
18 opportunity to establish a community
19 presence in what was considered the
20 gateway between University City and
21 the Central Business District.

22 Today the Central West
23 District Office remains vital to L&I
24 and its commitment to continue to

1 build community awareness, provide
2 education aimed to reduce City
3 ordinance violations and become more
4 accessible overall in the community.
5 As such, when the 4,924 square foot
6 office suite next door became
7 available, DPP and L&I jumped at the
8 opportunity to expand its footprint
9 and reset the base term by seeking a
10 new 10-year lease with an already
11 established landlord.

12 2401 Walnut Street is
13 centrally located between University
14 City, Fairmount and Francisville and
15 south to Grays Ferry. This proposed
16 new lease would allow L&I to
17 continue to focus on these
18 neighborhoods which remain prime for
19 growth and development through 2035.

20 In addition to the ideal
21 physical location of the Central
22 West District office, 2401 Walnut
23 continues to offer Class A office
24 space in Gold LEED-certified

1 building, giving L&I employees an
2 opportunity to continue to enjoy a
3 more modern, efficient and
4 environmentally-friendly workspace
5 long term. The Department of Public
6 Property supports this measure. And
7 accordingly, I respectfully ask the
8 City Council to approve Bill 241022.
9 Thank you. I'm here to answer any
10 questions you may have.

11 COUNCILWOMAN LOZADA:

12 State your name for the record and
13 begin with your testimony.

14 MR. LIVINGSTON: I don't
15 have a testimony. I'm just here for
16 support.

17 COUNCILWOMAN LOZADA: Are
18 there any questions from the panel
19 for this witness?

20 (No response.)

21 COUNCILWOMAN LOZADA:

22 Hearing none -- thank you for your
23 testimony.

24 COMMISSIONER BRASKY:

1 Thank you.

2 COUNCILWOMAN LOZADA:

3 Hearing none, Mr. Clerk, would you
4 please call the panel to testify
5 this afternoon on Bill No. 241023.

6 THE CLERK: It's Joseph
7 Brasky once again.

8 COUNCILWOMAN LOZADA:

9 State your name once again for the
10 record and begin with your
11 testimony.

12 COMMISSIONER BRASKY:

13 Joseph Brasky, Department of Public
14 Property Interim Commissioner. Good
15 afternoon, Chairperson Lozada and
16 members of the Committee of Public
17 Property and Public Works. My name
18 is Joe Brasky, Interim Commissioner
19 of the Department of Public
20 Property. I'm here to testify in
21 support of Bill 241023, authorizing
22 the Department of Public Property,
23 on behalf of the City of
24 Philadelphia, to enter into a lease

1 agreement with AC HSS Office
2 Ventures II, LLC for use by the
3 City, of a portion of the premises
4 located at 1930 South Broad Street,
5 commonly known as the Constitution
6 Health Plaza, under certain terms
7 and conditions.

8 City Council's approval
9 of Property Bill No. 210248 in 2021
10 authorized DPP to enter into a long-
11 term lease agreement for the new
12 BSL-3 laboratory space at
13 Constitution Health Plaza on behalf
14 of the Philadelphia Department of
15 Public Health. The lab space was
16 constructed and delivered by the
17 landlord to PDPH on November 1, 2023
18 and served the community ever since.

19 This new proposed lease
20 would add 6,991 square foot of
21 required office space adjacent to
22 the lab and would increase the
23 City's footprint at the medical
24 campus to a total of 59,442 square

1 feet. This proposed new office
2 space would expire roughly the same
3 time as the current BSL-3 lab lease,
4 giving PDPH the ability to control,
5 utilize and enjoy the office space
6 through tenant renewal options
7 together with a brand new state-of-
8 the-art laboratory space over the
9 next three decades.

10 The Department of Public
11 Property supports this measure. And
12 accordingly, I respectfully ask the
13 City Council to approve Bill 241023.
14 Thank you. I may be happy to answer
15 any questions.

16 COUNCILWOMAN LOZADA:
17 Thank you for your testimony.

18 Are there any questions
19 for this panel?

20 (No response.)

21 COUNCILWOMAN LOZADA: No.
22 There being none, Mr. Clerk, would
23 you please read the names of the
24 panel to testify this afternoon on

1 Bill No. 241025.

2 THE CLERK: John Mondlak,
3 Chief of Staff of the Department of
4 Planning and Development.

5 (Witness approached
6 Witness table.)

