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COUNCIL OF THE CITY OF PHILADELPHIA
PUBLIC HEARING
COMMITTEE ON PARKS, RECREATION AND
CULTURAL AFFAIRS

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Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, June 8, 2005, 9:55 a.m.

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050016 - An Ordinance amending Chapter
19-1400 of The Philadelphia Code,
entitled "Realty Transfer Tax," by
excluding from the tax certain
sub-subleases of property by the
Fairmount Park Historic Preservation
Trust, Inc. ("Trust") pursuant to a
Master Sublease Agreement between
the Philadelphia Authority for
Industrial Development ("PAID") and
the Trust, and pursuant to a Master
Lease Agreement between the City and
PAID, all as authorized by Bill No.
505 (approved June 8, 1993), under
certain terms and conditions.

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215.561.2220 215.567.2670

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2 050508 - An Ordinance authorizing the
3 Commissioner of Public Property, on
4 behalf of the City of Philadelphia,
5 to purchase from the Philadelphia
6 Authority for Industrial Development
7 all of its right, title and
8 interest, in a parcel of real estate
9 known as part of the Kensington &
10 Tacony Industrial Tract; and
amending Title 15 of The
Philadelphia Code, entitled "Parks
and Recreation," to place the parcel
under the care and jurisdiction of
the Fairmount Park Commission upon
completion of the conveyance of the
parcel to the City; all under
certain terms and conditions.

11
12 050509 - An Ordinance authorizing the
13 Commissioner of Public Property and
14 the Executive Director of the
15 Fairmount Park Commission, on behalf
16 of the City of Philadelphia, to
17 enter into an agreement to lease to
18 Friends of Father Judge High School,
19 Inc., for further sublease to the
20 Archdiocese of Philadelphia,
21 approximately .398 acres of ground
22 located east of the intersection of
23 Rowland and Solly Avenues, and, in
consideration thereof, further
authorizing the Commissioner of
Public Property and the Executive
Director of the Fairmount Park
Commission, on behalf of the City of
Philadelphia, to enter into an
agreement to sublease from the
Friends of Father Judge High School,
Inc., approximately .40 acres of
ground located east of Rowland and
Solly Avenues, under certain terms
and conditions.

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2 PRESENT:

3 COUNCIL PRESIDENT ANNA C. VERNA
4 COUNCILWOMAN BLONDELL REYNOLDS-BROWN
5 COUNCILMAN W. WILSON GOODE, JR.
6 COUNCILWOMAN MARIAN B. TASCO
7 COUNCILMAN DARRELL L. CLARKE
8 COUNCILMAN FRANK DiCICCO
9 COUNCILMAN JACK KELLY

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1 Parks, Recreation - 6/8/05

2 COUNCILWOMAN REYNOLDS-BROWN:

3 Good morning. We have a quorum for the
4 City Council Committee on Parks,
5 Recreation and Cultural Affairs public
6 hearings to hear testimony on Bill Nos.
7 050016, 050508, and 050509. With us at
8 this hearing this morning is Council
9 President Anna C. Verna, Vice Chairman of
10 the committee W. Wilson Goode, Jr., and
11 committee member Councilman Frank
12 DiCicco.

13 We will now ask the clerk to
14 read the title of Bill No. 050016.

15 THE CLERK: 050016, an
16 ordinance amending Chapter 19-1400 of the
17 Philadelphia code, entitled "Realty
18 Transfer Tax," by excluding from the tax
19 certain sub-subleases of property by the
20 Fairmount Park Historic Preservation
21 Trust pursuant to a Master Sublease
22 Agreement between the Philadelphia
23 Authority for Industrial Development
24 (PAID) and the Trust, and pursuant to a
25 Master Lease Agreement between the City

1 Parks, Recreation - 6/8/05
2 and PAID, all as authorized by Bill No.
3 505 approved June 8, 1993, under certain
4 terms and conditions.

