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COUNCIL OF THE CITY OF PHILADELPHIA

3

PUBLIC HEARING AND PUBLIC MEETING

4

BEFORE COMMITTEE ON

5

PUBLIC PROPERTY AND PUBLIC WORKS

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- - -

Room 400, City Hall

7

Philadelphia, Pennsylvania

Monday, September 28, 1998

8

11:10 a.m.

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11 BILL No. 980528 - An ordinance authorizing the
12 Commissioner of the Department of Public
13 Property, on behalf of the city of
14 Philadelphia, to purchase fee simple title to
15 a parcel of real estate, with any improvement
16 situated thereon, located at 3827-37
17 Whittaker Ave., Philadelphia, Pennsylvania,
18 and also known as 3901 Whittaker Ave.,
19 Philadelphia, Pennsylvania, under certain
20 terms and conditions.

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17

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19 PRESENT: COUNCILWOMAN JANNIE BLACKWELL, Chair
20 COUNCILWOMAN ANNA C. VERNA
21 COUNCILMAN MICHAEL A. NUTTER
22 COUNCILMAN RICHARD MARIANO

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Commissioner Andres Perez. 4
Department of Public Property

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Peter Brown, Project Manager 7
Capital Project Office

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P R O C E E D I N G S

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COUNCILWOMAN BLACKWELL: Good morning.

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The Public Property Committee will now begin its hearing on Bill No. 980528.

6

With me, we have this morning:

7

Councilwoman Verna, Councilman Mike Nutter,

8

Councilman Rick Mariano, and myself, Jannie

9

Blackwell. So for the purposes of a quorum, we

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are properly represented, and we will begin our

11

hearing.

12

COMMISSIONER PEREZ: Good morning,

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Council.

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COUNCILWOMAN BLACKWELL: Good morning.

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COMMISSIONER PEREZ: My name is Andres

16

Perez. I'm Commissioner of the Department of

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Public Property, and I'm here today to testify in

18

support of --

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COUNCILWOMAN BLACKWELL: One moment,

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please, Commissioner. Let us read the title of

21

the bill first.

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Bill No. 980528, an ordinance

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authorizing the Commissioner of the Department of

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Public Property, on behalf of the city of

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Philadelphia, to purchase fee simple title to a

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2 parcel of real estate, with any improvement
3 situated thereon, located at 3827-37 Whittaker
4 Ave., Philadelphia, Pennsylvania, and also known
5 as 3901 Whittaker Ave., Philadelphia,
6 Pennsylvania, under certain terms and conditions.

7 Thank you. Would you -- Commissioner,
8 would you proceed again.

9 COMMISSIONER PEREZ: Thank you.

10 COUNCILWOMAN BLACKWELL: Thank you.

11 COMMISSIONER PEREZ: I'm here today to
12 testify in support of Bill No. 980528, which was
13 introduced in June 4, 1998. The ordinance is
14 requested authorizing myself, as commissioner, to,
15 on behalf of the city, purchase the fee simple
16 title to a parcel of real estate and improvements
17 situated thereon at 3827-37 Whittaker Avenue,
18 which is also known as 3901 Whittaker Avenue.

19 The department seeks authorization to
20 acquire the parcel in furtherance of the city's
21 approved capital plan for the replacement of the
22 police department facility at 3300 North Front
23 Street.

24 The continuing wear and tear resulting
25 from significantly increasing police activity has

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2 rendered the current facility undersized and
3 obsolete. The new proposed facility will provide
4 substantially more space for the 24th Police
5 District, the 25th Police District, the East
6 Detective Division, the East Police Division
7 Headquarters, and an expanded new courtroom to
8 support East Division activity. The intent of the
9 project is to develop a modern facility which
10 addresses the current demands in the division and
11 satisfies police department's program
12 requirements.

