

4/13/2023

1
2 COUNCIL OF THE CITY OF PHILADELPHIA
3 COMMITTEE ON PARKS, RECREATION AND
4 CULTURAL AFFAIRS
5
6

7 Via Microsoft Teams
8 Philadelphia, Pennsylvania
9 Thursday, April 13, 2023
10 1:19 p.m.

11 PRESENT:

12 COUNCILWOMAN CINDY BASS, CHAIR
13 COUNCILWOMAN JAMIE GAUTHIER
14 COUNCILMAN JIM HARRITY
15 COUNCILMAN KENYATTA JOHNSON
16 COUNCILMAN CURTIS JONES, JR.
17 COUNCILMAN ISAIAH THOMAS

18 BILL 220969 - An ordinance authorizing the
19 Commissioner of Public Property, on behalf of
20 the City of Philadelphia, to accept a
21 historically-designated building from 2000
22 Arch Associates LP, which will move and
23 reinstall the building on City property, under
24 certain terms and conditions.
25

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2 COUNCILWOMAN BASS: Thank you.

3 Good afternoon. Before we
4 begin the public hearing, I would like to
5 make the following announcement:

6 Due to the continuing threat to
7 public health from COVID-19, City Council
8 committees are currently meeting
9 remotely. We are using Microsoft Teams
10 to make these remote hearings possible.
11 Instructions for how the public may view
12 and offer public testimony at public
13 hearings of Council committees are
14 included in the public hearing notices
15 that are published in the Daily News,
16 Inquirer, and Legal Intelligencer prior
17 to the hearings, and can also be found on
18 PHLCouncil.com.

19 I now note that the hour has
20 come, and I'm going to ask the Clerk to
21 please call the roll to take attendance.
22 Members that are in attendance will
23 please indicate that you are present when
24 your name is called. Also say a few
25 brief words when responding so that your

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2 image will be displayed on screen when
3 you speak.
4 THE CLERK: Councilmember
5 Johnson.
6 COUNCILMAN JOHNSON: Present.
7 THE CLERK: Councilmember
8 Thomas.
9 COUNCILMAN THOMAS: Present.
10 THE CLERK: Councilmember
11 Jones.
12 COUNCILMAN JONES: Present.
13 THE CLERK: Councilmember
14 Brooks.
15 (No response.)
16 THE CLERK: Councilmember
17 Harrity.
18 COUNCILMAN HARRITY: Present.
19 THE CLERK: Councilwoman
20 Gauthier.
21 COUNCILWOMAN GAUTHIER: Good
22 afternoon, Madam Chair and colleagues.
23 Present.
24 THE CLERK: Madam Chair.
25 COUNCILWOMAN BASS: I am

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2 present. Thank you.

3 A quorum of the Committee is
4 present, and this hearing is now called
5 to order. This is a public hearing of
6 the Committee on Parks, Recreation and
7 Cultural Affairs regarding Bill No.
8 220969.

9 I'm going to ask the Clerk,
10 will you please read the title of the
11 bill.

12 THE CLERK: Bill No. 220969,
13 authorizing the Commissioner of Public
14 Property, on behalf of the City of
15 Philadelphia, to accept a
16 historically-designated building from
17 2000 Arch Associates LP, which will move
18 and reinstall the building on City
19 property, under certain terms and
20 conditions.

21 COUNCILWOMAN BASS: Thank you.
22 Before we begin to hear
23 testimony from the witnesses we have for
24 today, everyone who has been invited to
25 the public meeting to testify should be

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2 aware that this public hearing is being
3 recorded. Because the hearing is public,
4 participants and viewers have no
5 reasonable expectation of privacy. By
6 continuing to be in the meeting, you are
7 consenting to being recorded.

8 Additionally, prior to
9 recognizing members for the questions or
10 comments that they have for witnesses, I
11 will note for the record at this time
12 that we will use the Chat feature
13 available in Microsoft Teams to allow
14 members to signify that they want to be
15 recognized. And in order to comply with
16 the Sunshine Act, the Chat feature must
17 only be used for that purpose.

18 The Clerk, will you please call
19 the first panel we have to testify today
20 for Bill No. 220969.

21 THE CLERK: The first speaker
22 we have today is Bob Allen.

23 MR. ALLEN: Can you hear me?

24 COUNCILWOMAN BASS: Yes.

25 MR. ALLEN: Am I coming through

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2 clearly? Excellent. Thank you.

