

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

Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, June 14, 2017
11:15 a.m.

PRESENT:

COUNCILMAN BOBBY HENON, CHAIR
COUNCILWOMAN JANNIE L. BLACKWELL
COUNCILMAN ALLAN DOMB
COUNCILMAN DEREK S. GREEN
COUNCILMAN WILLIAM K. GREENLEE
COUNCILWOMAN HELEN GYM
COUNCILMAN KENYATTA JOHNSON
COUNCILMAN CURTIS JONES, JR.
COUNCILMAN DAVID OH
COUNCILMAN BRIAN J. O'NEILL
COUNCILWOMAN CHERELLE L. PARKER
COUNCILWOMAN MARIA D. QUINONES-SANCHEZ
COUNCILMAN MARK SQUILLA

BILLS 170287, 170358, 170397, 170437, 170505,
170506, 170507, 170508, 170511, 170513,
170557, 170559, and 170593

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1
2 COUNCILMAN HENON: Good
3 morning, everybody. Thank you. We are
4 going to convene the Committee of Public
5 Property and Public Works. At the onset
6 of this Committee, I'd like to make an
7 announcement that Bill No. 170505 will be
8 held.

9 With that, Clerk, would you
10 please read the bills.

11 THE CLERK: Bill 170287, an
12 ordinance authorizing the Commissioner of
13 Public Property, on behalf of the City of
14 Philadelphia, to convey to the
15 Philadelphia Authority for Industrial
16 Development, all or part of a parcel of
17 land located in the area bounded by
18 Linden Avenue, State Road, Amtrak's
19 Northeast Corridor, and I-95 for further
20 conveyance.

21 Bill No. 170358, an ordinance
22 authorizing the Commissioner of Public
23 Property, on behalf of the City, to enter
24 into a lease agreement with Beech
25 Interplex, Inc., for use by the City of

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2 all or a portion of the premises located
3 at 1514 Cecil B. Moore Avenue, under
4 certain terms and conditions.

5 Bill No. 170397, an ordinance
6 authorizing the Philadelphia Authority
7 for Industrial Development (PAID) to
8 purchase two properties situate at 1620
9 South 49th Street and 4900 Grays Avenue,
10 under and subject to the terms and
11 conditions of the Philadelphia Industrial
12 and Commercial Development Agreement
13 between the City, PAID, and the
14 Philadelphia Industrial Development
15 Corporation (PIDC), under certain terms
16 and conditions.

17 Bill No. 170437, an ordinance
18 authorizing the Commissioner of Public
19 Property, on behalf of the City of
20 Philadelphia, to convey to the
21 Philadelphia Authority for Industrial
22 Development, all or a part of a parcel of
23 land located in the area bounded by East
24 Ontario Street, Weikel Street, Tulip
25 Street, and East Tioga Street, for

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2 further conveyance.

3 Bill No. 170506, an ordinance
4 authorizing the Commissioner of Public
5 Property, on behalf of the City, to enter
6 into a lease agreement with Washington
7 Service Corporation for use by the City
8 of all or a portion of the premises
9 located at 8747 Frankford Avenue, under
10 certain terms and conditions.

11 Bill No. 170507, an ordinance
12 authorizing the Commissioner of Public
13 Property, on behalf of the City, to enter
14 into a sublease agreement with The
15 Philadelphia Municipal Authority for use
16 by the City of a portion of the premises
17 located at 1425 Arch Street, all under
18 certain terms and conditions.

19 Bill No. 170508, an ordinance
20 authorizing the Commissioner of Public
21 Property, on behalf of the City, to enter
22 into a sublease agreement with The
23 Philadelphia Municipal Authority for use
24 by the City of a portion of the premises
25 located at 1500 John F. Kennedy

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2 Boulevard, all under certain terms and
3 conditions; and

4 Bill No. 170511, an ordinance
5 authorizing the Commissioner of Public
6 Property, on behalf of the City of
7 Philadelphia, to convey to the
8 Philadelphia Redevelopment Authority, all
9 or a part of a parcel of land located in
10 the area bounded by Market Street, North
11 Salford Street, Filbert Street, North
12 59th Street, for further conveyance,
13 under certain terms and conditions; and

14 Bill No. 170513, an ordinance
15 authorizing the Commissioner of Public
16 Property, on behalf of the City, to enter
17 into a lease agreement with Grays Ferry
18 Partners, LP, by its agent Korman
19 Commercial Properties for use by the City
20 of all or a portion of the premises
21 located at 3009 Grays Ferry Avenue, under
22 certain terms and conditions; and

23 Bill No. 170557, an ordinance
24 authorizing the Commissioner of Public
25 Property, on behalf of the City, to

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2 acquire fee simple title or a lesser
3 interest by purchase, condemnation or
4 otherwise, in parcels of land generally
5 in the area bounded by Susquehanna,
6 Lambert, Norris, 22nd, Diamond and 21st
7 Streets, and authorizing an agreement
8 between the City of Philadelphia and the
9 Philadelphia Redevelopment Authority for
10 the PRA to act as the City's condemnation
11 agent, under certain terms and
12 conditions; and

13 Bill No. 170559, an ordinance
14 authorizing the Commissioner of Public
15 Property, on behalf of the City, to enter
16 into a sublease agreement with the
17 Philadelphia Authority for Industrial
18 Development for use by the City of the
19 premises located at 400 North Broad
20 Street and 1501 Callowhill Street, and to
21 exercise an option for the City to
22 purchase the same, all under certain
23 terms and conditions; and

24 Bill No. 170593, an ordinance
25 authorizing the Procurement Commissioner,

1 6/14/17 - PUBLIC PROPERTY - BILL 170287, ETC.

2 on behalf of the City of Philadelphia, to
3 enter into an agreement with the
4 Philadelphia Municipal Authority to
5 provide for acquisition of Bigbelly waste
6 and recycling receptacles, related
7 maintenance and software licensing, and
8 authorizing an advertising concession,
9 all under certain terms and conditions.