13 I'm requesting that the rules be
14 suspended so that the ordinance may be passed upon
15 first reading at Council. And the urgency for
16 this request is due to the expiration of the
17 agreement of sale, which is due to expire on
18 October 15, 1998. The ordinance was introduced
19 last session but was not scheduled for readings.

20 I respectfully ask that City Council
21 approve this bill, and I'll be happy to answer any
22 questions that you may have.

23 Also present with me this morning is
24 Peter Brown, a project manager from the capital
25 project office, and Deputy Police Commissioner

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2 Thomas Nestel.

3 Thank you.

4 COUNCILWOMAN BLACKWELL: Thank you,
5 Commissioner.

6 What is the purchase price of the
7 property?

8 COMMISSIONER PEREZ: The purchase price
9 of the property is \$160,000.

10 COUNCILWOMAN BLACKWELL: Were there
11 other sites involved? And why was this site
12 chosen?

13 COMMISSIONER PEREZ: There were
14 numerous sites involved over a nearly-two-year
15 process. This site was chosen subsequent to the
16 police department's request to review some
17 additional sites that had not been part of the
18 original competition, if you will, for the site
19 selection.

20 The site was found to have some
21 favorable qualities -- location, size. It's a
22 vacant lot; there's nothing for us to demolish as
23 compared to -- just about every other site had a
24 large facility that we'd have to demolish.

25 So, generally, I would summarize it up

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2 by saying that it was in an acceptable location,
3 satisfactory to police for traffic-flow patterns
4 of police operations. It's vacant land that we
5 could begin building on as soon as our designs
6 were completed. It's in a nonresidential pocket
7 surrounded by play fields, hospitals, commercial
8 structure, rail line behind it.

9 And there are several nearby city
10 facilities, a large sanitation yard. The major
11 auto repair shop is -- they're all within one or
12 two blocks of this facility.

13 COUNCILWOMAN BLACKWELL: When would it
14 be completed? What's your proposed time line?

15 COMMISSIONER PEREZ: I'll ask Mr. Brown
16 to address that.

17 COUNCILWOMAN BLACKWELL: Thank you.

18 MR. BROWN: Good morning. I am Peter
19 Brown, the project director from the capital
20 program office.

21 COUNCILWOMAN BLACKWELL: Good morning.

22 MR. BROWN: The status of the project
23 at this point is that in the springtime, the
24 capital program office put together a request for
25 qualification, and we prequalified six firms. We

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2 anticipate issuing a request for proposal in the
3 next couple of weeks, as soon as the property has
4 been purchased -- and to me, it is -- and at which
5 time we will review the proposals from the six
6 firms, and we'll select one.

7 We hope to have the consulting team on
8 board in six to eight weeks. We anticipate about
9 a ten-month design phase and three months of
10 bidding and award of contracts, followed by 18 to
11 24 months of construction.

12 So, in general terms, the completion
13 and occupancy of the facility would take place
14 approximately between July and December of 2001.

15 COUNCILWOMAN BLACKWELL: Thank you.

16 Councilman Nutter?

17 COUNCILMAN NUTTER: Yeah. Mr. Brown,
18 who are the six firms that were prequalified?

19 MR. BROWN: The firms are: Ueland,
20 Junker & McCauley; Cecil Baker & Associates;
21 Ewing, Cole, Cherry, Brott; Brawer & Hauptman; Dan
22 Peter Kopple & Associates; and Agoos & Lovera.

23 COUNCILMAN NUTTER: And do I understand
24 through this prequalification process that
25 information was sent out for a whole host of firms

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2 to respond to, or were these six firms picked to
3 respond to the prequalification call? Or how does
4 that happen?

5 MR. BROWN: The way it worked for this
6 was, it was a -- because it was a large and
7 prominent project, we put together a list of -- I
8 can't recall the number, but probably 20 or 30
9 firms that we sent a request for qualifications
10 to.

11 For smaller projects, we usually just
12 do a request for proposal and we send the
13 information to a handful of firms that we select.
14 In this case, we did a two-step process.