7 COUNCILWOMAN LOZADA:

8 Good afternoon. Please state your
9 name for the record and begin with
10 your testimony.

11 MR. MONDLAK: John
12 Mondlak. Thank you. Good
13 afternoon, Chairperson Lozada and
14 members of the Public Property and
15 Public Works Committee. My name is
16 John Mondlak. I'm the Chief of
17 Staff in the Department of Planning
18 and Development. Thank you for the
19 opportunity to testify on behalf of
20 the Parker Administration in support
21 of Bill 241025. The legislation
22 authorizes the conveyance of a
23 parcel of land approximately 23,595
24 square feet bounded by Market

1 Street, 39th Street, 40th Street and
2 Ludlow Street.

3 The parcel is to be
4 conveyed by the Department of Public
5 Property to the Philadelphia Housing
6 Authority for the purpose of
7 constructing affordable housing. As
8 such, the bill represents a critical
9 milestone towards fulfilling the
10 City's commitment to providing
11 affordable housing opportunities on
12 the site of the former University
13 City Townhomes.

14 Pursuant to a carefully
15 negotiated settlement agreement
16 dated March 17, 2023 between the
17 City and I.B.I.D. Associates,
18 Limited Partnership, known as IBID,
19 agreed to subdivide the parcel in
20 question from its other holdings at
21 3900 Market Street. The subdivision
22 was formally completed and recorded
23 earlier this year.

24 In the meantime, City

1 Council and the Department of
2 Planning and Development
3 collaborated on a series of steps
4 that will culminate in today's
5 critical vote on Bill 241025. Bill
6 No. 230413 was enacted to authorize
7 the Department of Public Property to
8 acquire the parcels from IBID. The
9 City has committed to partner with
10 PHA and financially support the
11 creation of approximately 70
12 affordable housing units.

13 The bill you are
14 considering today brings us close to
15 the finish line of the City's
16 legislative process and allows for
17 the conveyance of this property to
18 PHA. In authorizing this conveyance
19 of land, City Council is fostering a
20 partnership that leverages the
21 strengths of both the City and PHA
22 to create lasting impact on the
23 neighborhood.

24 The Parker Administration

1 strongly supports this legislation.
2 It's consistent with the City's
3 goals of equitable housing
4 development and demonstrates the
5 City's commitment to addressing
6 those housing needs. We urge
7 Council to approve this ordinance
8 and we especially thank
9 Councilmember Gauthier -- perfect
10 timing -- for her relentless focus
11 on the needs of her constituents and
12 her tireless efforts to improve
13 housing equity in our city. Thank
14 you for your time and consideration
15 and I'm happy to answer questions.

16 COUNCILWOMAN LOZADA: Are
17 there any questions for -- the Chair
18 recognizes Councilmember Jamie
19 Gauthier.

20 COUNCILWOMAN GAUTHIER: I
21 don't have questions. I just wanted
22 to thank you. I'm really, really
23 proud of what we've done with this
24 effort. And it was just such a

1 great partnership with the
2 Administration going way back when,
3 right, when Renee was still here,
4 our former Solicitor was here,
5 Tumar, all those folks, you guys
6 really, really, really helped to get
7 a great and just settlement out of a
8 very contentious situation, and then
9 even afterwards we worked really
10 hard together to get the money from
11 the Tenant Fund into the hands of
12 the tenants to secure the \$14
13 million to redevelop the site.

14 And now, this final
15 piece -- well, not final piece, but
16 crucial piece of transferring this
17 property to PHA. So just a
18 wonderful, wonderful partnership and
19 I thank you on behalf of not only
20 the former tenants of the University
21 City Townhomes but our community
22 more broadly. Thank you so much.

23 MR. MONDLAK: It's a
24 great result.

1 COUNCILWOMAN LOZADA:

2 Anyone else?

3 (No response.)

4 COUNCILWOMAN LOZADA:

5 Thank you for your testimony.

6 Will the Clerk please
7 call the first panel we have to
8 testify this afternoon on Bill No.
9 241029.

10 THE CLERK: Sarah Clark
11 Stuart, Trails and Transportation
12 Manager for the Streets Department.

13 (Witness approached
14 Witness table.)

15 COUNCILWOMAN LOZADA:

16 Good afternoon and welcome.

17 MS. CLARK STUART: Good
18 afternoon. Good afternoon,
19 Chairmember, Chairwoman Lozada and
20 members of the Committee of the
21 Public Property and Public Works.
22 My name is Sarah Clark Stuart and I
23 am the Trails and Transportation
24 Manager for the Streets Department.