10 COUNCILMAN HENON: Thank you,
11 Clerk.

12 Is there anybody from the
13 Administration that wishes to speak on --
14 we're going to start off with Bill
15 170593. Would you please approach the
16 witness table, state your name for the
17 record, and you may proceed with your
18 testimony. And good morning.

19 (Witness approached witness
20 table.)

21 COMMISSIONER WILLIAMS: Good
22 morning, Chairman Henon. My name is
23 Carlton Williams, Streets Commissioner.

24 Good morning, Chairman Henon
25 and members of the Committee on Public

1 6/14/17 - PUBLIC PROPERTY - BILL 170287, ETC.

2 Property and Public Works. I am Carlton
3 Williams, Streets Commissioner. I'm
4 pleased to be here today to testify on
5 Bill No. 170593, which authorizes the
6 Procurement Commissioner, on behalf of
7 the City of Philadelphia, to enter into a
8 ten-year agreement with the Philadelphia
9 Municipal Authority to provide for the
10 acquisition of Bigbelly waste and
11 recycling receptacles, related
12 maintenance and software licensing, and
13 authorizing an advertising concession,
14 all under certain terms and conditions.

15 This bill benefits the City of
16 Philadelphia in a number of ways; most
17 importantly, by supporting a sustainable
18 program that allows the City to reduce
19 litter along key corridors throughout the
20 City. First, it allows the City to
21 upgrade and expand the existing Bigbelly
22 network system with new units and
23 features that make the system more
24 accessible and user-friendly. Under this
25 agreement, the City will acquire 275 new

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2 Bigbelly units and refurbish 125 existing
3 units in Center City with new systems and
4 accessories, including foot pedals on the
5 units that make them more inviting to the
6 public use. In addition, all new units
7 will have the public recycling
8 attachments, thus increasing the City's
9 ability to expand public recycling in
10 Center City. The replaced units will be
11 reconditioned and relocated along
12 corridors and other neighborhoods of the
13 City. These improvements directly
14 support the Mayor's vision for a zero
15 waste and litter-free city.

16 Second, and equally as
17 important, the agreement allows the City
18 to acquire these new units without
19 additional tax revenue in exchange for
20 the rights to allow advertising
21 throughout the duration of the contract
22 period. The estimated value of the
23 equipment alone is over \$1.25 million.
24 The City of Philadelphia will also
25 receive a portion of the advertising

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2 revenue over the duration of the contract
3 period. These funds will be used to
4 reinvest in an aging Bigbelly
5 infrastructure and to make network
6 improvements to extend the longevity of
7 the entire network. The advertising
8 contract supports Council President
9 Clarke's vision to leverage revenue and
10 services by advertising on City assets.

11 Third, the new Bigbelly units
12 will be maintained throughout the term.
13 One of the limitations of the present
14 network is the lack of staffing resources
15 necessary to keep the units clean. This
16 agreement will require the advertising
17 firm to clean units under this contract.
18 This means that units will be placed on a
19 routine cleaning and inspection schedule
20 to ensure they remain in good condition.
21 Advertising revenue will be used to cover
22 the cost of extended warranties and
23 communication services.

24 Finally, the anticipated tax
25 revenue from this agreement is over

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2 \$700,000 based on projected advertising
3 sales of at least 10 million. In 2009,
4 the City of Philadelphia installed
5 Bigbelly units during the recession in
6 order to reduce costs and improve
7 service. Overall, this measure has
8 proven successful. Prior to the arrival
9 of the Bigbelly units, there were
10 approximately 700 litter wire baskets
11 located in Center City and along Broad
12 Street. These baskets were serviced
13 multiple times a day and will fill up and
14 overflow quickly, causing unsightly
15 litter conditions. Bigbelly units
16 compact and hold five times as much trash
17 as traditional wire baskets. The units
18 are equipped with a wireless network that
19 allows the Streets Department to monitor
20 and service the units more efficiently.
21 By replacing Center City litter baskets
22 with Bigbelly solar-powered units, the
23 Department has reduced the number of
24 collections to once a day, saving
25 approximately \$800,000 in the operating

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2 budget each year.

3 Presently there are 975 units
4 in the City's network, with the majority
5 of them located in Center City. However,
6 the units in Center City are
7 approximately nine years old and are
8 reaching its ten-year life expectancy.
9 Replacement units without this agreement
10 would require the City to make a
11 significant capital investment. This
12 bill represents a unique opportunity to
13 upgrade the units at no additional cost
14 to taxpayers.

15 I respectfully request your
16 support in favor of its passage. Thanks
17 to President Clarke and Councilman
18 Squilla for their support regarding this
19 initiative. Also thanks for the
20 opportunity to testify on this bill, and
21 I am happy to answer any questions that
22 you may have at this time.

23 COUNCILMAN HENON: Thank you,
24 Commissioner. Before we ask for any
25 other comments from the board or members

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2 of the public, I want to recognize that a
3 quorum is present. To my left,
4 Councilwoman Gym, Councilman Greenlee.
5 To my right, Councilman Oh, Councilman
6 Jones, Councilman Squilla, and we are
7 joined in this legislative body by the
8 great Councilwoman Blackwell.

9 Are there any other members of
10 this Committee wish to ask any questions
11 on Bill No. -- I apologize. And
12 Councilman Allan Domb, who is also to my
13 left.

14 Is there anyone here on this
15 Committee that wishes to speak on 170593?

16 (No response.)

17 COUNCILMAN HENON: Anyone from
18 the public that wishes to speak on Bill
19 No. 170593?

20 (No response.)

21 COUNCILMAN HENON:
22 Commissioner, thank you for your
23 testimony.

24 We will now move on with -- if
25 there's anybody here that wishes to

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2 testify from the Administration on Bill
3 No. 170287.

4 COMMISSIONER WILLIAMS: Thank
5 you, Councilman.

6 (Witness approached witness
7 table.)

