

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

Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, March 14, 2012
11:45 a.m.

PRESENT:

COUNCILMAN BOBBY HENON, CHAIR
COUNCILWOMAN JANNIE BLACKWELL
COUNCILMAN JAMES KENNEY
COUNCILWOMAN MARIA D. QUINONES-SANCHEZ
COUNCILMAN MARK SQUILLA

BILL 120084 - An ordinance authorizing the Commissioner of Public Property to enter into a sublease agreement with the Philadelphia Authority for Industrial Development, for certain land and improvements located at 300 E. Hunting Park Avenue...

BILL 120140 - An ordinance authorizing the Commissioner of Public Property to convey to the Philadelphia Authority for Industrial Development a certain tract of City-owned land situate at 332-52 East Tioga Street...

- - -

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COUNCILMAN HENON: Good

3

morning, ladies and gentlemen. The

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Committee of Public Property and Public

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Works is now in session.

6

Would the Clerk please read the

7

title of the first bill.

8

THE CLERK: Bill No. 120084, an

9

ordinance authorizing the Commissioner of

10

Public Property to enter into a sublease

11

agreement with the Philadelphia Authority

12

for Industrial Development, for certain

13

land and improvements located at 300 East

14

Hunting Park Avenue, all under certain

15

terms and conditions.

16

COUNCILMAN HENON: Thank you.

17

I'd like to recognize that we

18

have a quorum present. To my left,

19

Councilman Squilla and Councilwoman Maria

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Quinones-Sanchez. To my right is

21

Councilwoman Jannie Blackwell and

22

Councilman Jim Kenney.

23

Thank you for joining me today.

24

Is there anyone here from the

25

Administration who wishes to testify on

1 3/14/12 - PUBLIC PROPERTY - BILL 1200084, ETC.

2 Bill No. 120084 today?

3 (Witness approached witness
4 table.)

5 COUNCILMAN HENON: Please state
6 your name for the record, please.

7 DEPUTY COMMISSIONER HERZINS:

8 Good morning, Chairman Henon. My name is
9 John Herzins. I am the Deputy
10 Commissioner of Public Property. I am
11 here today representing the Department to
12 testify in support of Bill No. 120084, an
13 ordinance authorizing the Commissioner on
14 behalf of the City to enter into a
15 sublease agreement with the Philadelphia
16 Authority for Industrial Development for
17 certain land and improvements located at
18 300 East Hunting Park Avenue, all under
19 certain terms and conditions.

20 The Police Department's Special
21 Victims Unit, the Department of Human
22 Services and the Philadelphia Children's
23 Alliance investigate and administer
24 treatment for all reported cases of adult
25 and child sexual assault, child abuse

1 3/14/12 - PUBLIC PROPERTY - BILL 1200084, ETC.

2 reported cases and all other related
3 crimes. The premises at 300 East Hunting
4 Park Avenue will be the site for the
5 newly co-located units. The Department
6 of Public Property will lease through
7 PAID a completely renovated and newly
8 constructed facility that allows for
9 co-housing of these child welfare, police
10 and advocacy groups. The lease will
11 provide for a 15-year term, with the
12 landlord funding all tenant improvements.

13 The Department supports this
14 measure and, accordingly, I respectfully
15 ask that City Council approve Bill No.
16 120084.

17 I am requesting a suspension of
18 the rules so as to allow for first
19 reading at the next session of Council.

20 With me today are the
21 Commissioner of DHS, Anne Marie Ambrose,
22 Captain Darby from the Police Special
23 Victims Unit and Chris Kirchner of the
24 Philadelphia Children's Alliance, who
25 will also be talking about their

1 3/14/12 - PUBLIC PROPERTY - BILL 1200084, ETC.

2 different agencies.

3 COUNCILMAN HENON: Thank you,

4 Mr. Herzins. I have a few questions.

5 What is currently located at

6 300 East Hunting Park Avenue?

7 DEPUTY COMMISSIONER HERZINS:

8 It's an abandoned building.

9 COUNCILMAN HENON: Can you

10 elaborate a little more on the term

11 "completely renovated and constructed

12 facility," please.

13 DEPUTY COMMISSIONER HERZINS:

14 The building will be renovated to meet

15 the needs of the three agencies, as well

16 an addition will be built onto the

17 building to get the necessary square

18 footage.

19 COUNCILMAN HENON: Is this

20 going to be one facility or separate --

21 DEPUTY COMMISSIONER HERZINS:

22 One facility.

23 COUNCILMAN HENON: And the

24 lease provides for a 15-year term?

25 DEPUTY COMMISSIONER HERZINS:

1 3/14/12 - PUBLIC PROPERTY - BILL 1200084, ETC.

