

2/15/2023

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

Remote location using Microsoft® Teams
Wednesday, February 15, 2023
10:00 a.m.

PRESENT:

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

ALSO PRESENT:

COUNCILMAN CURTIS JONES, JR.

BILLS: 220419, 220845

1 - - -

2 COUNCILWOMAN LOZADA: Good
3 morning. Before we begin the public
4 hearing, I will make the following
5 announcement: Due to the COVID
6 threat to the public health from
7 COVID-19, City Council Committees are
8 currently meeting remotely. We are
9 using Microsoft Teams to make these
10 remote hearings possible.

11 Instructions for how the
12 public may view and offer public
13 testimony at public hearings of
14 Council Committees are included in
15 the public hearing notices that are
16 published in the Daily News, Inquirer
17 and Legal Intelligencer prior to the
18 hearings and can also be found on
19 PHLCouncil.com. I now note that the
20 hour has come.

21 Ms. Schultz, will you please
22 call the roll to take attendance.
23 Members that are in attendance will
24 please indicate they are present when
25 you hear your name is called. Also,

1 please say a few brief words when
2 responding so that your image will be
3 displayed on the screen when you
4 speak.

5 THE CLERK: Good afternoon,
6 everyone. Councilmember Gauthier.

7 COUNCILWOMAN GAUTHIER:
8 Present. Good morning, Madam Chair
9 and colleagues and Philadelphia.

10 THE CLERK: Thank you.
11 Councilmember Oh I don't believe is
12 present.

13 Councilmember Driscoll.

14 COUNCILMAN DRISCOLL:

15 Present. Good morning.

16 THE CLERK: Thank you. Good
17 morning.

18 Councilmember Harrity.

19 COUNCILMAN HARRITY:

20 Present. Good morning.

21 THE CLERK: Good morning.
22 Thank you.

23 Councilmember Vaughn.

24 (No response.)

25 THE CLERK: I don't believe

1 we have Councilmember Vaughn.

2 Vice-Chair Squilla.

3 COUNCILMAN SQUILLA: Good
4 morning, Madam Chair and colleagues.
5 Present.

6 THE CLERK: Good morning.
7 And, Chair Lozada, my fabulous boss.

8 COUNCILWOMAN LOZADA: Good
9 morning. Good morning. Thank you.
10 A quorum of this Committee is present
11 and this hearing is now called to
12 order. This is the public hearing of
13 the Committee of Public Works and
14 Public Property regarding Bill Nos.
15 220419 and 220845.

16 Ms. Schultz, would you
17 please read the titles of the bills.

18 THE CLERK: Yes. We have
19 Bill No. 220419, an ordinance
20 authorizing the Commissioner of
21 Public Property, on behalf of the
22 City of Philadelphia, to acquire fee
23 simple title or a lesser real estate
24 interest from Philadelphia Authority
25 for Industrial Development to all or

1 a portion of a parcel or parcels of
2 land located in and about the area by
3 56th Street, Lindbergh Boulevard,
4 61st Street, Passyunk Avenue and the
5 Schuylkill River, and to grant an
6 easement to PAID for access across
7 the parcel for the construction and
8 maintenance of an accessway, all
9 under certain terms and conditions.

10 And Bill No. 220845, an
11 ordinance renaming and designating
12 the area of land bounded by 54th
13 Street, Wynnfield Avenue and Woodbine
14 Avenue as "The Wynnfield Veterans
15 Memorial."

16 COUNCILWOMAN LOZADA: Thank
17 you. Before beginning to hear
18 testimony from witnesses we have for
19 today, everyone who has been invited
20 to the meeting to testify should be
21 aware that this public hearing is
22 being recorded. Because the hearing
23 is public, participants and viewers
24 have no reasonable expectation of
25 privacy. By continuing to be in this

1 meeting, you are consenting to being
2 recorded.

3 Additionally, prior to
4 recognizing Members for the questions
5 or comments they have for witnesses,
6 I will note for the record at this
7 time that we will use the chat
8 feature available in Microsoft Teams
9 to allow Members to signify that they
10 wish to recognized. In order to
11 comply with the Sunshine Act, the
12 chat feature must only be used for
13 this purpose.