5 COUNCILWOMAN REYNOLDS-BROWN:
6 Thank you. I introduce Bill No. 050016
7 which will allow the properties held
8 through the Fairmount Park Historic
9 Preservation Trust to be leased for
10 longer than 30 years and be exempt from
11 the real estate transfer tax. Currently
12 if a lease is for 30 years or longer,
13 real estate transfer tax must be paid.
14 FPHPT is a nonprofit created by the City
15 to ensure the well-being of many of our
16 city's park structures, houses, and
17 mansions in Fairmount Park. They
18 actively look for tenants that will pay
19 for the maintenance and preservation of
20 these historic buildings, which we know
21 to be quite expensive. While the Trust
22 does a commendable job, many of these
23 buildings remain vacant. One impediment
24 is that prospective tenants cannot take
25 advantage of the federal historic

1 Parks, Recreation - 6/8/05
2 preservation credits and dollars that
3 require ownership or lease terms longer
4 than 30 years because it triggers a real
5 estate transfer tax which would wash out
6 any benefit from the federal government.
7 The best way to describe this bill is
8 that we are not receiving tax dollars on
9 the properties currently. No leases have
10 been made for over 29 years due to the
11 real estate transfer tax issue. However,
12 if the bill does pass, we, the City, will
13 be in a better position to obtain federal
14 monies and credits for much needed
15 preservation of these structures. I hope
16 you will join me in supporting this bill,
17 which is smart for the city, smart for
18 our parks, and smart for historic
19 preservation. We will now bring up
20 testifiers.

21 And I'm pleased to indicate
22 Councilwoman Marian Tasco and Councilman
23 Jack Kelly have joined us for this
24 committee here.

25 We please now invite up all of

1 Parks, Recreation - 6/8/05
2 our testifiers: Matt Rader, executive
3 director of the Fairmount Park Historic
4 Preservation Trust; Karen Borski,
5 executive director of the Fairmount Park
6 Commission; and Nancy Kammerdeiner,
7 commissioner for the revenue department.

8 You may be seated.

9 We will start with Matt Rader,
10 who before your testimony state your full
11 name for the record.

12 MR. RADER: Good morning. My
13 name is Matthew Rader. Thank you,
14 Councilwoman Brown, and other members of
15 the committee for introducing this
16 ordinance and inviting us to speak. I am
17 the executive director of the Fairmount
18 Park Historic Preservation Trust. As the
19 City's partner for historic preservation
20 in Fairmount Park, the Trust works with
21 private nonprofit and for profit
22 organizations to lease, invest in, and
23 revitalize the park's historic buildings
24 to benefit all park users. Created by
25 City Council in 1993, the Trust's

1 Parks, Recreation - 6/8/05
2 long-term leasing program has revitalized
3 24 buildings citywide for over \$10
4 million in rehabilitation in operation of
5 historic buildings in Fairmount Park.
6 With the assistance of the proposed
7 legislation, the Trust intends to grow
8 that number to over \$20 million within
9 the next three years.

10 The Trust's leasing program
11 authorized by City Council Bill 505 in
12 1993 provides a streamlined user-friendly
13 system for private organizations to
14 invest in publicly owned assets in
15 Fairmount Park. Leasing benefits the
16 city by relieving the Fairmount Park
17 Commission of the capital expenses
18 operating buildings, generating new
19 activities and amenities in diverse
20 sections of the park at no cost to the
21 city, and creating opportunities for
22 entrepreneurs to develop the park's
23 historic buildings to encourage tourism,
24 create jobs, and revitalize
25 neighborhoods.

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2 If currently leased properties
3 returned to the city's care, we can
4 estimate the Commission would require
5 more than a million dollars to maintain
6 the level of care provided by lessees.
7 The proposed legislation will create a
8 significant incentive to invest in
9 Fairmount Park and reinforce the
10 Commission's and the Trust's dedication
11 to preservation of Fairmount Park
12 demonstrated by City Council Bill 505.
13 With the proposed legislation and other
14 improvements currently underway, the
15 Trust intends to generate an additional
16 \$10 million in investment in the park's
17 historic resources, create over \$200,000
18 in rent over the years, and transform
19 some of the park's most distressed
20 buildings into vital activity centers and
21 contributors to the regional city
22 economy.