8 COUNCILMAN HENON: I want to
9 clarify for the record. This is 170287,
10 170397, and 170437.

11 COMMISSIONER GREENWALD: Good
12 morning, Chairman Henon and other members
13 of the Committee on Public Property and
14 Public Works. My name is Bridget
15 Collins-Greenwald and I am the
16 Commissioner of the Department of Public
17 Property.

18 In light of the long agenda for
19 today's hearing, I would like to note
20 that written testimony has been submitted
21 for the record for these three bills, and
22 rather that provide additional testimony
23 for the bills individually, all of which
24 involve land transactions with the
25 Philadelphia Authority for Industrial

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2 Development to support investment and
3 development, I would simply note that the
4 Department of Public Property supports
5 these bills and, accordingly, I
6 respectfully ask that City Council
7 consider and approve Bills No. 170287,
8 170397, and 170437.

9 I am requesting a suspension of
10 the rules so as to allow for first
11 reading at the next session of Council.

12 Thank you. I will be happy to
13 answer any questions you may have.

14 COUNCILMAN HENON: You may
15 proceed with the rest of the bills and
16 then we'll ask questions on -- okay. The
17 Chair recognizes Councilwoman Blackwell.

18 COUNCILWOMAN BLACKWELL: Thank
19 you. I am here to speak in favor of the
20 bill in my area, 170397. And when we say
21 Schuylkill, after all you all did for me
22 yesterday for Rules, thank you, thank
23 you, thank you, and I thank you then and
24 I thank you today, and thank you,
25 Commissioner.

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2 COUNCILMAN HENON: Well,
3 Councilwoman, I know that for such a long
4 time, you and your staff and the entire
5 community put a lot of time and effort to
6 make these bills possible that are being
7 heard here today.

8 COUNCILWOMAN BLACKWELL: Thank
9 you.

10 COUNCILMAN HENON: So thank you
11 for your support here.

12 COUNCILWOMAN BLACKWELL: Thank
13 you.

14 COMMISSIONER GREENWALD: Do you
15 want me to go on to --

16 COUNCILMAN HENON: Continue
17 with the other two bills and then we'll
18 have any other --

19 COMMISSIONER GREENWALD: That
20 was it. That was one consolidated
21 testimony for all three.

22 COUNCILMAN HENON: Okay.
23 Anybody else on the Committee have any
24 comments on any of these bills that were
25 just read?

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2 (No response.)

3 COUNCILMAN HENON: Anybody from
4 the public that wishes to testify on
5 Bills No. 170287, 170397, 170437?

6 (No response.)

7 COUNCILMAN HENON: With that
8 being none, thank you for your testimony.

9 We will now move to Bill No.
10 170358.

11 COMMISSIONER GREENWALD: Good
12 morning, Chairman Henon and other members
13 of the Committee on Public Property and
14 Public Works. My name is Bridget
15 Collins-Greenwald. I am the Commissioner
16 of the Department of Public Property.
17 I'm here today to testify in support of
18 Bill No. 170358, an ordinance authorizing
19 the Commissioner of Public Property, on
20 behalf of the City of Philadelphia, to
21 enter into a lease agreement with Beech
22 Interplex for use by the City of the
23 premises located at 1514 Cecil B. Moore
24 Avenue, under certain terms and
25 conditions.

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2 The Licenses and Inspections
3 Department will use this location as a
4 new district office. The City recommends
5 the property at 1514 Cecil B. Moore
6 Avenue as this new location. The new
7 lease for the property will commence no
8 later than August 1st, 2017 for a term of
9 five years.

10 The Department of Public
11 Property supports this measure and,
12 accordingly, I respectfully ask that City
13 Council approve Bill No. 170358.

14 I am requesting a suspension of
15 the rules so as to allow for the first
16 reading at the next session of Council.

17 Thank you. I'll be happy to
18 answer any questions you may have.

19 COUNCILMAN HENON: Thank you
20 for your testimony.

21 Anybody on the Committee have
22 any comments on Bill No. 170358?

23 (No response.)

24 COUNCILMAN HENON: Anyone from
25 the public wishes to testify on Bill No.

1 6/14/17 - PUBLIC PROPERTY - BILL 170287, ETC.

2 170358?

3 (No response.)

4 COUNCILMAN HENON: Thank you
5 for your testimony.

6 Anyone from the
7 Administration -- Commissioner, Bill No.
8 170506, please.

9 COMMISSIONER GREENWALD: Good
10 morning, Chairman Henon and other members
11 of the Committee on Public Property and
12 Public Works. My name is Bridget
13 Collins-Greenwald and I am the
14 Commissioner of the Department of Public
15 Property. I am here today to testify in
16 support of Bill No. 170506, an ordinance
17 authorizing the Commissioner of Public
18 Property, on behalf of the City of
19 Philadelphia, to enter into a lease
20 agreement with Washington Service
21 Corporation for the use by the City of
22 the premises located at 8747 Frankford
23 Avenue by the City, under certain terms
24 and conditions.

25 This is a renewal of the lease

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2 for the location 8747 Frankford Avenue
3 for the Community Life Improvement, or
4 CLIP, program. The new lease for the
5 property at 8747 Frankford will commence
6 on July 1st, 2017 for a term of five
7 years.

8 The Department of Public
9 Property supports this measure and,
10 accordingly, I respectfully ask that City
11 Council approve Bill No. 170506.

12 I am requesting a suspension of
13 the rules so as to allow for the first
14 reading at the next session of Council.

15 Thank you. I'll be happy to
16 answer any questions you may have.

17 COUNCILMAN HENON: Thank you
18 for your testimony.

19 Anybody on the Committee wish
20 to ask any questions on Bill No. 170506?

21 (No response.)

22 COUNCILMAN HENON: Anyone from
23 the public that wishes to testify on Bill
24 No. 170506?

25 (No response.)

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2 COUNCILMAN HENON: That being
3 none, Commissioner, Bill No. 170507.