15 So we sent the information out to that
16 number of firms, they responded, and we put
17 together a committee that reviews all of that
18 information, both for the qualifications and for
19 the proposal portion.

20 And the committee, we use a scoring
21 sheet where we rank each firm based upon their
22 qualifications, their understanding of the
23 project, their past history with city projects,
24 and a number of different things like that. And
25 those score sheets are added up numerically.

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2 And then we have a committee meeting
3 with our group to determine if we have any
4 questions or if we want to help each other to
5 understand better. That committee's made up of
6 architects and engineers in our organization.

7 Then we forward a letter to the
8 director of projects in the capital program
9 office, recommending that we short-list six
10 firms. And once we do that, we then issue a
11 request for proposal to those six firms.

12 We were prepared to do that in the
13 spring, and we stopped because the -- although the
14 bill had been introduced, the purchase hadn't been
15 completed.

16 COUNCILMAN NUTTER: If you could
17 forward to the Chair a list of the original
18 20-some-odd firms that you initially sent the
19 notice out to, and then you can make a notation, I
20 guess, on that list as to out of that larger list,
21 who the six prequalified firms were.

22 I know you read them into the record,
23 but if you could make that notation, I would
24 appreciate it.

25 MR. BROWN: Sure.

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2 COUNCILMAN NUTTER: So this is new
3 construction?

4 MR. BROWN: Yes, sir.

5 COUNCILMAN NUTTER: I understand this
6 is a vacant lot?

7 MR. BROWN: I'm sorry?

8 COUNCILMAN NUTTER: It's a vacant lot?

9 MR. BROWN: It's a vacant lot.

10 COUNCILMAN NUTTER: Okay. And how much
11 money do we have set aside in the capital budget
12 for this project?

13 MR. BROWN: We have approximately \$8.8
14 million that was allocated in Fiscal Year 1998.
15 Let me, uh -- this is the exact number. It's
16 \$8,812,135.

17 COUNCILMAN NUTTER: That's a lot of
18 building.

19 MR. BROWN: Yep.

20 COUNCILMAN NUTTER: Okay. And do I
21 assume that the \$160,000 purchase price is coming
22 out of those capital dollars, or do we have a
23 separate allocation for the acquisition?

24 MR. BROWN: Yeah, the purchase price of
25 the land is coming out of that allocation.

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2 COUNCILMAN NUTTER: Okay. And maybe
3 lastly, I seem to recall there being some
4 controversy possibly about these two police
5 districts. I don't know whether it was here in
6 the chamber or through newspaper stories about
7 community people up in this neighborhood wanting
8 separate police districts for these two districts
9 or what.

10 Do I have -- is my memory serving me
11 correctly or failing?

12 COMMISSIONER PEREZ: I think your
13 memory is essentially correct. That was in what
14 I'll refer to as an "early policy decision"
15 addressed by the administration with the various
16 represented elected officials involved.

17 Programmatically, we held back until
18 that was resolved, and then we went forward with
19 site selection.

20 COUNCILMAN NUTTER: Okay, all right.
21 And you expect the folks to be in there somewhere
22 in the July-to-December-of-2001 range?

23 COMMISSIONER PEREZ: Yes.

24 MR. BROWN: Yeah, correct.

25 COUNCILWOMAN BLACKWELL: Councilman

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2 Mariano?

3 COUNCILMAN MARIANO: Thank you, Madame
4 Chairwoman.

5 This police district is in my council
6 district, and I was really involved with helping
7 select the site. And maybe I can clear up some
8 things for my fellow committee members.

9 Councilman Nutter, you're exactly
10 right; there was a concern about this police
11 district way back in '95, before I was a
12 councilperson. And the administration went on
13 record as to say that they didn't want to break up
14 the police stations.