23 Thank you for considering this
24 legislation. I look forward to working
25 with the City of Philadelphia.

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2 COUNCILWOMAN REYNOLDS-BROWN:

3 Thank you for your testimony.

4 Any questions for this witness?

5 Councilman Frank DiCicco.

6 COUNCILMAN DiCICCO: Thank you.

7 Good morning. Is your entity
8 the entity that's responsible for
9 negotiating the lease or is it a
10 cooperative effort between the Park
11 Commission and the Trust? How does that
12 all come about?

13 MR. RADER: The Trust is
14 responsible for negotiating and managing
15 the leases. They're approved by the park
16 Commission And they're actually
17 authorized through a three-tier leasing
18 structure through which the City leases
19 buildings in the park to PAID, PAID
20 leases to the Trust, and the Trust
21 subleases to the end user. That's the
22 system set up by the original Council
23 bill.

24 COUNCILMAN DiCICCO: There are
25 a number of developers, in fact, two or

1 Parks, Recreation - 6/8/05
2 three in the room this morning are here
3 for our next committee, the rules
4 committee hearing, concerning zoning
5 matters with development along the river.
6 One developer I don't see in the room yet
7 has a proposal to develop a parcel that
8 is adjacent to Penn Treaty Park. With
9 the interest in developing along the
10 river, there's also a concern from the
11 community groups and the City to provide
12 public access so that all these don't
13 become gated communities and the public
14 is basically cut off from their river.
15 If the developer of that property
16 adjacent to Penn Treaty Park wanted to
17 provide that access -- because currently
18 under the plan that I see it looks almost
19 impossible for the public to have access
20 without really going through the
21 condominium association property to get
22 there, but there may be a way to create
23 an easement between Penn Treaty Park and
24 the development site with a partial
25 easement or some sort of lease -- could

1 Parks, Recreation - 6/8/05

2 that be arranged?

3 MR. RADER: Absolutely.

4 Actually, this question was just raised
5 this morning. The Trust could
6 potentially manage the easement. The
7 other situation could be that the
8 developer could donate the land to the
9 City and sign a management agreement with
10 the Park Commission, But either of those
11 scenarios could work quite well.

12 COUNCILMAN DiCICCO: And the
13 Trust would be the first step in that
14 process?

15 MR. RADER: If it was an
16 easement, I assume the Trust could be the
17 holding entity.

18 COUNCILMAN DiCICCO: If the
19 developer needs to approach someone about
20 getting this discussion underway, who
21 should they contact?

22 MR. RADER: Karen.

23 COUNCILMAN DiCICCO: Thank you.

24 COUNCILWOMAN REYNOLDS-BROWN:
25 Thank you.

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2 Any other questions?

3 (No response.)

4 COUNCILWOMAN REYNOLDS-BROWN:

5 Please, Karen Lloyd Borski, executive
6 director of the Fairmount Park
7 Commission.

8 MS. BORSKI: Good morning. My
9 name is Karen Lloyd Borski. I'm the
10 director of the Fairmount Park Commission
11 and pleased to be here to testify today
12 in support of Bill 050016. Since 1993,
13 the Park Commission has worked closely
14 with Fairmount Park Historic Preservation
15 Trust to attract private entities to
16 lease and invest in the park's historic
17 buildings. Each long-term lease relieves
18 the Commission of significant capital and
19 operating costs associated with managing
20 a historic building. The proposed
21 legislation will attract investment to
22 the park's most threatened historic
23 buildings by limiting financial obstacles
24 to securing a lease longer than 30 years.
25 This legislation is a critical step in

1 Parks, Recreation - 6/8/05
2 the Commission's continuing efforts to
3 secure private investment to leverage
4 City investment in managing and
5 maintaining Fairmount Park. I request a
6 suspension of the rules for the next
7 session of Council. Thank you.

8 COUNCILWOMAN REYNOLDS-BROWN:
9 We thank you for your testimony. Let me
10 seize the moment and personally
11 congratulate you both for your
12 stewardship and leadership at the
13 Philadelphia Fairmount Park. Your good
14 work has not gone unnoticed.