4 COMMISSIONER GREENWALD: Good
5 morning, Chairman Henon and other members
6 of the Committee on Public Property and
7 Public Works. My name is Bridget
8 Collins-Greenwald. I am the Commissioner
9 of the Department of Public Property. I
10 am here today to testify in support of
11 Bill No. 170507, an ordinance authorizing
12 the Commissioner of Public Property, on
13 behalf of the City of Philadelphia, to
14 enter into a lease agreement with WHY
15 Partners, LP, for the use by the City of
16 the premises located at 1425 Arch Street,
17 under certain terms and conditions.

18 The City currently leases space
19 at 900 Spring Garden for the RISE
20 program. As this lease will terminate
21 June 2017, the City entered into a search
22 for a new location. The City recommends
23 the property at 1425 Arch Street as this
24 new location. This location currently
25 houses the Office of Homeless Services.

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2 The new lease for the property at 1425
3 Arch will commence no later than July
4 1st, 2017 for a term of 15 years.

5 The Department of Public
6 Property supports this measure and,
7 accordingly, I respectfully ask that City
8 Council approve Bill No. 170507.

9 I am requesting a suspension of
10 the rules so as to allow for the first
11 reading at the next session of Council.

12 Thank you. I'll be happy to
13 answer any questions you may have.

14 COUNCILMAN HENON:
15 Commissioner, thank you for your
16 testimony.

17 Anybody from the Committee wish
18 to have any questions on Bill No. 170507?

19 (No response.)

20 COUNCILMAN HENON: Anyone from
21 the public that wish to testify on Bill
22 No. 170507?

23 (No response.)

24 COUNCILMAN HENON: Thank you.
25 Commissioner, Bill No. 170508.

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2 COMMISSIONER GREENWALD: Good
3 morning, Chairman Henon and other members
4 of the Committee on Public Property and
5 Public Works. My name is Bridget
6 Collins-Greenwald. I am the Commissioner
7 of the Department of Public Property. I
8 am here today to testify in support of
9 Bill No. 170508, an ordinance authorizing
10 the Commissioner of Public Property, on
11 behalf of the City of Philadelphia, to
12 enter into a lease agreement with Crown
13 Two Penn Center Associates, LP, for the
14 use by the City of the premises located
15 at Two Penn Center, 1500 John F. Kennedy
16 Boulevard by the City, under certain
17 terms and conditions.

18 This is a renewal of the lease
19 for the location at 1500 JFK Boulevard
20 for the Board of Pensions. The new lease
21 for the property at 1500 JFK Boulevard
22 will commence on July 1st, 2017 for a
23 term of ten years.

24 The Department of Public
25 Property supports this measure and,

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2 accordingly, I respectfully ask that City
3 Council approve Bill No. 170508.

4 I am requesting a suspension of
5 the rules so as to allow for the first
6 reading at the next session of Council.

7 Thank you. I'll be happy to
8 answer any questions you may have.

9 COUNCILMAN HENON: Thank you,
10 Commissioner.

11 Anyone on the Committee wish
12 to -- being none, anybody from the public
13 wish to have any questions on Bill No.
14 170508?

15 (No response.)

16 COUNCILMAN HENON: That being
17 none, Commissioner, please, Bill No.
18 170511.

19 COMMISSIONER GREENWALD: Good
20 morning, Chairman Henon and other members
21 of the Committee on Public Property and
22 Public Works. My name is Bridget
23 Collins-Greenwald and I am the
24 Commissioner of the Department of Public
25 Property. I am here today to testify in

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2 support of Bill No. 170511, an ordinance
3 authorizing the Commissioner of Public
4 Property, on behalf of the City of
5 Philadelphia, to convey all parcels of
6 land located in the area bounded by
7 Market Street, North Salford Street,
8 Filbert Street, and North 59th Street for
9 conveyance.

10 Mission First Housing Group is
11 a non-profit organization whose mission
12 is to develop and manage affordable,
13 safe, and sustainable homes for people in
14 need, with a focus on the vulnerable.
15 The first phase of this project will
16 include ground-level retail, healthcare,
17 and early education, with phase two
18 focusing on affordable housing. With
19 Councilman Jones' support, the residents
20 of this project will have access to
21 resources to help them live
22 independently.

23 The Department of Public
24 Property supports this measure and,
25 accordingly, I respectfully ask that City

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2 Council approve Bill No. 170511.

3 I am requesting a suspension of
4 the rules so as to allow for the first
5 reading at the next session of Council.

6 Thank you. I'll be happy to
7 answer any questions you may have.

8 COUNCILMAN HENON: Thank you,
9 Commissioner.

10 The Chair recognizes Councilman
11 Jones.

12 COUNCILMAN JONES: Thank you,
13 Chairman Henon.

14 I just want to thank Public
15 Property and thank this Committee for
16 taking a patch of ground that had very
17 little utility at the border of my and
18 Councilwoman Jannie Blackwell's district
19 and are putting it back for repurposing.
20 We took a vacant gas station. We are
21 remediating the ground to bring it back
22 so we can do a mixed-use development
23 there with transit-oriented development
24 to get people to and from their place of
25 business to their place of residence

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2 quicker.

3 I'm excited about this project
4 because it is an opportunity really to
5 kick-start a neighborhood that has been
6 disinvested. The good news is that when
7 property values go up in the Third
8 District, in Jannie Blackwell's district,
9 it makes my district more attractive to
10 investors. And so we're seeing that
11 outward spiral of economic development
12 opportunity.

13 So thank you, Commissioner, for
14 playing a part of the land assembly, and
15 we hope to invite everyone to the ribbon
16 cutting to come.

17 COUNCILMAN HENON: Thank you,
18 Councilman.

19 Any other members wish to
20 testify on Bill No. 170511?

21 (No response.)

22 COUNCILMAN HENON: Anyone from
23 the public wish to testify on 170511?

24 (No response.)

25 COUNCILMAN HENON: Thank you

1 6/14/17 - PUBLIC PROPERTY - BILL 170287, ETC.

2 for your hard work, Councilman Jones. We
3 appreciate that.