2 Yes.

3 COUNCILMAN HENON: The landlord
4 is funding --

5 DEPUTY COMMISSIONER HERZINS:
6 All the improvements.

7 COUNCILMAN HENON: Which is the
8 City of Philadelphia? Who is the
9 landlord currently?

10 DEPUTY COMMISSIONER HERZINS:
11 The landlord will be ISCP Development.

12 COUNCILMAN HENON: Who is ISCP
13 Development?

14 DEPUTY COMMISSIONER HERZINS:
15 It's Andrew Eisenstein, is one of the
16 principals.

17 COUNCILMAN HENON: The agencies
18 that will be facilitated in the new
19 premises, are we going to be utilizing
20 their spaces, Public Property, once
21 they're vacated and they go into the new
22 facility?

23 DEPUTY COMMISSIONER HERZINS:
24 The Department of Human Services will be
25 relocating from One Parkway. The Special

1 3/14/12 - PUBLIC PROPERTY - BILL 1200084, ETC.

2 Victims Unit's lease is ending at Front
3 and Lehigh next year, so they'll be
4 relocating from that location. And the
5 Philadelphia Children's Alliance will be
6 relocating. They have leased space on
7 South 15th Street here in Center City.

8 COUNCILMAN HENON: Is there a
9 plan for the utilization of the vacated
10 premises from the other agencies?

11 DEPUTY COMMISSIONER HERZINS:
12 We're terminating the lease at Front and
13 Lehigh.

14 COUNCILMAN HENON: Okay.
15 Great. It seems like the City is going
16 to be in a position to save some
17 resources by these consolidations.

18 Does any of my colleagues have
19 any questions?

20 COUNCILWOMAN SANCHEZ: Thank
21 you, Chairman Henon.

22 I just wanted to go on the
23 record. I've been working with the Chief
24 of Staff, Mr. Gillison, on this kind of
25 unique partnership that's being created

1 3/14/12 - PUBLIC PROPERTY - BILL 1200084, ETC.

2 between different service providers and
3 we believe will serve as a model for how
4 we provide immediate intervention to
5 special victims.

6 The Special Victims Unit is
7 moving from our current Temple-Episcopal
8 Campus. The Philadelphia Children's
9 Alliance, which is our DHS partner in
10 this, will also be on site. And you are
11 correct, this is an opportunity as we've
12 been looking as a member of the
13 Facilities Committee of how do we
14 co-locate services but, more importantly,
15 also take services into neighborhoods
16 where it's easier for people to get to as
17 opposed to downtown.

18 So the City had been looking
19 for a location. There were several other
20 options. We actually held a community
21 meeting for one of the options that was
22 in a more residential area and got
23 community support. In this particular
24 case, they're going into kind of an
25 industrial/mixed/commercial area where

1 3/14/12 - PUBLIC PROPERTY - BILL 1200084, ETC.

2 there are no immediate residents other
3 than some of our community stakeholders,
4 including our Streets Department unit.
5 So this is kind of a unique opportunity.
6 It's in my district. And I ask that the
7 Committee support this.

8 I do think we will save money
9 and we will have better facilities. The
10 Special Victims Unit folks will agree
11 that the Episcopal Campus, while
12 centrally located, does not provide the
13 best environment for the type of
14 intervention and the work that they do
15 with our special victims, seniors and
16 children.

17 So thank you.

18 COUNCILMAN HENON: Thank you,
19 Councilwoman.

20 COUNCILMAN SQUILLA: Thank you,
21 Chairman Henon.

22 My question was with the
23 Children's Alliance. We were there the
24 other day, and they do a lot of great
25 work. And that lease is being terminated

1 3/14/12 - PUBLIC PROPERTY - BILL 1200084, ETC.

2 there on South 15th Street?

3 DEPUTY COMMISSIONER HERZINS:

4 I'll ask Chris Kirchner to come up here,
5 please.

6 MS. KIRCHNER: Yes, it will be.
7 We have only been there, as you know, for
8 two years, and we had actually put a
9 provision in the lease that after three
10 years, we would be able to terminate the
11 lease, but only in the event of
12 co-location. So co-location is
13 referenced in our lease.

14 We haven't discussed this yet
15 with our landlord, but we do have the
16 ability to get out of the lease effective
17 next spring.

18 COUNCILMAN SQUILLA: All right.
19 Thank you.

20 COUNCILMAN HENON: Are there
21 any further questions from members of the
22 Committee?

23 (No response.)

24 COUNCILMAN HENON: Thank you.

25 Is there anyone else here today

1 3/14/12 - PUBLIC PROPERTY - BILL 1200084, ETC.

2 to testify on Bill No. 120084?

3 (No response.)

4 COUNCILMAN HENON: Great. Will
5 the Clerk please read the title to the
6 next bill.

7 THE CLERK: Bill No. 120140, an
8 ordinance authorizing the Commissioner of
9 Public Property to convey to the
10 Philadelphia Authority for Industrial
11 Development a certain tract of City-owned
12 land situate at 332-52 East Tioga Street,
13 with buildings and improvements located
14 thereon, if any, all under certain terms
15 and conditions.