1 I appear before you today on behalf
2 of the Administration in support of
3 Bill No. 241029.

4 Bill No. 241029 allows
5 the City of Philadelphia to acquire
6 right-of-way land for the purpose of
7 connecting and extending the
8 Schuylkill River Trail by
9 constructing a trail segment from
10 its current terminus in the vicinity
11 of 61st Street, along the river bank
12 to the south side of Passyunk
13 Avenue.

14 Upon completion of
15 construction, the right-of-way will
16 be operated and maintained by the
17 Schuylkill River Development
18 Corporation in conjunction with
19 Philadelphia Parks and Recreation.
20 The proposed right-of-way will
21 become part of the larger circuit
22 trail system in Philadelphia. The
23 Streets Department supports this
24 measure. And accordingly, I

1 respectfully request that City
2 Council approve Bill No. 241029.
3 I'm happy to respond to any
4 questions that you may have.

5 COUNCILWOMAN LOZADA:

6 Thank you for your testimony.

7 Are there any questions
8 or comments from this Committee?

9 (No response.)

10 COUNCILWOMAN LOZADA:

11 There being none, will the Clerk
12 please call the next panel to
13 testify on Bill No. 241031.

14 THE CLERK: That's going
15 to be Joe Brasky.

16 (Witness approached
17 Witness table.)

18 COUNCILWOMAN LOZADA:

19 Please state your name for the
20 record and begin with your
21 testimony.

22 COMMISSIONER BRASKY: Joe
23 Brasky, Department of Public
24 Property, Interim Commissioner.

1 Good afternoon, Chairperson Lozada
2 and members of the Committee on
3 Public Property and Public Works.
4 My name is Joe Brasky. I am the
5 Interim Commissioner of Department
6 of Public Property. I'm here to
7 testify in support of Bill 241031,
8 authorizing the Department of Public
9 Property, on behalf of the City of
10 Philadelphia, to enter in a sublease
11 agreement with the Philadelphia
12 Municipal Authority for use by the
13 City of all or a portion of the
14 premises located at 1 South Broad,
15 under certain terms and conditions.

16 Built in 1932, 1 South
17 Broad offers a convenient location
18 directly adjacent to City Hall. The
19 iconic and time-honored building has
20 recently undergone lobby renovations
21 in addition to a new exterior facade
22 that includes 50 foot of glass
23 panels and provides a prominent and
24 grand entrance on Broad Street.

1 Recent renovations also
2 include complete elevator system
3 modernization, new security and life
4 safety systems and a wired certified
5 Gold building recognition due to
6 its high quality infrastructure
7 measures now in place. As a whole,
8 1 South Broad is now poised to
9 consider amongst the most attractive
10 office buildings in Center City due
11 to its history, ideal location and
12 now modern qualities.

13 The proposed 15-year
14 sublease would provide the City with
15 the entire third floor to utilize
16 for its general office as well as
17 the amenities offered available
18 throughout the building, including a
19 conference center available for
20 reservation. With an ample tenant
21 improvement allowance package
22 coupled with free rent credits, the
23 City has the opportunity to
24 capitalize on the current office

1 market and provide its employees
2 with a modern workspace at
3 discounted rental rates.

4 The Department of Public
5 Property supports this measure. And
6 accordingly, I respectfully ask that
7 City Council approve Bill 241031.

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

10 COUNCILWOMAN LOZADA:

11 Thank you for your testimony.

12 Are there any questions
13 for this panel?

14 (No response.)

15 COUNCILWOMAN LOZADA:

16 There being none, will the Clerk
17 please read the names of the panel
18 to testify this afternoon on Bill
19 No. 24050 -- 241050.

20 THE CLERK: That would be
21 Joseph Brasky again.

22 COMMISSIONER BRASKY:

23 Joseph Brasky, Department of Public
24 Property, Interim Commissioner.

1 Good afternoon, Chairperson Lozada
2 and members of this Committee on
3 Public Property and Public Works.
4 My name is Joe Brasky. I'm the
5 Interim Commissioner of the
6 Department of Public Property. I'm
7 here today to testify in support of
8 Bill 241050, authorizing the
9 Department of Public Property, on
10 behalf of the City of Philadelphia,
11 to enter into a 10-year lease
12 agreement with landlords and tenants
13 for use by the City as satellite
14 election offices of all or a portion
15 of various premises located at 1835
16 South Broad Street, 6000 Woodland
17 Avenue, 4029 Market Street, 5610
18 Lancaster Avenue, 2301 North Broad
19 Street, 6420 Frankford Ave, 2739
20 North 5th Street, 5361-91 Chew
21 Avenue, 6233 North Broad Street and
22 1619 Grant Avenue, all under certain
23 terms and conditions.