4 The Chair recognizes the
5 Commissioner to speak testimony on Bill
6 No. 170513.

7 COMMISSIONER GREENWALD: Good
8 morning, Chairman Henon and other members
9 of the Committee on Public Property and
10 Public Works. My name is Bridget
11 Collins-Greenwald and I am the
12 Commissioner of the Department of Public
13 Property. I am here today to testify in
14 support of Bill No. 170513, an ordinance
15 authorizing the Commissioner of Public
16 Property, on behalf of the City of
17 Philadelphia, to enter into a lease
18 agreement with Korman Commercial
19 Properties for use by the City of the
20 premises located at 3009 Grays Ferry
21 Avenue, under certain terms and
22 conditions.

23 The Licenses and Inspections
24 Department will use this location as a
25 new district office. The City recommends

1 6/14/17 - PUBLIC PROPERTY - BILL 170287, ETC.

2 the property at 3009 Grays Ferry Avenue
3 as this new location. The new lease for
4 the property will commence no later than
5 July 1st, 2017 for a term of five years.

6 Councilman Johnson is in
7 support of this ordinance.

8 The Department of Public
9 Property supports this measure and,
10 accordingly, I respectfully ask that City
11 Council approve Bill No. 170513.

12 I am requesting a suspension of
13 the rules to allow for the first reading
14 at the next session of Council.

15 Thank you. I'll be happy to
16 answer any questions you may have.

17 COUNCILMAN GREENLEE: Thank
18 you, Commissioner.

19 Any questions from the
20 Committee?

21 (No response.)

22 COUNCILMAN GREENLEE: Seeing
23 none, anyone here to testify on Bill No.
24 170513?

25 (No response.)

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2 COUNCILMAN GREENLEE: Seeing
3 none, thank you.

4 Commissioner, 170557.

5 COMMISSIONER GREENWALD: Good
6 morning, Chairman Henon and members of
7 the Committee on Public Property and
8 Public Works. My name is Bridget
9 Collins-Greenwald and I am the
10 Commissioner of the Department of Public
11 Property. I am here to testify in
12 support of Bill No. 170557, which
13 authorizes the Commissioner of Public
14 Property, on behalf of the City, to
15 acquire fee simple title or a lesser
16 interest by purchase, condemnation or
17 otherwise in parcels of land generally in
18 the area bounded by Susquehanna, Lambert,
19 Norris, and 22nd Streets for the purpose
20 of constructing a new and necessary
21 municipal building for Police Department
22 use, and authorizing an agreement between
23 the City and the Philadelphia
24 Redevelopment Authority for the PRA to
25 act as the City's condemnation agent,

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2 under certain terms and conditions.

3 The Police Department is one of
4 the fundamental administrative
5 departments within the City's
6 governmental structure. This bill will
7 provide the authority for the City to
8 acquire the real estate needed for a new
9 and necessary municipal building,
10 including associated parking areas to be
11 used by the Police Department. The real
12 estate included in this bill totals
13 approximately 96,000 square feet of real
14 estate and includes only vacant land and
15 buildings, as well as portions of
16 alleyways abutting these vacant land and
17 buildings. The parking areas of the
18 municipal building will be located on
19 different parcels, because we did not
20 want to acquire any occupied properties.

21 The proposed municipal building
22 will be used by the Police Department and
23 used to replace the existing Police
24 District building at 17th Street and West
25 Montgomery Avenue, which currently houses

1 6/14/17 - PUBLIC PROPERTY - BILL 170287, ETC.

2 the 22nd Police District. Because of the
3 age and design, the building at 17th and
4 Montgomery no longer adequately serves
5 the needs of a modern police department.
6 Given its current condition, the existing
7 municipal building would require
8 significant upgrades and renovations to
9 simply bring it into compliance with
10 today's facility requirements. This does
11 not include the programmatic changes
12 needed to fully accommodate today's
13 technologies, such as the body-worn
14 camera pilot program that was first
15 launched at this police district. The
16 current municipal building has outgrown
17 its usefulness and efficiencies for the
18 22nd Police District.

19 The proposed new municipal
20 building will improve the working
21 conditions for the 22nd Police District's
22 242 personnel by making changes in the
23 use and efficiency of space. The new
24 municipal building is intended to be LEED
25 Silver certified, and it will incorporate

1 6/14/17 - PUBLIC PROPERTY - BILL 170287, ETC.

2 amenities that are required for a
3 modern-day police department to operate.

4 The proposed relocation of the police
5 from 17th and Montgomery will also allow
6 for the construction of sufficient
7 off-street parking spaces necessary for
8 the Police District's 56 City vehicles
9 and estimated 70 private vehicles that
10 park at the Police District municipal
11 building each day.

12 The Department of Public
13 Property supports this measure and,
14 accordingly, I respectfully request that
15 you move Bill No. 170557 out of committee
16 with a favorable recommendation. I'm
17 also requesting a suspension of rules to
18 allow for the first reading at the next
19 session of Council.

20 Thank you. I'm happy to answer
21 any questions you may have.

22 COUNCILMAN GREENLEE: Thank
23 you, Commissioner. Just one question.
24 You said that new real estate or the real
25 estate included in the bill is 96,000

1 6/14/17 - PUBLIC PROPERTY - BILL 170287, ETC.

2 square feet. Do you know what the 17th
3 and Montgomery site totally was? I'm
4 just thinking how much difference.

5 COMMISSIONER GREENWALD: It's
6 about 29,000 square feet right now, with
7 no parking. So this includes the parking
8 at various spots throughout the area.

9 COUNCILMAN GREENLEE: Sure.
10 And I'm familiar with that 17th and
11 Montgomery site. Definitely need a new
12 one.

13 COMMISSIONER GREENWALD: We're
14 both very familiar with that site,
15 Councilman.

16 COUNCILMAN GREENLEE: Yes,
17 exactly.

18 Any other questions from the
19 Committee?

20 (No response.)