15 MS. BORSKI: Thank you very
16 much, Councilwoman. It's been a
17 pleasure.

18 COUNCILWOMAN REYNOLDS-BROWN:
19 Nancy Kammerdeiner, commissioner of the
20 revenue department.

21 MS. KAMMERDEINER: Good
22 morning. I'm Nancy Kammerdeiner, revenue
23 commissioner. I provided copies of
24 written testimony and much of what I have
25 in there has already been mentioned so

1 Parks, Recreation - 6/8/05
2 I'll just skip through to a few that have
3 not gone on record already. By agreeing
4 to forego some limited likely revenue,
5 the City would provide an incentive for
6 potential tenants to pursue lease
7 agreements that will ensure preservation
8 of City-owned property. Though it's not
9 possible to provide a precise estimate of
10 the number and value of the sub-sublease
11 transactions that might ultimately be
12 exempted as a result of this bill, I did
13 ask the Trust if they could give me an
14 idea how many possible transactions there
15 would be and I was told there would be 10
16 to 15 properties that might possibly come
17 into this area. But we have to remember
18 that this might not happen at all if the
19 long-term leases would not be available.
20 Not only would these tenants preserve the
21 properties, but their activities would
22 also generate other taxes both during
23 construction and future operations.
24 Those would be taxes that are not
25 currently available to the City today.

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2 So you need to balance that against
3 revenue that might not otherwise come in.
4 And so the situation here is we would
5 probably not forego much revenue but
6 actually generate revenue for the City.
7 That's my testimony. I'll be happy to
8 answer any questions.

9 COUNCILWOMAN REYNOLDS-BROWN:

10 Any questions for any witnesses?

11 Councilman Frank DiCicco.

12 COUNCILMAN DiCICCO: Thank you,
13 Madam Chair.

14 The 10 to 15 agreements,
15 leases, what have you, do you have a list
16 of those?

17 MS. KAMMERDEINER: I do not. I
18 was just told that would be the maximum
19 number of properties that are under
20 control of the Trust that might attract a
21 long-term lease that could come in. That
22 doesn't mean that any or all would go in
23 that direction.

24 MR. RADER: There's one
25 negotiation currently pending which would

1 Parks, Recreation - 6/8/05

2 be affected and I can give that to you.

3 I can also provide you a list of all the
4 properties.

5 COUNCILMAN DiCICCO: If you
6 would provide a list to the Chair, that
7 would be helpful. That would be very
8 helpful.

9 COUNCILWOMAN REYNOLDS-BROWN:
10 You say 10 to 15 on line. That is out of
11 the total of how many historic structures
12 in the park currently?

13 MR. RADER: There are
14 approximately 200 historic structures.

15 COUNCILWOMAN REYNOLDS-BROWN:
16 Councilman Jack Kelly.

17 COUNCILMAN KELLY: Thank you,
18 Madam Chair.

19 The 10 to 15 of these historic
20 buildings, how are they being maintained
21 today or are they being maintained?

22 MR. RADER: Any building not in
23 a long-term lease in Fairmount Park is
24 under the direct management of the Park
25 Commission and in many cases lack active

1 Parks, Recreation - 6/8/05
2 uses. And the park commission's very
3 limited in its ability to provide
4 maintenance, but they're being
5 maintained.

6 COUNCILMAN KELLY: What would
7 you say the condition of these properties
8 are?

9 MR. RADER: Fair to poor.

10 COUNCILMAN KELLY: I would just
11 like to know what type of I guess people
12 who would be interested in taking over
13 these properties.

14 MR. RADER: We have a pretty
15 wide range of potential candidates.
16 Currently, all tenants are nonprofit
17 organizations ranging from professional
18 groups to even actually the School
19 District has a property at Fox Chase
20 Farms in the northeast. Tenants that
21 we're looking at that would be affected
22 by this legislation are potentially for
23 profit tenants, developers that might be
24 interested in investing in these
25 buildings and subleasing them to

1 Parks, Recreation - 6/8/05
2 nonprofits as a way of helping us to
3 bring capital into the park. We've
4 looked at bed and breakfast operators and
5 a variety of uses, each use subject to
6 the neighborhood surrounding it. We take
7 it to the public to make sure the use of
8 this building is actually a positive
9 improvement rather than any kind of
10 liability to the neighborhood.