14 Ms. Schultz, would you
15 please call the first panel we have
16 to testify this morning on Bill No.
17 220419.

18 THE CLERK: Yes, Chairwoman.
19 I call Mr. Thomas Dalfo to testify.

20 COUNCILWOMAN LOZADA: Good
21 morning. Are you connected and ready
22 to proceed?

23 MR. DALFO: I am. Good
24 morning, Madam Chairperson and
25 members of the Committee.

1 COUNCILWOMAN LOZADA: Good
2 morning. Please --

3 MR. DALFO: My name --

4 COUNCILWOMAN LOZADA: --

5 state your name for the record and
6 proceed with your testimony.

7 MR. DALFO: Sure. My name
8 is Thomas Dalfo. I represent the
9 Philadelphia Industrial Development
10 Corporation or PIDC, and the
11 Philadelphia Authority for Industrial
12 Development or PAID. I'm here to
13 testify in support of Bill No.
14 220419.

15 This bill authorizes --
16 pardon me. This bill authorizes the
17 City of Philadelphia to acquire
18 through donation from PAID
19 approximately 3.4 acre area of land
20 located along the Schuylkill River
21 between 58th Street and 61st Street
22 in Southwest Philadelphia. And for
23 the City to grant PAID a perpetual
24 assignable access easement as noted
25 in the legislation.

1 The City's acquisition of
2 the site will allow for the extension
3 of the Bartram's Mile segment of the
4 Schuylkill River Trail, part of which
5 is already in place on a portion of
6 this parcel. It will enable the
7 trail to continue south to 61st
8 Street, a major arterial road, with
9 bike lanes that connect to
10 residential areas of Southwest
11 Philadelphia and job centers in South
12 Philadelphia via Passyunk Avenue.

13 In exchange for this
14 donation, the City will grant PAID a
15 permanent assignable access easement
16 to construct and maintain an access
17 road to our development properties
18 along the Schuylkill River. This
19 will divert truck traffic from
20 adjacent residential areas.

21 Since the adoption of the
22 Lower Schuylkill River Master Plan by
23 the City Planning Commission in May
24 2013, PADC has been actively
25 preparing the area to support modern

1 industrial development through the
2 following efforts: We've addressed
3 environmental contamination on nearly
4 20 acres of -- sorry, 60 acres of
5 vacant industrial properties. We've
6 worked closely with the City's
7 Department of Parks & Recreation and
8 the Schuylkill River Development
9 Corporation to design and construct
10 the Bartram's Mile segment of the
11 Schuylkill River Trail.

12 The conveyance of land and
13 the associated easement described in
14 this bill represent the latest step
15 in our process to reposition this
16 area into a 21st century industrial
17 district. I would ask that the
18 Committee consider this bill
19 favorably and that the rules of
20 Council be suspended to permit first
21 reading at the next regularly
22 scheduled meeting of Council. Thank
23 you for the opportunity to testify.
24 I'll be more than happy to answer any
25 questions you may have.

1 COUNCILWOMAN LOZADA: Thank
2 you for your testimony.

3 Are there any questions or
4 comments from members of the
5 Committee for this panel?

6 (No response.)

7 COUNCILWOMAN LOZADA:
8 Hearing none, Ms. Schultz, will you
9 please call the next panel we have to
10 testify this morning on Bill No.
11 220419.