21 COUNCILMAN GREENLEE: Seeing
22 none, Ms. Burchett, you wanted to
23 testify?

24 Please proceed.

25 Anyone else other than Ms.

1 6/14/17 - PUBLIC PROPERTY - BILL 170287, ETC.

2 Burchett wish to testify?

3 Both of you? Please come up
4 together.

5 (Witnesses approached witness
6 table.)

7 MS. BURCHETT: Thank you,
8 Councilman Greenlee and everyone. Thank
9 you for considering our testimony. My
10 name is Ruth Burchett. I am founder of
11 Heritage Precious Leisure Institute,
12 which is a community development
13 corporation that's over 25 years old that
14 has been functioning and serving this
15 community.

16 I address this Bill 170557
17 because it sparks tremendous concern. We
18 have in our community huge parcels of
19 land, but this bill I just learned about
20 this morning actually, and I'm concerned
21 that plans for -- while the plans for
22 upgrading our police stations is
23 critical, is very, very important, we as
24 community members and myself as a block
25 captain for 30 years deserve full

1 6/14/17 - PUBLIC PROPERTY - BILL 170287, ETC.

2 involvement in the planning, one who
3 myself has served also as a Police
4 Advisory Board member as well, though not
5 presently.

6 And so while I know that our
7 Home Rule Charter requires this body to
8 take very specific steps to ensure that
9 you have to follow laws and rules as far
10 as purchasing and acquiring properties,
11 you do so in behalf of the citizens. And
12 so as a citizen, we deserve to know
13 what's going on in our community. We
14 have churches that are right there across
15 the street from where all of this is
16 being planned, and we can have a
17 community meeting to talk about it,
18 because whoever has been advised about
19 this plan has not shared the information,
20 and that's a real problem when usual cast
21 of characters are convened to talk about
22 what the plans are for our community.

23 COUNCILMAN GREENLEE: Thank
24 you. Thank you.

25 Please identify yourself and

1 6/14/17 - PUBLIC PROPERTY - BILL 170287, ETC.

2 proceed.

3 MS. WIGGINS: Good morning. My
4 name is Jacqueline J. Wiggins. I am a
5 resident of North Central Philadelphia.
6 I am also a fairly new committee person,
7 and I would just like to add to what
8 Ms. Burchett just said.

9 I learned of this information
10 this morning around 7:00 a.m., and I'm
11 right there almost in the heart of that
12 area. This information was not
13 communicated to me and, as far as I know,
14 to some others. I learned of this from a
15 quick e-mail from another block captain
16 on Lambert Street, which is one of the
17 areas that we're talking about.

18 And so with respect to what
19 Ms. Burchett said, and I would just like
20 to add to that, communication is
21 important around what's going on in our
22 neighborhood. I wake up to noise. This
23 noise can last until 7:00, 8:00 p.m. in
24 the evening. I mean, we deserve better
25 with respect to information and

1 6/14/17 - PUBLIC PROPERTY - BILL 170287, ETC.

2 communication from this body.

3 Thank you.

4 COUNCILMAN GREENLEE: Okay.

5 Thank you.

6 MS. BURCHETT: Councilman
7 Greenlee, I'd also like to add the
8 process of the RCOs has really been
9 problematic at the neighborhood level in
10 terms of development since this is
11 development related as well, particularly
12 since they've become politicized. The
13 RCO for this area is attached to the 32nd
14 Ward, and I find that there is a definite
15 conflict of interest with that,
16 particularly given the behavior of the
17 32nd Ward RCO on different issues
18 regarding meetings and publicizing of
19 meetings and things of that sort.

20 So we as community members --
21 and I will tell you that my family has
22 been in this neighborhood nearly 70
23 years. We are well vested and we serve
24 our community. We founded our community
25 organization inside of my parents' home,

1 6/14/17 - PUBLIC PROPERTY - BILL 170287, ETC.

2 which also helped to build 152 townhouses
3 in the community. So we're all in. And
4 I'm talking about volunteer work, not
5 paid work, volunteer work. And we
6 deserve to have an opportunity to have an
7 audience, and we ask you not to honor the
8 Public Property Commissioner's request to
9 expedite anything with regard to this
10 bill. We ask you to set it aside in
11 preference for having a community-engaged
12 meeting so that we can advise our
13 neighbors of what's coming.

14 COUNCILMAN GREENLEE: Okay.

15 Thank you, ma'am.

16 MS. BURCHETT: And we also want
17 with that a full explanation of why so
18 many huge parcels of land are being
19 considered for our district.

20 COUNCILMAN GREENLEE: Thank

21 you.

22 MS. BURCHETT: And as a person
23 who helped launch the effort to stop the
24 gunfire on New Year's Eve by putting tape
25 recorder in my window in the 22nd Police

1 6/14/17 - PUBLIC PROPERTY - BILL 170287, ETC.

2 District nearly 20 years ago, I will tell
3 you that I fully support the 22nd Police
4 District and will continue to do so, and
5 yet we do need an agreement.

6 COUNCILMAN GREENLEE: I
7 appreciate that, ma'am. Thank you.

8 Thank you both. Thank you for
9 your testimony.

10 COUNCILMAN HENON: Is there
11 anyone else here that wishes to testify
12 on Bill No. 170557?

13 (No response.)

14 COUNCILMAN HENON: Thank you
15 for your testimony.

16 So we have one bill that's
17 remaining. That is Bill No. 170559,
18 which we are not prepared to hear
19 testimony on. So we're going to take a
20 short recess and reconvene at the call of
21 the Chair. Thank you.

22 Okay. We are going to move on
23 with our process and temporarily go into
24 our -- leave our public hearing and go
25 into our public meeting to move the bills

1 6/14/17 - PUBLIC PROPERTY - BILL 170287, ETC.

2 that we had just heard presently so
3 people can continue to run the City of
4 Philadelphia.