3 Good afternoon, Committee Chair
4 Bass, Vice Chair Jones, and Committee
5 members. My name is Bob Allen and I
6 serve as Director of Property and
7 Concessions Management for the Department
8 of Parks and Recreation. I'm pleased to
9 appear before you today on behalf of the
10 Department in support of Bill No. 220969
11 introduced by the Council President.

12 The ordinance would authorize
13 the City of Philadelphia, through the
14 Department of Public Property, to accept
15 a small, one-story historically
16 designated building to be relocated and
17 reinstalled on the grounds of Sedgley
18 Porter House in East Park and become part
19 of the Fairmount Park system under the
20 jurisdiction of Parks and Recreation.

21 The building in question, which
22 we simply call the Gulf Station, was
23 constructed as a gas station by the Gulf
24 Refining Company in 1930 and designated
25 as historic by the Historical Commission

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2 in 1981 because it was considered one of,
3 if not the last, surviving early gas
4 stations in the City.

5 The Gulf Station has already
6 been moved from 20th and Arch to allow
7 Parkway Corporation to begin construction
8 of the building that will become the
9 national headquarters of Chubb. Parkway
10 and the Department have agreed on a
11 construction license and donation
12 agreement, which is in the final stages
13 of completion. We, as recently as last
14 evening, have been exchanging information
15 about the indemnification, and I know
16 that the completed agreement will be
17 amended as an exhibit onto the bill to
18 finalize its reinstallation and gift to
19 the City.

20 So the Administration is
21 requesting that City Council approve Bill
22 No. 220966 to permit Public Property to
23 accept the donation of the Gulf Station,
24 with a request for a suspension of the
25 rules such that the report from Committee

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2 will be deemed to be a first reading.

3 So thank you. I would be happy
4 to answer any questions you may have.

5 COUNCILWOMAN BASS: Thank you.
6 We're going to hold the questions. Thank
7 you, Mr. Allen.

8 And can we have the Clerk call
9 the next speaker, please.

10 THE CLERK: Madam Chair, the
11 next speaker is Wale Mabogunje.

12 MR. MABOGUNJE: Good afternoon.
13 This is Wale Mabogunje with Parkway. Can
14 everyone hear me clearly?

15 COUNCILWOMAN BASS: We can hear
16 you clearly.

17 MR. MABOGUNJE: Thank you very
18 much.

19 Good afternoon again, Chair
20 Bass. Thanks for the opportunity to
21 testify today. As I mentioned, my name
22 is Wale Mabogunje. I'm Vice President of
23 Real Estate and the project executive at
24 Parkway Corporation responsible for the
25 design, development, and construction of

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2 the new project for Chubb/ACE American
3 Insurance Company at 2000 Arch. As Bob
4 mentioned, we are pleased to be able to
5 contribute this historic and useful
6 building to the City as an addition to
7 the Sedgley Porter House site in
8 Fairmount Park. The relocation, made
9 possible through collaboration with
10 Council President Clarke and various City
11 departments, along with the approval of
12 the Historic Commission and the Art
13 Commission and facilitation by the
14 Department of Parks and Rec, will allow
15 for the full development of our building
16 at 2000 Arch Street, which is a 551,000
17 gross square foot professional office
18 building at a cost of over 408 million,
19 which will provide between 200 and 600
20 construction jobs while retaining 1,200
21 permanent office jobs and adding another
22 1,800 new office jobs.

23 If there are any questions for
24 me as part of the development team, I'd
25 be happy to answer them at your

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2 convenience.

3 COUNCILWOMAN BASS: Well, thank
4 you for your testimony today.

5 I don't have any questions for
6 either witness, but I would open it up to
7 my colleagues to see if there are any
8 questions among my colleagues.

9 And I don't see anyone. If I'm
10 missing you, you can just jump in here.
11 Somehow I don't see you and you have a
12 question, but it doesn't look like there
13 are any questions.

14 So thank you for your
15 testimony.

16 And let me ask if there are any
17 other witnesses or panels to testify,
18 Mr. Clerk?

19 THE CLERK: Madam Chair, that
20 is all the speakers that we have for
21 today.

22 COUNCILWOMAN BASS: Okay.
23 Well, there being no further questions
24 from members of the Committee and no
25 further witnesses to testify on Bill No.