12 THE CLERK: I will. I do
13 see Councilman Jones has his hand up.
14 I understand Councilman Jones is not
15 a member of the Committee but is --

16 COUNCILWOMAN LOZADA: The
17 Chair recognizes Councilman Jones.

18 COUNCILMAN JONES: Madam
19 Chair, this is for the next bill
20 dealing with the Wynnefield area.

21 COUNCILWOMAN LOZADA: Okay.
22 We can continue.

23 Ms. Schultz, please call the
24 next panel we have to testify this
25 morning on Bill 220419.

1 THE CLERK: We have no
2 further witnesses on 220419.

3 COUNCILWOMAN LOZADA: We
4 are --

5 THE CLERK: So unless there
6 is any further testimony, I believe
7 we can move to Bill 220845.

8 COUNCILWOMAN LOZADA: Please
9 call the panel.

10 THE CLERK: I call Michael
11 Reid to testify.

12 MR. REID: Good morning.
13 I'm Michael Reid.

14 COUNCILWOMAN LOZADA: Good
15 morning, Mr. Reid.

16 MR. REID: Good morning to
17 the panel. Good --

18 COUNCILWOMAN LOZADA: Please
19 begin your testimony.

20 MR. REID: -- morning, I'm
21 Michael Reid. Are you ready for my
22 testimony now?

23 COUNCILWOMAN LOZADA: We
24 are.

25 MR. REID: Michael Reid,

1 Sergeant First Class United States
2 Army retired, also past President of
3 the Wynnefield Residents Association,
4 the WRA as it's known. I have been
5 taking care of these grounds at 54th
6 Street and Wynnefield Avenue for over
7 15 years, mowing the lawn, whacking
8 the weeds, planting grass seed and
9 raising and lowering the prison --
10 POWs and the Stars and Stripes.

11 Over the past several years,
12 this plot of land has become known as
13 the unofficial Wynnefield Veterans
14 Memorial by residents of the
15 community and surrounding
16 neighborhoods. In 2015 while serving
17 as President of the WRA, I started
18 having an annual Veterans Day
19 ceremony there.

20 What started out as a small
21 gathering of two dozen veterans and
22 civilians has now grown to over 400
23 participants from not only Wynnefield
24 but all areas of Philadelphia.
25 Veterans organizations who return

1 every year and are now permanent
2 fixtures of our ceremony include the
3 Pennsylvania American Legion,
4 Penndelphia Detachment 306,
5 Philadelphia Veterans of Foreign
6 Wars, St. Joseph's, Air Force ROTC
7 and the City of Philadelphia's Office
8 of Veterans Affair and the National
9 Association of Black Veterans.

10 Veterans who live in and
11 around surrounding communities and
12 those who pass by in transit often
13 comment about how the dynamic
14 transformation of the site has taken
15 with the additional of three huge
16 rock boulders that have attached
17 plaques honoring not only Wynnefield
18 veterans, but all veterans of
19 Philadelphia and beyond.

20 There was only one boulder
21 on that site for many years and it
22 honored those who served in World War
23 I. Now, we have three plaques. We
24 also added a standing 8-foot high
25 marker that describes this site

1 being dedicated to all veterans of
2 Wynnefield who served in the United
3 States Armed Services. As a result,
4 I've heard comments from those who
5 served in the Armed Services after
6 the Great War, that they now feel
7 more welcome and appreciated when
8 they come to pass by what I refer to
9 as this peace of sacred ground in
10 Wynnefield.

11 Subsequently, this area that
12 had grass and weeds that grew
13 absurdly out of control where people
14 passed by threw bottles, cans,
15 cigarette butts and other debris is
16 now a beacon of pride and dedication
17 to former military and civilians
18 alike. With that said, I would like
19 the City to officially proclaim this
20 site as The Wynnefield Veterans
21 Memorial. Thank you. That concludes
22 my testimony.

23 COUNCILWOMAN LOZADA: Thank
24 you for your service. Thank you for
25 your testimony.

1 Councilman Jones, would you
2 like to wait until after the panel is
3 done and then you would like to speak
4 or do you want to be recognized now?

5 COUNCILMAN JONES: I can
6 wait until after the other panel
7 speak, Madam Chair.

8 COUNCILWOMAN LOZADA: Okay.
9 Thank you.

10 Ms. Schultz, can you please
11 call the next panel.

12 THE CLERK: The next
13 panelist is Crystal Morris to
14 testify.

15 COUNCILWOMAN LOZADA:
16 Crystal Morris.

17 MS. MORRIS: Yes, I'm here.

18 COUNCILWOMAN LOZADA: Can
19 you please state your name for the
20 record and proceed with your
21 testimony.

22 MS. MORRIS: My name is
23 Crystal Morris. Good morning, Public
24 Property Committee members. Thank
25 you, Councilmember Jones, for

1 understanding the importance of
2 recognizing our veterans' sacrifices
3 through your introduction of Bill No.
4 220845, which designates the area of
5 land bounded by 54th Street,
6 Wynnefield and Woodbine Avenues as
7 The Wynnefield Veterans Memorial.