5 The Chair recognizes Councilman
6 Greenlee.

7 COUNCILMAN GREENLEE: Yes.

8 Thank you, Mr. Chairman. I move that the
9 following bills be reported out of this
10 Committee with a favorable recommendation
11 and that the rules of Council be
12 suspended to allow for first reading at
13 our next session of Council: Bill Nos.
14 170287, 170397, 170437, 170358, 170506,
15 170507, 170508, 170511, 170513, 170557,
16 and 170593.

17 (Duly seconded.)

18 COUNCILMAN HENON: It has been
19 properly moved and seconded.

20 All those in favor signify by
21 saying aye.

22 (Aye.)

23 COUNCILMAN HENON: Nay, anybody
24 opposed?

25 (No response.)

1 6/14/17 - PUBLIC PROPERTY - BILL 170287, ETC.

2 COUNCILMAN HENON: The ayes
3 have it. All the bills that have been
4 read will be reported out of Committee
5 with a favorable recommendation with a
6 rules suspension as to be heard at our
7 next Council session.

8 And, again, I wanted to remind
9 everybody that Bill No. 170505 is being
10 held, and we will now -- that concludes
11 the Public Property and Public Works
12 public meeting. We will now go back into
13 our public hearing, in which we will be
14 taking a short recess.

15 Thank you for your time.

16 (Recess from 11:45 a.m. to 1:25
17 p.m.)

18 COUNCILMAN HENON: Good
19 afternoon, everybody. We welcome back
20 the Committee on Public Property and
21 Public Works. A quorum is established
22 and appointed by leadership. To my left
23 is Councilwoman Maria Quinones-Sanchez,
24 Councilwoman Gym, Councilman Green,
25 Councilwoman Parker, Councilman Johnson,

1 6/14/17 - PUBLIC PROPERTY - BILL 170287, ETC.

2 and Minority Leader Councilman O'Neill.

3 On behalf of the Committee of
4 Public Works and Public Property, we will
5 stand in recess for one hour,
6 approximately 2:30 p.m. today.

7 And the Chair also recognizes
8 Councilman Greenlee. Thank you.

9 (Recess from 1:25 p.m. to 2:50
10 p.m.)

11 COUNCILMAN HENON: So good
12 afternoon. The Committee on Public
13 Property and Public Works is now back in
14 session. I do want to recognize a quorum
15 is present. To my left, Councilwoman
16 Gym, Councilman Domb, Councilman
17 Greenlee. To my right, Councilman Jones,
18 and Councilman Squilla is present.

19 Is there anyone here from the
20 Administration that wishes to speak on
21 Bill No. 170559?

22 (Witnesses approached witness
23 table.)

24 COUNCILMAN HENON: State your
25 name for the record and then you may

1 6/14/17 - PUBLIC PROPERTY - BILL 170287, ETC.

2 proceed with your testimony, please.

3 COMMISSIONER GREENWALD: Good
4 afternoon, Chairman Henon and other
5 members of the Committee on Public
6 Property and Public Works. My name is
7 Bridget Collins-Greenwald and I am the
8 Commissioner of the Department of Public
9 Property. I'm here today to testify in
10 support of Bill No. 170559, an ordinance
11 authorizing the Commissioner of Public
12 Property, on behalf of the City of
13 Philadelphia, to enter into a sublease
14 agreement with the Philadelphia Authority
15 for Industrial Development for the use by
16 the City of the premises located at 400
17 North Broad Street and 1501 Callowhill
18 Street, Philadelphia, PA by the City,
19 under certain terms and conditions.

20 The City currently occupies
21 space at 8th and Race Streets for the
22 Police Headquarters, 321 University City
23 Avenue for the Medical Examiner's Office
24 and Toxicology Lab and 11th and Vine for
25 the 6th Police District. The City plans

1 6/14/17 - PUBLIC PROPERTY - BILL 170287, ETC.

2 to consolidate these functions, along
3 with the 9th Police District, 911
4 Operations, and the Fire Communications
5 Center into one site on 400 North Broad
6 Street. The consolidation also includes
7 entering into a sublease for the parking
8 garage at 1501 Callowhill Street, which
9 will provide 590 accessory parking spots.
10 The City will have the option to purchase
11 at the end of the lease term.

12 The Department of Public
13 Property supports this measure and,
14 accordingly, I respectfully ask that City
15 Council approve Bill No. 170559.

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

19 Thank you. I'll be happy to
20 answer any questions you may have, along
21 with my colleagues, Anne Fadullon,
22 Planning and Development Director; Rob
23 Dubow, Finance Director; and Rasheia
24 Johnson, City Treasurer.

25 COUNCILMAN HENON: Thank you,

1 6/14/17 - PUBLIC PROPERTY - BILL 170287, ETC.

2 Commissioner, for your testimony.

3 Is there anyone on the
4 Committee that wishes to make any
5 comments prior to -- I want to save
6 Councilman Domb for last. Councilwoman
7 Gym.

8 COUNCILWOMAN GYM: Yes. I just
9 had one brief question. Is there
10 something that Property is able to do to
11 determine whether a seller within the
12 City enters into any kind of agreements,
13 has any past practices that we should be
14 aware of, whether that's tax liens or
15 other types of outstanding
16 responsibilities or things that are owed
17 that are made public prior to or as part
18 of the discussion?

19 COMMISSIONER GREENWALD: There
20 has to be tax clearance for anyone that
21 we enter into any type of business with,
22 yeah.

23 COUNCILWOMAN GYM: Thank you
24 very much.

25 COMMISSIONER GREENWALD: You're

1 6/14/17 - PUBLIC PROPERTY - BILL 170287, ETC.

2 welcome.

3 COUNCILMAN HENON: So being no
4 other -- I'm going to again make a
5 comment before I turn it over to
6 Councilman Domb.

7 I really do want to thank the
8 Administration and this Committee for the
9 long and very thorough work that has been
10 put into some changes to today's -- to
11 this agreement here. Councilman Domb,
12 Council President's office, and members
13 of this Committee were able to save the
14 City and put the City in a position of
15 saving over \$100 million through some
16 creative refinancing. So I just want to
17 thank Councilman Domb's stewardship, his
18 expertise, and his business acumen for
19 bringing us all together again to get
20 where we needed to be in the best
21 interest, in the best interest of the
22 City of Philadelphia.