11 COUNCILMAN KELLY: And you do
12 have people interested in the properties?

13 MR. RADER: As I said, we have
14 one deal currently pending. And we are
15 in the process of marketing our
16 properties. We're going to enhance the
17 leasing program and create more
18 incentives. These are the properties
19 that are requiring very significant
20 investment, a million dollars or more in
21 most cases, so the incentives have to be
22 stronger as well.

23 COUNCILMAN KELLY: Thank you.
24 I just want to make one comment. I'm
25 sorry to see that Ms. Borski will be

1 Parks, Recreation - 6/8/05

2 leaving. You're going to be leaving as
3 executive director of the Fairmount Park?

4 MS. BORSKI: I am.

5 COUNCILMAN KELLY: I'm sorry to
6 see you go. You're doing a tremendous
7 job. Thank you.

8 COUNCILWOMAN REYNOLDS-BROWN:
9 So there is a process in place for
10 community input?

11 MR. RADER: We take every Trust
12 proposal -- there's a proposal system.
13 Ideas come into the Trust. We take it to
14 the neighborhood organizations, seek
15 written approval, public meeting. Then
16 it also goes to a community-based meeting
17 of the Trust that reviews the issues and
18 then Fairmount Park Commission. So
19 there's a number of checks in place to
20 make sure everything is above board.

21 COUNCILWOMAN REYNOLDS-BROWN:
22 Very good. Anyone else to testify on
23 this bill?

24 (No response.)

25 COUNCILWOMAN REYNOLDS-BROWN:

1 Parks, Recreation - 6/8/05

2 Thank you very, very much. That
3 concludes testimony on Bill No. 050016.
4 Thank you very much.

5 We will now take testimony of
6 Bill No. 050508. Will the clerk please
7 read the title of the bill.

8 THE CLERK: Bill No. 050508, an
9 ordinance authorizing the Commissioner of
10 Public Property, on behalf of the City of
11 Philadelphia, to purchase from the
12 Philadelphia Authority for Industrial
13 Development all of its right, title and
14 interest in a parcel of real estate known
15 as part of the Kensington & Tacony
16 Industrial Tract; and amending Title 15
17 of the Philadelphia Code entitled "Parks
18 and Recreation" to place the parcel under
19 the care and jurisdiction of the
20 Fairmount Park Commission upon completion
21 of the conveyance of the parcel to the
22 City, all under certain terms and
23 conditions.

24 COUNCILWOMAN REYNOLDS-BROWN:
25 Thank you. We will now ask Carolyn

1 Parks, Recreation - 6/8/05
2 Wallis, director of the Southeast
3 Pennsylvania Environmental Council.
4 Welcome. Please be seated.

5 MS. WALLIS: Good morning,
6 Councilwoman Brown. I'm Carolyn Wallis
7 for the Pennsylvania Environmental
8 Council and I am pleased to be here today
9 to testify in favor of Bill 050508
10 specifically authorizing the City of
11 Philadelphia to acquire approximately a
12 half an acre parcel of the Conrail line
13 known as Kensington & Tacony Industrial
14 Tract from the Philadelphia Authority for
15 Industrial Development. This abandoned
16 tract will be redeveloped into a
17 pedestrian and bike trail on the Delaware
18 riverfront. This is part of a large
19 revision for a riverfront corridor
20 providing public access for city
21 residents along 10 miles of the river.
22 This section between Robbins and Levick
23 Street just south of the Tacony-Palmyra
24 Bridge is in the middle of this trail
25 having been purchased by PAID from

1 Parks, Recreation - 6/8/05
2 Conrail over a decade ago for a project
3 that never came to fruition. The
4 Fairmount Park Commission and PAID are
5 here today if anyone has any questions of
6 them.