8 Again, my name is Crystal
9 Morris. I'm president of the
10 Wynnefield Residents Association.
11 Established in 1957, we are proud to
12 be one of the oldest continually
13 operating civic groups in the City of
14 Philadelphia and understand the
15 significance of a rich history.

16 Those who advocate for war
17 have never gone to one, never buried
18 a loved one, never said good-bye to a
19 son or daughter never to hold them
20 again. American philosopher George
21 Santayana quoted, Those who cannot
22 not remember the past are condemned
23 to repeat it. There are far too few
24 places in Philadelphia to pause and
25 remember the past, to give thanks to

1 those who gave the ultimate
2 sacrifice. Those who went to war
3 returned to their families and
4 communities changed. Many never
5 returned at all.

6 In a time where some seek to
7 rewrite history or worse, totally
8 erase it from our memories, our
9 future generations deserve the
10 opportunity to know where they came
11 from. This Wynnefield Veterans
12 Memorial stands as a beacon of light
13 to all who pass it daily, a shining
14 reminder of the greatness from which
15 we are born and the bravery required
16 to keep us free.

17 Please vote yes to preserve
18 our living memorial to those who gave
19 their lives so we could be free.
20 Thank you.

21 COUNCILWOMAN LOZADA: Thank
22 you for your testimony.

23 Are there any questions or
24 comments from members of the
25 Committee for this panel?

1 The Chair recognizes
2 Councilman Jones.

3 COUNCILMAN JONES: Thank
4 you, Madam Chair.

5 And I want to thank the
6 Wynnefield Residents Association's
7 current and former President for
8 passing the baton of this particular
9 project. The Memorial has become
10 more than just a boulder. It has
11 become a destination honoring
12 veterans in the Wynnefield area but
13 in the surrounding areas.

14 All you have to do is go to,
15 attend, a veterans flag-raising
16 there, a wreath-laying there and you
17 get a sense of purpose. You get a
18 sense of destination. And it started
19 with a sergeant with a broom just
20 weeding the area and it grew to so
21 much more.

22 And when you hear the
23 stories of the veterans and the
24 sacrifices that they made and the
25 friendships that they made on behalf

1 of this country, you understand that
2 this is more than just a rock. It is
3 a piece of the rock that veterans
4 paid for with their lives sometimes.

5 And I am truly thankful, and
6 may I call you Crystal and may I call
7 you Mike, in the sense of what that
8 has meant to our community. And so,
9 I enthusiastically support the
10 passage of this Memorial's
11 designation and forever grateful to
12 the neighborhood leadership that
13 brought it about.

14 Thank you, Madam Chair and
15 members of the Committee.

16 COUNCILWOMAN LOZADA: Thank
17 you, Councilmember Jones.

18 Are there any others who
19 would like to present testimony or
20 are there questions for any members
21 of this panel?

22 (No response.)

23 COUNCILWOMAN LOZADA:
24 Hearing no further questions from
25 members of this panel and there being

1 no other panelists to testify, we
2 will take a brief break to connect
3 members of the public that wish to
4 testify on the two bills before the
5 Committee today.

6 Ms. Schultz, would you
7 please call the first public
8 commenter we have to testify this
9 morning on any of the bills before
10 the Committee today?

11 THE CLERK: (Muted).

12 COUNCILWOMAN LOZADA: You're
13 on mute.

14 THE CLERK: Sorry about
15 that. We have heard all of the
16 testimony that I am aware of.

17 Is there anybody else
18 present that wishes to testify or is
19 there anyone aware of any further
20 testimony?

21 (No response.)