15 And the theory behind all of this is --
16 and, really, the actual fact is that the 24th and
17 25th Police Districts have changed, and part of
18 what is now 24th was at once the 25th. The 25th
19 has grown so much that -- the 24th was a pretty
20 small district at one time, and they picked up
21 areas in Juniata Park that was the 25th, which is
22 now the 24th. Now the 24th is growing, and not
23 just the crime rate; actually, the population and
24 the density of the population.

25 So when we go looking for this -- in a

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2 perfect world, it would be nice to have two
3 different buildings, one in each police district,
4 one in the 24th, one in the 25th. But the
5 administration felt that -- or it was my
6 understanding that they felt that if they did
7 that, they would need to do that everywhere --
8 possibly down in South Philadelphia when they
9 build a new police station there and wherever else
10 they're together.

11 I think most of them are together. I
12 know I have one at Harbiston and Levick that
13 houses the 15th and the 2nd. It's pretty much the
14 same deal.

15 But the beauty of this site is that
16 there is nothing basically around it except for
17 commercial space. I mean, it's a -- the 24th and
18 25th is a mess. I mean, I'm surprised that the
19 police even come to work there. You know, it's
20 been -- I think OSHA -- I'm looking at Inspector
21 O'Connor, who's the commander of the division
22 there, but I'm sure he could speak better on it.
23 And I think OSHA declared the place a hazard. I
24 mean, it's a bad place.

25 My only question to you, Mr. Brown,

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2 would be: Did we find out anything about any
3 hazardous materials in this ground? Will that
4 slow up the process? 'Cause ten months for a
5 design phase is -- they did the design phase
6 better at -- faster at Two Liberty than that.

7 I mean, these policemen are living in
8 -- under terrible conditions for ten months for a
9 design phase. 'Cause we knew this was going to
10 happen. And it was probably my fault that this
11 didn't get a hearing. There was some
12 misunderstanding between the Chair of this
13 committee and mine, but we knew this would happen.

14 So, I mean -- but couldn't we have went
15 along with the design before, to have this ready
16 to go?

17 COMMISSIONER PEREZ: We never have
18 until there's actually been a site because the
19 design is that site-specific. General program
20 requirements -- general program requirements are
21 already known.

22 One of the first things the design firm
23 would most likely do is re-interview quickly
24 everyone that had been interviewed already through
25 the earlier investigative process simply to find

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2 out if anything has changed significantly enough
3 to alter the basic design requirements. And then
4 they would set to work, coming up with a box to
5 fit -- to fit the site, based on what that design
6 criterion ends up being.

7 To your first question, we've received
8 the Phase I and Phase II preliminary report, which
9 the Phase I required some additional
10 investigation. The Phase II been completed. It
11 is not in our hands. As we speak, we do expect it
12 by the end of the week or very early next week.

13 The summary -- the informal summary
14 that was given to us indicates that there is some
15 minor problems with some areas of the site, which
16 could, for example, be nothing more than someone
17 changed their oil and let it drip at the site that
18 we happened to, you know, to put a booring into.

19 The acquisition is absolutely
20 conditioned on an acceptable environmental report.
21 Therefore, if the committee approves going
22 forward, but the final report provides us details
23 that are budget-busters, we won't go forward until
24 we're satisfied.

25 COUNCILMAN MARIANO: But we -- the six

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2 firms knew that they're in the running. Now, I'm
3 sure they have design plans already on blueprint
4 to be able to go with this faster. I mean, why do
5 we need ten months?

6 Maybe this is a better question for Mr.
7 Brown. Why ten months for design?

8 MR. BROWN: Well, ten months is not an
9 inordinately long design phase for a new building.

10 COUNCILMAN MARIANO: Oh, no, no, I know
11 that --

12 MR. BROWN: For a new building.

13 COUNCILMAN MARIANO: I know ten months
14 isn't a long design phase for a new building, but
15 they've had over a year since we've been -- since
16 these six have been selected, since we know who at
17 least the six are.