24 Over the past two years,

1 Public Property worked with the City
2 Commissioners to identify and open
3 10 new satellite election offices.
4 If approved by City Council, each
5 Council District would have its own
6 long-term satellite election office
7 that would continue to serve
8 constituents as an information
9 resource center and act as a safe
10 and secure one-stop shop for all
11 Philadelphians -- all
12 Philadelphians' election needs.

13 With the introduction of
14 these new satellite election offices
15 earlier this year, Philadelphians
16 are now available to register to
17 vote, request their mail-in ballots
18 and return their completed mail
19 ballots all in one visit. With a
20 concentration on inclusivity,
21 accessibility and convenience to all
22 communities in Philadelphia, these
23 satellite election offices present
24 new opportunities for voters and

1 should continue to become a staple
2 in each Council District every new
3 election.

4 The Department of Public
5 Property supports this measure. And
6 accordingly, I respectfully ask that
7 City Council approve Bill 241050.
8 Thank you. I'll be happy to answer
9 any questions you may have.

10 COUNCILWOMAN LOZADA:

11 Thank you for your testimony. And I
12 don't have a question, but I do want
13 to make a comment about the
14 satellite offices that were open,
15 particularly the one in my District.
16 I felt like -- I really saw a
17 difference, right, once the actual
18 space was open and how engaged
19 people were and how comfortable they
20 were coming in to ask questions
21 about the actual process in their
22 own neighborhoods.

23 And so, I commend the
24 Administration. I commend all of

1 those who were involved in making
2 sure that all of these satellite
3 offices across the city of
4 Philadelphia were open and
5 accessible and that they were
6 staffed with people from the
7 community where people felt very
8 comfortable coming in to ask
9 questions. So thank you very much.

10 COMMISSIONER BRASKY:

11 Thank you.

12 COUNCILWOMAN LOZADA: Are
13 there any additional questions from
14 the Committee for this panel?

15 (No response.)

16 COUNCILWOMAN LOZADA:

17 Thank you so much for your
18 testimony.

19 COMMISSIONER BRASKY:

20 Thank you.

21 COUNCILWOMAN LOZADA:

22 Will the Clerk please call the panel
23 to testify on Bill No. 241052.

24 THE CLERK: That would be

1 Joseph Brasky once again.

2 COMMISSIONER BRASKY:

3 We're down to 52?

4 COUNCILWOMAN LOZADA: I'm

5 sorry. I want to fix that. Bill

6 No. 241051 first.

7 COMMISSIONER BRASKY:

8 Good afternoon, Joseph Brasky,

9 Interim Commissioner, Department of

10 Public Property. Good afternoon,

11 Chairperson Lozada and members of

12 the Committee on Public Property and

13 Public Works. My name is Joe

14 Brasky. I'm the Interim

15 Commissioner of the Department of

16 Public Property.

17 I'm here to testify in

18 support of Bill 241051.

19 COUNCILWOMAN LOZADA:

20 Correct.

21 COMMISSIONER BRASKY: Am

22 I -- 52 or 51?

23 COUNCILWOMAN LOZADA:

24 051, correct.

1 COMMISSIONER BRASKY: I
2 got you. Thank you. I'm Interim
3 Commissioner of the Department of
4 Public Property. I'm here to
5 testify in support of Bill 241051,
6 authorizing the Department of Public
7 Property, on behalf of the City of
8 Philadelphia, to acquire free simple
9 title and lease or real estate
10 interest by purchase, dedication,
11 donation, condemnation, agreement in
12 lieu of the condemnation or
13 otherwise in all the portions of
14 certain parcel of land known as 923
15 West Butler Street, under certain
16 terms and conditions.

17 To stay in compliance
18 with the Clean Water Act,
19 Philadelphia Water Department is
20 implementing various stormwater
21 management projects across the city.
22 The Philadelphia Water Department is
23 actively designing a stormwater
24 management system located at 923

1 West Butler in coordination with
2 upgrades to the adjacent Butler
3 Street Playlot. This site
4 improvements are supported by the
5 neighborhood groups and are in line
6 with several planning initiatives
7 important to Philadelphia Water
8 Department.

