

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

Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, December 4, 2013
1:30 p.m.

PRESENT:

COUNCILMAN BOBBY HENON, CHAIR
COUNCILWOMAN JANNIE BLACKWELL
COUNCILMAN BILL GREEN
COUNCILMAN WILLIAM K. GREENLEE
COUNCILMAN JAMES KENNEY
COUNCILMAN DAVID OH
COUNCILMAN MARK SQUILLA

BILLS 130630, 130658, 130803, and 130811.
RESOLUTION 130728

- - -

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2

COUNCILMAN HENON: Good

3

afternoon, ladies and gentlemen. The

4

Committee of Public Property and Public

5

Works is now in session.

6

Would the Clerk please read the

7

title of the bills and the resolution,

8

please.

9

THE CLERK: Bill No. 130630, an

10

ordinance authorizing the Commissioner of

11

Public Property to lease to the

12

Southeastern Pennsylvania Transportation

13

Authority ("SEPTA") certain land and

14

improvements known as City Owned Transit

15

Properties, and further authorizing

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acceptance of title to certain real

17

estate and improvements from SEPTA, all

18

under certain terms and conditions.

19

Bill No. 130658, an ordinance

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authorizing the Commissioner of Public

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Property, on behalf of the City of

22

Philadelphia, to convey to the

23

Philadelphia Authority for Industrial

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Development a parcel with an address of

25

4732-34 Griscom Street, for further

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 conveyance, under certain terms and
3 conditions.

4 Bill No. 130803, an ordinance
5 authorizing the Commissioner of Public
6 Property, on behalf of the City of
7 Philadelphia, to enter into an amendment
8 to the sublease agreement with the
9 Philadelphia Authority for Industrial
10 Development, for use by the City, of an
11 additional portion of the premises
12 located at 111 North 49th Street,
13 Philadelphia, Pennsylvania by the City,
14 all under certain terms and conditions.

15 Bill No. 130811, an ordinance
16 authorizing the Commissioner of Public
17 Property, on behalf of the City of
18 Philadelphia, to enter into ground lease
19 and sublease agreements with the
20 Philadelphia Authority for Industrial
21 Development for certain land and
22 improvements located on a parcel of land
23 bounded by South Broad Street to the
24 east, Castle Avenue to the south, 15th
25 Street to the west, and Morris Street to

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 the north, all under certain terms and
3 conditions.

4 Resolution No. 130728
5 resolution authorizing the Committee on
6 Public Property and Public Works to hold
7 public hearings to investigate the
8 current status of all Philadelphia Fire
9 Department apparatuses, medic units, and
10 other vehicles after Medic Unit 44b
11 caught fire damaging the fire house at
12 4th and Arch Streets.

13 COUNCILMAN HENON: Thank you.

14 I'd like to recognize that a
15 quorum has been met, and to my left I
16 have Councilwoman Jannie Blackwell,
17 Councilman David Oh, Councilman Bill
18 Greenlee. To my right, Councilman Bill
19 Green and Councilman Mark Squilla.

20 Is there anyone here from the
21 Administration that wishes to testify on
22 Bill No. 130630 today?

23 (Witnesses already seated at
24 witness table.)

25 COMMISSIONER COLLINS-GREENWALD:

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 Yes. I would.

3 Good afternoon, Chairman Henon
4 and members of the Committee on Public
5 Property and Public Works. My name is
6 Bridget Collins-Greenwald. I am the
7 Commissioner of the Department of Public
8 Property. I am here today to testify in
9 support of Bill No. 130630, an ordinance
10 authorizing the Commissioner of Public
11 Property to lease to the Southeastern
12 Pennsylvania Transportation Authority
13 certain land and improvements known as
14 City Owned Transit Properties, and
15 further authorizing the acceptance of
16 title to certain real estate and
17 improvements from SEPTA, all under
18 certain terms and conditions.

19 To provide you a little
20 background on this proposed bill, the
21 City and SEPTA entered into a
22 lease-leaseback agreement in 1968 to
23 facilitate bond financing for the
24 acquisition by SEPTA of the old
25 Philadelphia Transit Corporation. Those

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 bonds were paid off many years ago.

3 Accordingly, the lease-leaseback

4 structure is no longer necessary, and the

5 City supports a new lease that greatly

6 simplifies the relationship between the

7 City and SEPTA.

8 Under the new proposed lease,

9 the City leases to SEPTA all City-owned

10 transit properties, including City-owned

11 portions of the underground concourses in

12 Center City. As a result, SEPTA will

13 operate and maintain the entire City

14 transit system.