18 MR. BROWN: No, the six were selected
19 in June.

20 COUNCILMAN MARIANO: In June?

21 MR. BROWN: In June.

22 COUNCILMAN MARIANO: Okay.

23 MR. BROWN: I mean, just to give you a
24 little background, the program -- a preliminary
25 space program was developed about a year and a

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2 half ago.

3 COUNCILMAN MARIANO: All right.

4 MR. BROWN: And that is -- that is the
5 one design project that you do first, that you can
6 do prior to knowing the site. And that involves
7 interviewing the various people who are going to
8 be working in the facility and managing the
9 facility and finding out what their needs are in
10 terms of sizes of rooms and air-conditioning.

11 And once you have that, you have what's
12 called a program, "a facility program."

13 COUNCILMAN MARIANO: Now, that Part I
14 that you're talking about's been done, right?

15 MR. BROWN: That facility program is
16 done, but it's also a year and a half old. And at
17 this point, whenever you hire a design consultant,
18 you want to have a quick program confirmation
19 phase.

20 COUNCILMAN MARIANO: Okay.

21 MR. BROWN: So that the design
22 consultant would be in a position immediately to
23 go back and re-interview, as the commissioner
24 said, the key people involved in the project.

25 But beyond that, it's uncommon to

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2 proceed with the design of the project until
3 you're firm on exactly the site that you're going
4 to be building a building on.

5 COUNCILMAN MARIANO: Excuse my
6 ignorance here on designs, but I mean, I'll bet
7 that five years ago, we knew we needed a new
8 police station here, and we knew what we needed.
9 I'm sure the person in command of that, if it
10 wasn't Inspector O'Connor, knew five years ago how
11 many police he had, how many he projected in the
12 next ten years, in the next twenty years, so that
13 shouldn't have changed too much.

14 I mean, we know how much -- how many --
15 what kind of electric service we need, and we knew
16 what kind of air-handling unit we needed. That
17 doesn't change; that's all a formula that's worked
18 out, I think, right?

19 I still don't -- I still think --

20 MR. BROWN: Yes and no.

21 COUNCILMAN MARIANO: -- ten months is
22 too long for this because what we have is people
23 dealing with something every day. They put their
24 life on the line every day out here.

25 I mean, I don't know how many policemen

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2 there are in that district, but I'm sure there's a
3 log, and it's terrible that when they come back,
4 there's not a bathroom for the women policemen.

5 And I know we finally got this going,
6 but can't we speed it up a little?

7 MR. BROWN: Let me answer your question
8 two ways.

9 First of all, we -- although the need
10 for the police station has been around for a long
11 time, the finalization of the site did not happen
12 until June. And because we still don't own the
13 property, that's the reason we haven't proceeded
14 with the design.

15 Can the design be done in less than ten
16 months? The capital program office would endeavor
17 to move as quickly as possible but we feel that
18 that's a good time frame to contemplate for a
19 40,000-square-foot all-new building.

20 If we were doing an interior renovation
21 or something smaller -- of smaller scope, it's a
22 sophisticated and large building, and we wouldn't
23 want to cut the design time, so we will move as
24 quickly as we can, but I think it would be --
25 would not be prudent to attempt to promise an

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2 earlier target.

3 COUNCILMAN MARIANO: Can I ask you
4 this? And maybe this is a broad, generalizing
5 question. And I go through this every time
6 there's a capital project in my district, be it a
7 recreation center or a police district gymnasium
8 or a library. But what takes so long? I'm sure
9 it's not the capital project people 'cause I'm
10 looking at Emily Bittenbender, and I know she's on
11 her toes and knows what's going on.

12 Is it the city charter? Do we need to
13 do something for the city charter? 'Cause I can't
14 go see Inspector O'Connor anymore and walk in that
15 place and feel -- I'm embarrassed, I'm embarrassed
16 to be a city councilman and walk in that policed
17 district and look these men and women in the face
18 that are putting their lives on the line every
19 day, every day because of design phase.