22 THE CLERK: I believe the
23 testimony is complete and we can move
24 to the public meeting.

25 COUNCILWOMAN LOZADA: Okay.

1 There being no further questions from
2 members of the Committee and other
3 witnesses to testify on Bill No.
4 220419 and Bill No. 220845, I will
5 ask if there is anyone else present
6 in this hearing whose name we have
7 failed to call and that wishes to
8 offer testimony on the bills being
9 considered today?

10 (No response.)

11 COUNCILWOMAN LOZADA: I hear
12 none. I want to thank the panel and
13 the witnesses for their participation
14 today. We value your opinions. I
15 now invite all panels and witnesses
16 to please disconnect from the hearing
17 before we go into our public meeting
18 on the bills.

19 We will now pause the
20 proceedings briefly as multiple
21 participants will leave the hearing.

22 THE CLERK: Also, Councilman
23 Driscoll is working on coming back
24 into the meeting.

25 COUNCILWOMAN LOZADA: This

1 concludes the public hearing of the
2 Committee. We will now go into the
3 public meeting to consider the action
4 to be taken on the bills before this
5 Committee today. We will now convene
6 the public meeting.

7 Ms. Schultz, will you please
8 call the roll to take attendance.

9 Members that are present, please
10 indicate you are present when your
11 name is called. Also, please say a
12 few brief words when responding so
13 that your image will be displayed on
14 screen.

15 THE CLERK: Councilmember
16 Gauthier.

17 (No response.)

18 THE CLERK: Councilmember
19 Oh.

20 (No response.)

21 THE CLERK: Councilmember
22 Driscoll.

23 (No response.)

24 THE CLERK: Councilmember
25 Harrity.

1 COUNCILMAN HARRITY: Here.

2 THE CLERK: Thank you,

3 Councilmember Harrity.

4 Councilmember Vaughn.

5 (No response.)

6 THE CLERK: Vice-Chair

7 Squilla.

8 COUNCILMAN SQUILLA:

9 Present.

10 THE CLERK: Council

11 Chairwoman Lozada.

12 COUNCILWOMAN LOZADA: I'm

13 here.

14 THE CLERK: We're just

15 working on getting Councilmember

16 Driscoll back and then we will have a

17 quorum.

18 COUNCILMAN JONES: So as

19 Majority Leader, I am on all

20 Committees, so you can count me as a

21 part of that quorum.

22 THE CLERK: Wonderful,

23 Councilmember Jones.

24 Councilmember Jones.

25 COUNCILMAN JONES: Present.

1 THE CLERK: Thank you.

2 COUNCILWOMAN LOZADA: We
3 will now take a motion, is it, for
4 Bill No. 220419.

5 THE CLERK: Vice-Chair
6 Squilla, I was in the process of
7 emailing you. Being that we lost one
8 of our Councilmembers, would you
9 mind?

10 COUNCILMAN SQUILLA: No
11 problem.

12 THE CLERK: Thank you.

13 COUNCILMAN SQUILLA: Thank
14 you, Madam Chair.

15 I offer an amendment to Bill
16 No. 220419. A copy of the amendment
17 has been circulated to all members of
18 the Committee. I move that the
19 amendment to Bill No. 220419 be
20 approved.

21 COUNCILMAN JONES: Second.

22 COUNCILWOMAN LOZADA: As
23 amended.

24 COUNCILMAN SQUILLA: The
25 Chair recognizes Councilmember Jones

1 as seconded.

2 COUNCILWOMAN LOZADA: The
3 ayes -- is anyone opposed? No
4 opposed. The ayes have it. The
5 motion carries --

6 COUNCILMAN SQUILLA: Hold
7 on, hold on, Page 8. It's been moved
8 and properly seconded.

9 COUNCILWOMAN LOZADA: I'm
10 sorry. It has been moved and
11 properly seconded that the amendment
12 for Bill No. 220419 be approved.

13 All those in favor of the
14 motion will signify by saying aye.

15 (Aye.)

16 COUNCILWOMAN LOZADA: Those
17 opposed?

18 (No response.)