9 The Department of Public
10 Property supports this measure. And
11 accordingly, I respectfully ask that
12 City Council approve Bill 241051.
13 Thank you. I will be happy to
14 answer any questions you may have.

15 COUNCILWOMAN LOZADA: Are
16 there any questions from the
17 Committee for this panel?

18 (No response.)

19 COUNCILWOMAN LOZADA:
20 Thank you for your testimony.

21 Will the Clerk please
22 call the first panel to testify on
23 Bill No. 241052.

24 THE CLERK: That would be

1 Joseph Brasky once again.

2 COMMISSIONER BRASKY:

3 Joseph Brasky, Department of Public
4 Property, Interim Commissioner.

5 Good afternoon, Chairperson Lozada

6 and members of the Committee on

7 Public Property and Public Works.

8 My name is Joe Brasky. I'm the

9 Interim Commissioner of the

10 Department of Public Property. I am

11 here to testify in support of Bill

12 241052, authorizing the Department

13 of Public Property, on behalf of the

14 City of Philadelphia, to enter in a

15 sublease agreement with Philadelphia

16 Municipal Authority for use by the

17 City of all or a portion of the

18 premises located 1600-26 JFK

19 Boulevard, commonly known as Four

20 Penn Center, under certain terms and

21 conditions.

22 Located on the southwest

23 corner of 16th Street and John F.

24 Kennedy Boulevard, Four Penn Center

1 sits above SEPTA Suburban Station
2 within walking distance of the
3 triplex. Public Property has
4 increased its efforts to provide
5 modern space to City employees and
6 has been fortunate to see heavily
7 discounted Class A office space
8 opportunities due to the current
9 state of the Center City office
10 market.

11 Public Property has been
12 active in the market in its attempts
13 to modernize its office portfolio
14 with the emphasis on quality and
15 overall budget. Not knowing what
16 this volatile office market may soon
17 look like, DPP has aggressively
18 pursued long-term Class A office
19 leases and subleases in hopes to
20 start closing the gap between City
21 and the private sector and what
22 continues to be a very competitive
23 hiring market.

24 This proposed 15-year

1 office lease for 26,805 feet at Four
2 Penn Center is one step towards this
3 goal. The Department of Public
4 Property supports this measure. And
5 accordingly, I respectfully ask the
6 City Council to approve Bill No.
7 241052. Thank you. I will be happy
8 to answer any questions you have.

9 COUNCILWOMAN LOZADA:

10 Thank you for your testimony.

11 Are there any questions?

12 (No response.)

13 COUNCILWOMAN LOZADA:

14 There being none, will the Clerk
15 read the names of the panel to
16 testify this afternoon on Bill No.
17 241053.

18 THE CLERK: Our final
19 panelist is Joseph Brasky once again
20 on 241053.

21 COMMISSIONER BRASKY: Joe
22 Brasky, Department of Public
23 Property, Interim Commissioner.

24 COUNCILWOMAN LOZADA:

1 Please begin with your testimony.

2 COMMISSIONER BRASKY:

3 Good afternoon, Chairperson Lozada,
4 members of Committee of Public
5 Property and Public Works. My name
6 is Joe Brasky. I am Interim
7 Commissioner of the Department of
8 Public Property. I'm here to
9 testify in support of Bill No.
10 241053, authorizing the Department
11 of Public Property, on behalf of the
12 City of Philadelphia, to enter into
13 a sublease agreement with
14 Philadelphia Municipal Authority for
15 use by City, of all or a portion and
16 premises located at 30 South 15th
17 Street, commonly known as the Grand
18 Building, under certain terms and
19 conditions.

20 Situated across City
21 Hall, the Graham Building offers a
22 convenient location near SEPTA
23 Suburban Station and within walking
24 distance of the triplex. This

1 boutique Class A office building has
2 modern efficient floor plates with
3 polished concrete floors and exposed
4 ceiling. With a state-of-the-art
5 Center City office market, the
6 Department of Public Property
7 pounced on the opportunity to
8 provide City employees premier
9 office space at heavily-discounted
10 rental rates by agreeing to proposed
11 sublease terms for 30,352 feet over
12 the next 10 years.

13 With generous tenant
14 improvement allowance and free rent
15 credit packages included, Public
16 Property continues to strive towards
17 City employees custom-built modern
18 workspace and could be proud of its
19 rates that it can afford. This
20 proposed 10-year sublease would
21 provide the City with the entire
22 17th, 18th and 21st floors to
23 utilize for its general office use.