20 I mean, design phase is going to work
21 in that district and not knowing if you're coming
22 home at night. You know, design phase is not
23 having a decent place to eat. Design phase isn't
24 bringing a night court in there when the people
25 from Town Watch are embarrassed because there's

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2 roaches crawling across the table.

3 I mean, that was a great facility
4 probably when I was in second grade. Okay, that's
5 been a long time. And I know we knew this was
6 going to happen.

7 Can you tell me that answer? Is it the
8 city charter? What is it, what do we need to
9 change here to speed this up?

10 MR. BROWN: To answer your question,
11 it's two different aspects of the fact that it's a
12 government -- a city or municipal government
13 project.

14 The first is that because there are
15 more users and more people involved in the buy-off
16 and approval of things, it takes longer to get
17 agreement from different user groups. We've been
18 trying to speed that up in the past two years.

19 The second thing is that because we are
20 the city and we're a public agency, we have to
21 involve people more in the qualifications and
22 proposal phases. That aspect of openness and
23 fairness takes time.

24 And then in the construction phase,
25 there's the fact that the city is constrained by

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2 the State Separations Act requiring us to have
3 multiple prime contractors, which puts us in the
4 position of acting like construction managers.
5 That takes time, and it offers more opportunity
6 for conflicts between contractors, change orders,
7 and cost events.

8 And to answer your question: Yes,
9 because we're the government, it takes us a little
10 bit longer. But in the private sector, to do a
11 project like this, you could probably only shave
12 six -- you could maybe shave six to eight months
13 off it.

14 COUNCILMAN MARIANO: Okay.

15 MR. BROWN: But that's -- we've tried
16 very hard to do that. I think, on a project like
17 this, it would be difficult for us to do so.

18 COUNCILMAN MARIANO: Thank you.

19 COUNCILWOMAN VERNA: Councilman, I just
20 want to share with you.

21 COUNCILMAN MARIANO: Yeah.

22 COUNCILWOMAN VERNA: I believe I had in
23 the budget, for approximately twelve to fourteen
24 years, monies appropriated for the 1st Police
25 District for a new building. We finally got it

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2 erected, I believe, last year, Commissioner?

3 COMMISSIONER PEREZ: Yes.

4 COUNCILWOMAN VERNA: And it's
5 absolutely beautiful. And I just hope that yours
6 comes out as nicely as the first did. I think
7 they did a magnificent job.

8 COUNCILMAN MARIANO: Yeah, I hope I
9 have the --

10 COUNCILWOMAN VERNA: I wouldn't prolong
11 this any longer.

12 COUNCILMAN MARIANO: Okay.

13 COUNCILWOMAN VERNA: Because you're
14 going to wait a couple more weeks because this
15 hearing is going on too long. That's probably
16 another reason why they can't get started
17 immediately.

18 COUNCILMAN MARIANO: Well, if I'm here
19 in twelve years and this thing still isn't built,
20 I'll be pretty sad, but I appreciate it.

21 But just let me say one more thing
22 before I -- and please oblige me. We looked hard
23 for this place. It's definitely needed, but the
24 beauty of this particular spot on Whittaker Avenue
25 is, there isn't anything around it residential, so

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2 it's not -- it's actually in the 24th but it's
3 closer to 25th. The highway and stakeouts stay on
4 the street, sanitation's across the street, the
5 garage is around, so we don't really need to build
6 a filling station and all for there 'cause it's
7 all there.

8 I mean, it's just a beautiful spot. I
9 hope it's all right and it comes. I'm just a
10 little anxious to get it going 'cause, you know,
11 when I go down there, the other one's a mess, and
12 I just want to see it happen.

13 Thank you.

14 MR. BROWN: Councilman, take comfort in
15 knowing that this is the largest and most
16 important and prominent project on my team. I
17 have assigned some very good staff to it, and it's
18 the project we're most interested in getting going
19 as quickly as possible.