7 I just want to add, and I've
8 given written testimony, this trail is a
9 key component of the Delaware River
10 greenway that may also include public
11 marinas, active recreation, civic event
12 spaces, habitat restoration, and parks
13 along the length of the riverfront, and a
14 green infrastructure is key to creating
15 the river becoming the front door to
16 redevelopment of the major vacant parcels
17 into new communities for city residents
18 and others we hope will move into the
19 city instead of going to open spaces in
20 the suburbs.

21 We have been involved as
22 Pennsylvania Environmental Council for
23 over ten years in work on the greenway
24 corridor working to get funding for trail
25 acquisition, design, and construction,

1 Parks, Recreation - 6/8/05
2 which we're happy to say is in place. I
3 am pleased to answer any questions at
4 this time and thank you for your
5 consideration of this bill.

6 COUNCILWOMAN REYNOLDS-BROWN:
7 You're welcome, Ms. Wallis.

8 Any questions for this witness?

9 COUNCILMAN KELLY: I have one
10 question.

11 COUNCILWOMAN REYNOLDS-BROWN:
12 Councilman Jack Kelly.

13 COUNCILMAN KELLY: I have one
14 question. You say you have an agreement
15 with Conrail?

16 MS. WALLIS: Yeah. The City --
17 well, the 9.26 acres the City is --

18 COUNCILMAN KELLY: And they are
19 supportive of this?

20 MS. WALLIS: Yes.

21 COUNCILMAN KELLY: I think it's
22 tremendous that I hear something
23 favorable coming from our rail lines
24 because we're fighting them. CSX, I just
25 hope somewhere along the line they get

1 Parks, Recreation - 6/8/05
2 the same -- we can get the same
3 cooperation from them in other areas that
4 we're trying to develop as you are into
5 making this a great thing for the people
6 of Philadelphia to use as recreation.

7 MS. WALLIS: Actually, the
8 other transaction is a charitable
9 donation from CSX and Norfolk Southern of
10 the 9.26 acres with a slight
11 administrative fee. That agreement's
12 been signed by the City and we hope to --

13 COUNCILMAN KELLY: They made a
14 contribution?

15 MS. WALLIS: Yeah, for the
16 value of that.

17 COUNCILWOMAN REYNOLDS-BROWN:
18 They made a financial contribution?

19 MS. WALLIS: They made a
20 charitable contribution of the property
21 they valued at \$375,000. That is the
22 rest of this trail, not this. This
23 section will be purchased and PAID given
24 back the funding for which they initially
25 outlaid to buy this particular parcel.

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2 COUNCILMAN KELLY: I wish they
3 would just be this cooperative with the
4 Schuylkill River project we're working on
5 as they are in your project. And I can
6 just hope that we get the same
7 cooperation as Conrail has shown you.
8 Thank you.

9 Thank you, Madam Chair.

10 COUNCILWOMAN REYNOLDS-BROWN:

11 Any other questions for this witness?

12 Anyone else to testify on Bill No.

13 050508?

14 (No response.)

15 COUNCILWOMAN REYNOLDS-BROWN:

16 Thank you. That concludes testimony on
17 that bill.

18 We will now hear testimony on
19 Bill No. 050509, and we invite to the
20 table Karen Borski, the executive
21 director of the Fairmount Park
22 Commission, and Reverend Peter Naccarato,
23 Father Judge High School.

24 Good morning.

25 THE CLERK: Bill 050509, an

1 Parks, Recreation - 6/8/05
2 ordinance authorizing the Commissioner of
3 Public Property and the Executive
4 Director of the Fairmount Park
5 Commission, on behalf of the City of
6 Philadelphia, to enter into an agreement
7 to lease to Friends of Father Judge High
8 School, Inc., for further sublease to the
9 Archdiocese of Philadelphia approximately
10 0.398 acres of ground located east of the
11 intersection of Rowland and Solly
12 Avenues, and, in consideration thereof,
13 further authorizing the Commissioner of
14 Public Property and executive director of
15 the Fairmount Park Commission, on behalf
16 of the City of Philadelphia, to enter
17 into an agreement to sublease from the
18 Friends of Father Judge High School,
19 Inc., approximately .40 acres of ground
20 located east of Rowland and Solly
21 Avenues, under certain terms and
22 conditions.