15 Some highlights of the proposed

16 bill are that SEPTA will perform, at its

17 cost, all maintenance of City-owned

18 portions of the transit system, including

19 the Center City concourses now maintained

20 by the City at an annual cost of \$1.3

21 million. The City will also save money

22 it has traditionally paid for judgments

23 and settlements in personal injury claims

24 taking place in its portion of the

25 transit system.

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 SEPTA will retain all revenues
3 from existing third-party arrangements
4 for advertising, naming rights,
5 commercial real estate development, and
6 conduits affecting the City's portion of
7 the transit system. Importantly, all
8 future new net revenues generated by
9 these types of agreements will result in
10 the City receiving a 40 percent share of
11 those revenues.

12 Within two years of the lease
13 commencement, SEPTA, in consultation with
14 the City, will prepare a capital
15 improvement plan for the City-owned
16 portion of the concourse and transit
17 stations. SEPTA will endeavor to
18 implement the plan promptly after
19 receiving funding. SEPTA has begun to
20 consider such a plan and has identified
21 about \$40 million in capital needs in the
22 concourse to date. These are capital
23 dollars the City would otherwise need to
24 spend.

25 The Department of Public

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 Property supports this measure and,
3 accordingly, I respectfully ask that City
4 Council approve Bill No. 130630.

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

8 Thank you. I will be happy to
9 answer any questions you may have.

10 COUNCILMAN HENON: Thank you,
11 Commissioner. I just have a question or
12 two regarding the bill.

13 Can you clarify in your
14 testimony regarding the underground
15 concourse? Are there any other entities
16 that has an ownership stake besides the
17 City of Philadelphia and SEPTA?

18 COMMISSIONER COLLINS-GREENWALD:
19 In the concourse itself? Not that I'm
20 aware of.

21 COUNCILMAN HENON: This deal
22 guarantees that SEPTA will maintain the
23 entire concourse?

24 COMMISSIONER COLLINS-GREENWALD:
25 This deal maintains -- yes. The City

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 portion that we maintain now will go over
3 to SEPTA.

4 COUNCILMAN HENON: You also
5 state in the annual -- the cost to the
6 City to maintain the concourse was \$1.3
7 million; is that correct? Was all of
8 this funding used for the maintenance?

9 COMMISSIONER COLLINS-GREENWALD:
10 For maintenance and cleaning, yeah. And
11 utilities. I'm sorry.

12 COUNCILMAN HENON: And
13 utilities. Did the City generate any
14 other revenue from the concourse?

15 COMMISSIONER COLLINS-GREENWALD:
16 No. Generate revenue at all? No, we do
17 not receive any revenue from the
18 concourse at this time.

19 COUNCILMAN HENON: I also want
20 to clarify for the record under the
21 lease, this new lease agreement, the City
22 will receive 40 percent of its new future
23 revenues generated from third-party
24 agreements?

25 COMMISSIONER COLLINS-GREENWALD:

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 Net the cost of the maintenance and the
3 capital improvements that SEPTA will
4 perform, yes.

5 COUNCILMAN HENON: So that's
6 after SEPTA deducts its expenses and
7 costs?

8 COMMISSIONER COLLINS-GREENWALD:
9 Mm-hmm.

10 COUNCILMAN HENON: Will SEPTA
11 be required to bring back to this body,
12 City Council, its capital budget
13 improvements for the concourse for
14 discussion and review?

15 COMMISSIONER COLLINS-GREENWALD:
16 I don't --

17 MR. CASEY: Joe Casey, SEPTA.

18 I think the requirement is
19 we're supposed to submit it to the City.
20 If Council certainly wants to look at
21 those plans, we would certainly do so.

22 COMMISSIONER COLLINS-GREENWALD:
23 Sure. We could share it with you. I
24 don't think SEPTA officially has to come
25 back and testify, but absolutely they

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 would share it with us and then we could
3 come back to you guys.

4 COUNCILMAN HENON: If you could
5 just clarify, check to see if you're
6 required. I know you have a plan or are
7 working on a plan for additional
8 improvements to the concourse. So we
9 would love to come back here and discuss
10 them.

11 I have no further questions.

12 Is there anyone from the
13 Committee have any questions?

14 Councilman Greenlee.

15 COUNCILMAN GREENLEE: Thank
16 you, Mr. Chairman.

17 Just real quickly, and I don't
18 know if you can answer this. It might be
19 a Law Department question. When you talk
20 about the -- that it will save the City
21 money in judgments and settlements for
22 personal injury. I mean, the City still
23 owns it, right? They're leasing it. So,
24 I mean, does that totally absolve the
25 City if there's -- I know how lawyers

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 are.