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2 220969, I will ask if there is anyone
3 else present in this hearing whose name
4 we have failed to call and that wishes to
5 offer testimony on the bill being
6 considered today?

7 (No response.)

8 COUNCILWOMAN BASS: And hearing
9 none, I want to thank the panels and
10 witnesses for their participation today.
11 We value your opinions. And I now invite
12 all panels and witnesses to please
13 disconnect from the hearing before we go
14 into our public meeting on the bill. We
15 will now pause the proceedings briefly as
16 multiple participants leave the hearing.

17 All right. And this concludes
18 the public hearing of the Committee. We
19 will now go into a public meeting to
20 consider the action to be taken on the
21 bill before this Committee today.

22 And we're going to ask the
23 Clerk to please call the roll again.

24 THE CLERK: Councilmember
25 Johnson.

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2 COUNCILWOMAN BASS: I'm sorry.

3 COUNCILMAN JOHNSON: I'm here.

4 COUNCILWOMAN BASS: Mr. Clerk,
5 before you do that, I'm sorry.

6 COUNCILMAN JOHNSON: I'm here.

7 COUNCILWOMAN BASS: Hold on.

8 Hold on. Pause one second. My
9 apologies. I think I skipped a step, so
10 I want to procedurally make sure that
11 we're correct.

12 I want to just formally state
13 that we're now going into the public
14 meeting. So we have ended the public
15 hearing and we are now going into the
16 public meeting.

17 And now, Mr. Clerk, if you
18 could call the roll.

19 THE CLERK: Councilmember
20 Johnson.

21 COUNCILMAN JOHNSON: Here.

22 THE CLERK: Councilmember
23 Thomas.

24 COUNCILMAN THOMAS: Present.

25 THE CLERK: Councilmember

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2 Jones.

3 (No response.)

4 THE CLERK: Councilmember

5 Brooks.

6 (No response.)

7 THE CLERK: Councilmember

8 Harrity.

9 COUNCILMAN HARRITY: Present,
10 present, present.

11 THE CLERK: And Councilmember
12 Gauthier.

13 COUNCILWOMAN GAUTHIER:
14 Present.

15 THE CLERK: Okay. Madam Chair.

16 COUNCILWOMAN BASS: And of
17 course I am present. And so we have
18 maintained a quorum. Thank you.

19 A quorum of the Committee is
20 present, and the Committee meeting is now
21 called to order. And we want to do a
22 report on Bill No. 220969.

23 The Chair recognizes
24 Councilmember Gauthier for a motion on
25 Bill No. 220969.

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2 COUNCILWOMAN GAUTHIER: Thank
3 you, Madam Chair. I move that Bill No.
4 220969 be reported from this Committee
5 with a favorable recommendation and
6 further move that the rules of Council be
7 suspended to permit first reading of this
8 bill at our next session of Council.

9 COUNCILWOMAN BASS: Can we get
10 a second?

11 (Duly seconded.)

12 COUNCILWOMAN BASS: Thank you.
13 The Chair notes for the record that
14 Councilmember Harrity seconds the motion.

15 It's been moved and properly
16 seconded that Bill No. 220969 be reported
17 from this Committee with a favorable
18 recommendation and further moved that the
19 rules of Council be suspended to permit
20 first reading of this bill at the next
21 session of Council.

22 All of those in favor of this
23 motion will signify by saying aye.

24 (Aye.)

25 COUNCILWOMAN BASS: Is there

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2 anyone opposed? Those opposed?

3 (No response.)

4 COUNCILWOMAN BASS: The ayes

5 have it. The motion carries. And

6 actually I'm sorry. I want to -- no.

7 There was a rules suspension. Okay.

8 Very good.

9 This concludes the business

10 before the Committee on Parks and

11 Recreation and Cultural Affairs.

12 Thank you very much for your

13 attendance today, and have a great

14 afternoon.

15 - - -

16 (Committee on Parks, Recreation

17 and Cultural Affairs concluded at 1:32

18 p.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, and that this is a true and
correct transcript of same.

MICHELE L. MURPHY
RPR-Notary Public

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