23 COUNCILWOMAN REYNOLDS-BROWN:

24 Thank you.

25 We will now hear testimony from

1 Parks, Recreation - 6/8/05

2 Karen Borski.

3 MS. BORSKI: Thank you again.

4 I am Karen Borski, director of Fairmount
5 Park Commission, and I am pleased to be
6 hear to testify in support of Bill
7 050509, which would authorize the
8 department of public property and the
9 Fairmount Park Commission to enter into
10 lease agreements with the Friends of
11 Father Judge High School and ultimately
12 the Archdiocese of Philadelphia for land
13 adjacent to Pennypack Park in northeast
14 Philadelphia.

15 In November of '03, the
16 Fairmount Park Commission approved a
17 request from Father Judge High School to
18 build a portion of their new activity
19 center on a piece of land under the
20 park's jurisdiction in Pennypack Park.
21 This land is adjacent to Judge's campus
22 and is currently undeveloped. In
23 exchange for this opportunity, Judge has
24 agreed to swap with the Park Commission
25 an equivalent piece of undeveloped land

1 Parks, Recreation - 6/8/05
2 that they own in the same area which is
3 also adjacent to Pennypack Park. This
4 exchange of land and subsequent
5 development would have no negative impact
6 on the existing park land or nearby
7 Pennypack Creek. Further, Judge will
8 maintain both parcels of land as it is in
9 their best interest to do so because of
10 the proximity to their campus. Further
11 still, Father Judge High School has
12 agreed to provide public rest room
13 facilities as an external feature of the
14 new building and this will support public
15 park use in this area. The maintenance
16 and security of the rest rooms will be
17 the responsibility of Father Judge High
18 School.

19 On behalf of the Park
20 Commission, I am pleased to express the
21 commission's support of this project. I
22 can also assure the Council that this
23 project like all those considered by the
24 Commission has been reviewed with the
25 best interest of Fairmount Park, the

1 Parks, Recreation - 6/8/05
2 local community, and the City of
3 Philadelphia as its highest priority. I
4 ask that this ordinance be amended to add
5 Exhibit A, including a ground lease and
6 sublease which affect the swap that we
7 spoke of. And I further request a
8 suspension of the rules to allow for a
9 reading at the next session of Council.
10 Thank you.

11 COUNCILWOMAN REYNOLDS-BROWN:

12 Any questions for this witness?

13 (No response.)

14 COUNCILWOMAN REYNOLDS-BROWN:

15 Very well.

16 Good morning.

17 MR. NACCARATO: Good morning.

18 I am Peter Naccarato, the project manager
19 on this project. I'm here today
20 representing Father Campalone, who is at
21 the Father Judge graduation today,
22 couldn't be with us. I'm here to answer
23 any questions.

24 COUNCILMAN KELLY: You just
25 answered my question because I wanted to

1 Parks, Recreation - 6/8/05

2 know where Father Joe was.

3 COUNCILWOMAN REYNOLDS-BROWN:

4 Very well.

5 Anyone else here to testify on

6 Bill No. 050509?

7 (No response.)

8 COUNCILWOMAN REYNOLDS-BROWN:

9 Very well.

10 We thank you for your

11 testimony. This concludes our public

12 hearing.

13 We will now move into our

14 public meeting. I would like to ask

15 Councilman W. Wilson Goode if I could

16 have a motion on Bill No. 050016.

17 COUNCILMAN GOODE: Thank you,

18 Madam Chair. I move that Bill 050016 be

19 reported out of committee with a

20 favorable recommendation and further

21 recommendation that the rules of Council

22 be suspended to permit first reading at

23 our next session.

24 (Duly seconded.)

25 COUNCILWOMAN REYNOLDS-BROWN:

1 Parks, Recreation - 6/8/05

2 Thank you. Bill No. 050016 has been
3 moved and properly seconded. All in
4 favor say aye.

5 (Chorus of "ayes.")