19 COUNCILWOMAN LOZADA: The
20 ayes have it. The amendment for Bill
21 No. 220419 has been approved.

22 COUNCILMAN SQUILLA: Move on
23 to Page 9.

24 COUNCILWOMAN LOZADA: Yes.
25 Can we have a motion for Bill No.

1 220419.

2 COUNCILMAN SQUILLA: Thank
3 you, Madam Chair.

4 I move that Bill No. 220419
5 as amended be reported from this
6 Committee with a favorable
7 recommendation and further move that
8 the rules of Council be suspended as
9 to permit the first reading of this
10 bill at our next session of Council.

11 COUNCILMAN JONES: Second.

12 COUNCILWOMAN LOZADA: It has
13 been moved and properly seconded that
14 Bill No. 220419 as amended be
15 reported from this Committee with a
16 favorable recommendation and further
17 move that the rules of Council be
18 suspended to permit first reading of
19 this bill at the next session of
20 Council.

21 All those in favor of the
22 motion will signify by saying aye.

23 (Aye.)

24 COUNCILWOMAN LOZADA: Those
25 opposed?

1 (No response.)

2 COUNCILWOMAN LOZADA: The
3 ayes have it. The motion carries.

4 The Chair recognizes
5 Councilmember Squilla for a motion to
6 amend Bill No. 220845.

7 COUNCILMAN SQUILLA: Thank
8 you, Madam Chair.

9 I offer an amendment to Bill
10 No. 220845. A copy of the amendment
11 has been circulated to all members of
12 the Committee. I move that the
13 amendment to Bill No. 220845 be
14 approved.

15 COUNCILMAN JONES: Second.

16 COUNCILWOMAN LOZADA: It has
17 been moved and properly seconded that
18 the amendment to Bill No. 220845 be
19 approved.

20 All those in favor of the
21 motion will signify by saying aye.

22 (Aye.)

23 COUNCILWOMAN LOZADA: Those
24 opposed?

25 (No response.)

1 COUNCILWOMAN LOZADA: The
2 ayes have it and the amendment to
3 Bill No. 220845 has been approved.

4 The Chair recognizes
5 Councilman Squilla for a motion on
6 Bill No. 220845 as amended.

7 COUNCILMAN SQUILLA: Thank
8 you, Madam Chair.

9 I move that Bill No. 220845
10 as amended be reported from this
11 Committee with a favorable
12 recommendation and further move that
13 the rules of Council be suspended to
14 the permit the first reading of this
15 bill at the next session of Council.

16 COUNCILMAN JONES: Second.

17 COUNCILWOMAN LOZADA: It has
18 been moved and properly seconded that
19 Bill No. 220845 as amended be
20 reported from this Committee with a
21 favorable recommendation and further
22 move that the rules of Council be
23 suspended to permit first reading of
24 this bill at the next session of
25 Council.

1 All those in favor of this
2 motion will signify by saying aye.

3 (Aye.)

4 COUNCILWOMAN LOZADA: Those
5 opposed?

6 (No response.)

7 COUNCILWOMAN LOZADA: The
8 ayes have it. The motion carries.

9 This concludes the business
10 before the Committee of Public
11 Property and Public Works today.
12 Thank you all very much for your
13 attendance and for being patient with
14 me on my very first Committee
15 hearing. Thank you very much. You
16 all have a good --

17 COUNCILMAN JONES: You did
18 great, Madam Chair.

19 COUNCILMAN HARRITY: Good
20 job, Councilwoman.

21 COUNCILMAN SQUILLA: Thank
22 you, Madam Chair. Thank you. Great
23 job.

24 COUNCILWOMAN LOZADA: Thank
25 you.

1 COUNCILMAN SQUILLA: Thank
2 you. Good job, Liz.

3 THE CLERK: Thank you,
4 everyone.

5 (Committee on Public
6 Property and Public Works concluded
7 at 10:32 a.m.)

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

2

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

9

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12

TANEHA CARROLL
Court Reporter - Notary Public

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20 this transcript does not apply to any
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2/15/2023

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