23 With that, the Chair recognizes
24 Councilman Domb.

25 COUNCILMAN DOMB: Thank you,

1 6/14/17 - PUBLIC PROPERTY - BILL 170287, ETC.

2 Mr. Chairman. I know today has been a
3 long day.

4 MS. FADULLON: It's worth it.

5 COUNCILMAN DOMB: I also want
6 to thank everybody for all their help,
7 Bridget, Anne, and I see in the audience
8 Garrett and Pierce and Noel and I see Rob
9 there and a bunch of other people. So
10 thank you for all your help.

11 I just want to say that I also
12 want to thank the landlord, sponsor, Bart
13 Blatstein for his cooperation.

14 So hopefully this is going to
15 move forward. I think the City will --
16 we're looking at doing a 15-year -- I'm
17 sorry; 19-year fixed rate loan in
18 cooperation, at 3.75, which will save us
19 a ton of money over the term, and we've
20 gotten additional savings of 10 million
21 to make the deal better for us in the
22 future. So I think this is fiscally a
23 very responsible transaction right now,
24 and I look forward to working with
25 everybody. And I want to thank everyone

1 6/14/17 - PUBLIC PROPERTY - BILL 170287, ETC.

2 for your cooperation of this Committee
3 and also the Chairman.

4 Thank you very much.

5 COMMISSIONER GREENWALD: Thank
6 you.

7 MS. FADULLON: Thank you.

8 COUNCILMAN HENON: Are there
9 any other questions on the panel for --
10 anyone else here who would like to
11 testify on Bill No. 170559?

12 (No response.)

13 COUNCILMAN HENON: With that, I
14 am going to just take a quick five-minute
15 recess and we're going to reconvene.
16 Five minutes only. Thank you.

17 (Short recess.)

18 COUNCILMAN HENON: Public
19 Property and Public Works is now back in
20 session.

21 The Chair recognizes and would
22 ask that John Mondlak please come up to
23 the witness table, please.

24 We're going to blame this on
25 technical difficulties.

1 6/14/17 - PUBLIC PROPERTY - BILL 170287, ETC.

2 (Witness approached witness
3 table.)

4 COUNCILMAN HENON: The Chair
5 recognizes John Mondlak. John, could you
6 state your name for the record and your
7 title and position, please.

8 MR. MONDLAK: Sure. John
9 Mondlak. I'm the Deputy Director of
10 Planning and Development, and I'm going
11 to give you a quick update on a change
12 that was made to the EOP that will be --

13 COUNCILMAN HENON: So let's
14 start out. Your position is Deputy
15 Director of Development Services. And
16 what does that mean?

17 MR. MONDLAK: What does that
18 mean? That means that I work with the
19 development community to assist them to
20 understand the development process and
21 work through any kinks in the system, any
22 issues that arise in that process.

23 COUNCILMAN HENON: So the EOP
24 plan that was given -- that was put
25 together from OEO, is that -- that we

1 6/14/17 - PUBLIC PROPERTY - BILL 170287, ETC.

2 have currently in this legislation --

3 MR. MONDLAK: Correct.

4 COUNCILMAN HENON: -- what year

5 is that?

6 MR. MONDLAK: What?

7 COUNCILMAN HENON: What year is

8 that OEO study or numbers? How did they

9 come to those diversity numbers?

10 MR. MONDLAK: The study

11 referenced in the EOP currently is 2015.

12 They are going to update that to

13 reference the study that was done in

14 2016.

15 COUNCILMAN HENON: Perfect.

16 Can you explain that, please.

17 MR. MONDLAK: They do a

18 disparity study every --

19 COUNCILMAN HENON: Yearly.

20 MR. MONDLAK: -- every year to

21 determine where the need is for

22 participation, what the appropriate

23 ranges are. And for whatever reason, I

24 don't know why it's 2015 in this EOP, but

25 they're going to update it to 2016.

1 6/14/17 - PUBLIC PROPERTY - BILL 170287, ETC.

2 COUNCILMAN HENON: That's
3 fantastic. And I want to thank the
4 Council President's office for
5 recognizing that we didn't have an
6 up-to-date OEO diversity plan included
7 here. So I want to thank the Council
8 President himself and his office for
9 making sure that we are current in our
10 legislation and in our plans as we move
11 forward. So that will be amended on this
12 Thursday's first reading; is that
13 correct?

14 MR. MONDLAK: We can amend it.
15 I will certainly hand up copies to you to
16 share with the --

17 COUNCILMAN HENON: Well, if you
18 can get the copies to me, Council
19 President, and we'll circulate it to all
20 members of City Council so it could be
21 amended properly with the most current
22 EOP plan for this project.

23 Thank you for your time.

24 We are going to leave our
25 Public Works and Public Property hearing

1 6/14/17 - PUBLIC PROPERTY - BILL 170287, ETC.

2 and enter into our public meeting.

3 The Chair recognizes Councilman
4 Greenlee.

5 COUNCILMAN GREENLEE: Thank
6 you, Mr. Chairman. I move that Bill No.
7 170559 be reported out of this Committee
8 with a favorable recommendation, that the
9 rules of Council be suspended to allow
10 for first reading at our next session of
11 Council.

12 (Duly seconded.)

13 COUNCILMAN HENON: All those in
14 favor signify by saying aye.

15 (Aye.)

16 COUNCILMAN HENON: Opposed?

17 (No response.)

18 COUNCILMAN HENON: The ayes
19 have it. Bill No. 170559 will be
20 reported from the Public Works and Public
21 Property Committee with a favorable
22 recommendation with a rules suspension as
23 to be heard at our next Council session.

24 I want to thank you all for
25 your time and your patience and your good

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1 6/14/17 - PUBLIC PROPERTY - BILL 170287, ETC.

2 work. Thank you.

3 (Committee on Public Property
4 and Public Works concluded at 3:00 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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