6 COUNCILWOMAN REYNOLDS-BROWN:

7 All opposed?

8 (No response.)

9 COUNCILWOMAN REYNOLDS-BROWN:

10 Bill No. 050016 will be reported out of
11 this committee with a favorable
12 recommendation and a further
13 recommendation that the rules of Council
14 be suspended so to allow first reading at
15 our next scheduled Council meeting.

16 I would like to ask Councilman
17 Frank DiCicco to please give us a motion
18 on Bill No. 050508.

19 COUNCILMAN DiCICCO: Thank you,
20 Madam Chair. I move Bill No. 050508 be
21 reported out of this committee with a
22 favorable recommendation and a further
23 recommendation that the rules of Council
24 be suspended so as to permit first
25 reading at our next session of Council.

1 Parks, Recreation - 6/8/05

2 (Duly seconded.)

3 COUNCILWOMAN REYNOLDS-BROWN:

4 Bill No. 050508 has been moved and
5 properly seconded. All in favor say aye.

6 (Chorus of "ayes.")

7 COUNCILWOMAN REYNOLDS-BROWN:

8 All opposed?

9 (No response.)

10 COUNCILWOMAN REYNOLDS-BROWN:

11 Bill No. 050508 will be reported out of
12 this committee with a favorable
13 recommendation and a further
14 recommendation that the rules of Council
15 be suspended to allow first reading at
16 our next scheduled Council meeting.

17 It is my understanding that we
18 have before us a ground lease which was
19 not ready when the bill was introduced,
20 so this ground lease has to be amended
21 into the bill. May I have a motion on
22 the amendment?

23 COUNCILMAN DiCICCO: On Bill

24 No. --

25 COUNCILWOMAN REYNOLDS-BROWN:

1 Parks, Recreation - 6/8/05

2 Forgive me. Bill No. -- amendment to the
3 Bill No. 050509.

4 COUNCILMAN DiCICCO: Thank you,
5 Madam Chair. I move that the amendment
6 be approved.

7 (Duly seconded.)

8 COUNCILWOMAN REYNOLDS-BROWN:

9 All in favor say aye.

10 (Chorus of "ayes.")

11 COUNCILWOMAN REYNOLDS-BROWN:

12 All opposed?

13 (No response.)

14 COUNCILWOMAN REYNOLDS-BROWN:

15 Please welcome Councilman Darrell Clarke
16 to our committee hearing.

17 I would like to ask Councilman
18 Jack Kelly to please give us a motion on
19 Bill 050509 as amended.

20 COUNCILMAN KELLY: Madam Chair,
21 I move Bill No. 050509 be approved by
22 this committee as amended and further
23 recommend that rules of Council be
24 suspended in order that this bill may be
25 heard at the next session of Council.

1 Parks, Recreation - 6/8/05

2 (Duly seconded.)

3 COUNCILWOMAN REYNOLDS-BROWN:

4 Bill No. 050509 has been moved and
5 properly seconded as amended. All in
6 favor say aye.

7 (Chorus of "ayes.")

8 COUNCILWOMAN REYNOLDS-BROWN:

9 All opposed?

10 (No response.)

11 COUNCILWOMAN REYNOLDS-BROWN:

12 Bill No. 050509 as amended will be
13 reported out of this committee with a
14 favorable recommendation and the further
15 recommendation that the rules of Council
16 be suspended to allow first reading at
17 our next scheduled Council meeting.

18 This concludes the meeting of
19 the Parks, Recreation, and Cultural
20 Affairs Committee. Thank you for your
21 attendance and your interest.

22 (Whereupon the hearing
23 adjourned at 10:20 a.m.)

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CERTIFICATE

I HEREBY CERTIFY that the
proceedings, evidence, and objections are
contained fully and accurately in the
stenographic notes taken by me upon the
hearing taken on June 8, 2005, and that
this is a true and correct transcript of
same.

Kimberly A. Overwise
Certified Realtime Reporter
Notary Public

(The foregoing certification of
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