16 COUNCILMAN HENON: Thank you.

17 The Committee will now hear
18 testimony on Bill No. 120140. Is there
19 anyone here from the Administration who
20 wishes to testify on this bill?

21 DEPUTY COMMISSIONER HERZINS:
22 Good morning, Chairman Henon and members
23 of the Committee on Public Property and
24 Public Works. My name is John Herzins,
25 Deputy Commissioner of the Department of

1 3/14/12 - PUBLIC PROPERTY - BILL 1200084, ETC.

2 Public Property, here today to testify in
3 support of Bill No. 120140, an ordinance
4 authorizing the Commissioner to convey to
5 the Philadelphia Authority for Industrial
6 Development a certain tract of City-owned
7 land situate at 332 to 52 East Tioga
8 Street, with buildings and improvements
9 located thereon, if any, all under
10 certain terms and conditions.

11 E&V Zagranichny LLC will
12 purchase this two-and-a-half-acre site in
13 order to expand their business operations
14 and workforce. The \$320,000 proceeds of
15 the sale will be deposited into the
16 General Fund.

17 The Department supports this
18 measure and, accordingly, I respectfully
19 ask that City Council approve Bill No.
20 120140.

21 I am requesting a suspension of
22 the rules so as to allow for first
23 reading at the next session of Council.

24 Thank you. I'll be happy to
25 answer any questions you may have.

1 3/14/12 - PUBLIC PROPERTY - BILL 1200084, ETC.

2 COUNCILMAN HENON: Thank you,
3 John.

4 Are there any other questions
5 from the members of the Committee?

6 COUNCILWOMAN SANCHEZ: I just
7 want to kind of for the record, this is a
8 sale to a business that, through some
9 community development, particularly
10 housing development, we landlocked him at
11 his current location. And I want to
12 acknowledge the work of the Commerce
13 Department, Mr. Dougherty and
14 Mr. Barroso, who are here, who has worked
15 with folks at the PIDC and others to be
16 able to locate him. These are
17 manufacturing, allied manufacturing, jobs
18 in the neighborhood that desperately
19 needs them, and I ask this Committee to
20 support the bill.

21 COUNCILMAN HENON: Any other
22 questions from members on the Committee?

23 (No response.)

24 COUNCILMAN HENON: Is there
25 anyone else here to testify on Bill No.

1 3/14/12 - PUBLIC PROPERTY - BILL 1200084, ETC.

2 120140?

3 (No response.)

4 COUNCILMAN HENON: The Chair

5 recognizes -- so nobody is here.

6 This is going to conclude our
7 public hearing. Then we'll now move into
8 our public meeting.

9 The Chair recognizes
10 Councilwoman Blackwell for a motion.

11 COUNCILWOMAN BLACKWELL: Thank
12 you, Mr. Chairman. I move that Bill
13 120084 be reported out of Committee with
14 a favorable recommendation and, further,
15 that the rules of Council be suspended so
16 as to permit first reading at our next
17 session.

18 (Duly seconded.)

19 COUNCILMAN HENON: It has been
20 moved and seconded.

21 All in favor?

22 (Aye.)

23 COUNCILMAN HENON: The ayes
24 have it. Bill No. 120084 will be
25 reported out of Committee with a

1 3/14/12 - PUBLIC PROPERTY - BILL 1200084, ETC.

2 favorable recommendation, with a
3 suspension of the rules to allow the
4 reading of Bill No. 120084 at the next
5 Council session.

6 The Chair now recognizes
7 Councilman Squilla.

8 COUNCILMAN SQUILLA: I move
9 that Bill No. 120140 be voted out of this
10 Committee with a favorable
11 recommendation. Furthermore, I move that
12 the rules of Council be suspended so to
13 permit the first reading of Bill No.
14 120140 at our next session of Council.

15 (Duly seconded.)

16 COUNCILMAN HENON: It has been
17 moved and seconded.

18 All in favor?

19 (Aye.)

20 COUNCILMAN HENON: The ayes
21 have it. Bill No. 120140 will be
22 reported out of Committee with a
23 favorable recommendation, with a
24 suspension of the rules as to allow
25 reading of Bill No. 120140 at our next

1 3/14/12 - PUBLIC PROPERTY - BILL 1200084, ETC.

2 Council session.

3 Thank you all very much for
4 attending.

5 This concludes our public
6 meeting. Thank you again.

7 (Committee on Public Property
8 and Public Works concluded at 11:55 a.m.)

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CERTIFICATE

I HEREBY CERTIFY that the
proceedings, evidence and objections are
contained fully and accurately in the
stenographic notes taken by me upon the
foregoing matter on March 14, 2012, and that
this is a true and correct transcript of same.

MICHELE L. MURPHY
RPR-Notary Public

(The foregoing certification of this
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