24 The Department of Public

1 Property supports this measure. And
2 accordingly, I respectfully ask that
3 City Council approve 241053. Thank
4 you, and I'll be happy to answer any
5 questions you may have.

6 COUNCILWOMAN LOZADA: Are
7 there any questions from members of
8 the Committee?

9 (No response.)

10 COUNCILWOMAN LOZADA:

11 Thank you for your testimony.

12 This concludes the
13 hearing and now we will go into the
14 public meeting. There being no
15 further questions from members of
16 the Committee and no other witnesses
17 to testify on the bills before the
18 Committee today, I will ask if
19 there's anyone else present in this
20 hearing whose name we have failed to
21 call and that wishes to offer
22 testimony on the bills being
23 considered today?

24 (No response.)

1 COUNCILWOMAN LOZADA:

2 Hearing none, we will go into the
3 public meeting to consider the
4 actions to be taken on the bills
5 before this Committee today. We
6 will now convene the public meeting.

7 Mr. Cameron, will you
8 please call the roll to take
9 attendance. Members that are in
10 attendance please indicate that you
11 are here by saying present when your
12 name is called.

13 THE CLERK: Councilmember
14 Lozada.

15 COUNCILWOMAN LOZADA:
16 Present.

17 THE CLERK: Vice-Chair
18 Squilla.

19 COUNCILMAN SQUILLA:
20 Present.

21 THE CLERK: Member
22 Gauthier.

23 COUNCILWOMAN GAUTHIER:
24 Present.

1 THE CLERK: Member

2 Driscoll.

3 COUNCILMAN DRISCOLL:

4 Present.

5 THE CLERK: Member

6 Harrity.

7 COUNCILMAN HARRITY:

8 Present.

9 COUNCILWOMAN LOZADA:

10 Thank you. A quorum is present and
11 we will now begin the public
12 meeting. Please note that Bill No.
13 240874 is being held at the request
14 of the sponsor and no action will be
15 taken on that bill today.

16 The Chair recognizes
17 Councilmember Harrity for a single
18 motion on Bill Nos. 241022, 241023,
19 241025, 241029, 241031, 241050,
20 241051, 241052 and 241053.

21 COUNCILMAN HARRITY:

22 Madam Chair, thank you.

23 I move that Bill Nos.

24 241022, 241023, 241025, 241029,

1 241031, 241050, 241051, 241052 and
2 241053 be reported from this
3 Committee with a favorable
4 recommendation and further move that
5 the rules of Council be suspended to
6 permit first reading of these bills
7 at our next session of Council.

8 (Duly seconded.)

9 COUNCILWOMAN LOZADA: The
10 Chair notes for the record that
11 Councilmember Harrity -- or
12 Councilmember Gauthier seconds the
13 motion. It has been moved and
14 properly seconded that Bill Nos.
15 241022, 241023, 241025, 241029,
16 241031, 241050, 241051, 241052 and
17 241053 be reported from this
18 Committee with a favorable
19 recommendation and further move that
20 the rules of Council be suspended to
21 permit first reading of these bills
22 at the next session of Council.

23 All those in favor of the
24 motion will signify by saying aye.

1 (Aye.)

2 COUNCILWOMAN LOZADA:

3 Those opposed?

4 (No response.)

5 COUNCILWOMAN LOZADA: The
6 ayes have it and the motion carries.

7 This concludes the
8 business before this Committee of
9 Public Property and Public Works
10 today. Thank you all very much for
11 your attendance. Have a good
12 afternoon.

13 (Committee on Public
14 Property and Public Works concluded
15 at 1:58 p.m.)

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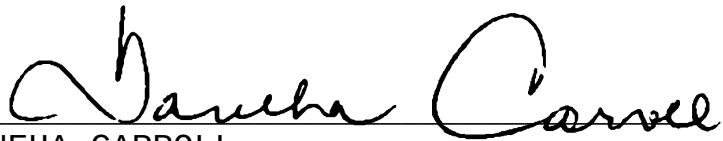
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C E R T I F I C A T I O N

I, hereby certify that the proceedings
and evidence noted are contained fully and
accurately in the stenographic notes taken by
me in the foregoing matter, and that this is a
correct transcript of the same.

A handwritten signature in black ink, reading "Taneha Carroll". The signature is fluid and cursive, with the first name "Taneha" and the last name "Carroll" clearly distinguishable.

TANEHA CARROLL
Court Reporter - Notary Public

(The foregoing certification of this
transcript does not apply to any reproduction
of the same by any means, unless under the
direct control and/or supervision of the
certifying reporter.)

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