20 COUNCILMAN MARIANO: Thank you.

21 COUNCILMAN NUTTER: One quick question
22 for Commissioner Perez.

23 Commissioner, you mentioned about Phase
24 I Phase II. Who's responsible for a remediation
25 based on what comes out of the Phase II?

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2 COMMISSIONER PEREZ: Well, it's a

3 two-sided answer. If it's nominal --

4 COUNCILMAN NUTTER: Take as many sides

5 as you have.

6 COMMISSIONER PEREZ: Yeah, if it's --

7 I'll use the words "a nominal cost," if the

8 estimated remediation of the conditions is going

9 to slow the project down because we will need more

10 money, we have to consider that and either agree

11 to come up with the additional amount or start all

12 over again with another site search.

13 If it's a nominal amount --

14 COUNCILMAN NUTTER: Are you say saying

15 that the current owner will not participate in

16 remediation --

17 COMMISSIONER PEREZ: No.

18 COUNCILMAN NUTTER: -- as a part of the

19 sale?

20 COMMISSIONER PEREZ: No. That was --

21 it was part of the terms and conditions of the

22 sale.

23 COUNCILMAN NUTTER: Okay. What was the

24 site?

25 COMMISSIONER PEREZ: (No response.)

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2 COUNCILMAN NUTTER: What was the site?

3 COMMISSIONER PEREZ: I think it's had
4 various uses.

5 COUNCILMAN NUTTER: There have been
6 buildings there?

7 COMMISSIONER PEREZ: The most immediate
8 use -- there was a small business office on it.
9 And the environmental concerns comes from
10 preceding use. It used to be owned at one time by
11 Gulf Oil or a Gulf Oil, you know, predecessor
12 corporations.

13 COUNCILMAN NUTTER: Wonderful.

14 COMMISSIONER PEREZ: And it may have
15 been some storage tank on it other than your
16 usual, you know, household fuel tanks and things
17 of that nature.

18 COUNCILMAN NUTTER: All right. So the
19 bottom line is, remediation is on us, and it's a
20 question as to whether or not it's small enough
21 that you can pay it out of the dollars that you
22 have available?

23 COMMISSIONER PEREZ: Yes.

24 COUNCILMAN NUTTER: Or you may have to
25 seek additional dollars, depending on what the

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2 price is?

3 COMMISSIONER PEREZ: Yes.

4 COUNCILMAN NUTTER: But, in any event,
5 we have to take care of it.

6 COMMISSIONER PEREZ: Yes.

7 COUNCILMAN NUTTER: Okay, all right.

8 COUNCILWOMAN BLACKWELL: Are there any
9 other questions?

10 (No questions at this time.)

11 COUNCILWOMAN BLACKWELL: All right,
12 this will conclude our hearing part of the
13 committee hearing.

14 - - -

15 COUNCILWOMAN BLACKWELL: We will now
16 enter into the stated meeting.

17 I'd now like to ask for motion, with a
18 suspension of the rules, from Councilman Mariano.

19 COUNCILMAN MARIANO: Madame Chairwoman,
20 I make a motion that Bill No. 980528 be approved,
21 with the suspension of the rules, so it can be
22 read at the next Council section.

23 (Duly seconded.)

24 COUNCILWOMAN BLACKWELL: All in favor?

25 Opposed? (None opposed.)

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2 That concludes the public property

3 hearing. Thank you all.

4 COMMISSIONER PEREZ: Thank you. .

5 (Adjourned at 11:43 a.m.)

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C E R T I F I C A T E

I HEREBY CERTIFY that the foregoing
proceedings of the Council of the City of
Philadelphia of Monday, September 28, 1998, were
reported and accurately by me, and that this is a
correct transcript of same.

RE: COUNCIL COMMITTEE ON PUBLIC PROPERTY
BILL NO. 980528

_____,
JOSEPHINE CARDILLO,
Registered Professional Reporter