3 COMMISSIONER COLLINS-GREENWALD:
4 Yes, it does.

5 COUNCILMAN GREENLEE: It does?
6 Even though they're the owners, they're
7 still the owners?

8 COMMISSIONER COLLINS-GREENWALD:
9 Mm-hmm.

10 COUNCILMAN GREENLEE: Okay.
11 Thank you.

12 COUNCILMAN HENON: The Chair
13 recognizes Councilman Green.

14 COUNCILMAN GREEN: Thank you.
15 Is there a written agreement
16 with SEPTA that you're asking us to
17 approve?

18 COMMISSIONER COLLINS-GREENWALD:
19 We are asking you to replace the written
20 agreement from 1968 and replace it with
21 this lease agreement, yes.

22 COUNCILMAN GREEN: I don't have
23 a copy of the lease agreement here. Was
24 it distributed to City Council prior to
25 this hearing? I generally like to read

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 leases before I approve them.

3 COMMISSIONER COLLINS-GREENWALD:
4 Yes. It was attached as an exhibit to
5 the ordinance testimony.

6 COUNCILMAN GREEN: What's the
7 ordinance number?

8 COMMISSIONER COLLINS-GREENWALD:
9 130630.

10 COUNCILMAN GREEN: It is not
11 attached to the ordinance that was
12 distributed to members of this committee.
13 So we haven't had a chance to review it.

14 Can you describe the extent of
15 indemnification -- first of all, can I
16 get a copy if you have one right now, and
17 second of all, can you describe the
18 extent of indemnification of the City
19 with respect to liability?

20 MR. LEONARD: James Leonard,
21 Law Department. Good afternoon,
22 Councilmembers.

23 Just to clarify, Councilman
24 Green, the bill, when we did transmit it,
25 the bill indicates at the end that the

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 exhibits are supposed to be on file in
3 the office of the Chief Clerk. If they
4 weren't distributed, I think that was
5 possibly our error. Of course, we
6 apologize. And I have an extra copy,
7 although to answer your question on the
8 indemnity, I probably ought to refer to
9 it. It's my only copy.

10 COUNCILMAN GREEN: Okay.

11 MR. LEONARD: SEPTA indemnifies
12 the City with respect to all of the
13 leased premises. So essentially the City
14 is leasing to SEPTA, as Commissioner
15 Greenwald described, the entirety of
16 essentially the City-owned transit
17 system, including the City-owned portions
18 of the concourses along 15th, 16th, and
19 17th Street, and SEPTA is indemnifying
20 and defending the City with respect to
21 actions or occurrences that arise as a
22 result of injuries or damage in those
23 leased premises.

24 COUNCILMAN GREEN: So when the
25 City is sued, because it will be because

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 it's the owner, even though we're being
3 indemnified, the costs of defense that
4 are borne by the Law Department in filing
5 our own answer, et cetera, will be
6 reimbursed by SEPTA?

7 MR. LEONARD: My understanding
8 of the way it will work is, SEPTA is also
9 not only undertaking the indemnity
10 obligation but a defense obligation. So
11 SEPTA --

12 COUNCILMAN GREEN: We will be
13 sued, though.

14 MR. LEONARD: Yes, and SEPTA's
15 legal department will handle the defense
16 of the lawsuit too.

17 COUNCILMAN GREEN: But not
18 without us reviewing it.

19 MR. LEONARD: Correct.

20 COUNCILMAN GREEN: Does the
21 indemnification provision require that we
22 review any answer regarding us before
23 it's submitted?

24 MR. LEONARD: I don't recall.
25 I'd have to review the precise language

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 of the indemnity.

3 COUNCILMAN GREEN: Okay. Let
4 me ask you about the revenue share and
5 the 40 percent. When we say "existing
6 revenue," what does that mean? Does that
7 mean dollar amount or does that mean
8 in-place contracts that when those
9 contracts go out, we'll get 40 percent?

10 MR. LEONARD: I'm going to
11 answer and then I'll also defer that
12 ultimately to the clients here in SEPTA.
13 But, yes, it's existing contracts, and I
14 think --

15 COUNCILMAN GREEN: How long are
16 the contracts that exist, and are these
17 contracts with the advertisers that
18 currently have advertisements up or are
19 these contracts with the people who go
20 and get the advertisements, and how long
21 do they --

22 MR. CASEY: In answer to your
23 question, the term of -- the intention
24 was not to harm SEPTA's current stream of
25 revenues. So the intention was if there

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 was a new source of revenues; for
3 instance, if the Walnut Street-Locust
4 concourse was developed and there was
5 retail in there or something like that,
6 that would be a new stream of revenues,
7 of which, net of expenses, the City would
8 share. So it wasn't necessarily looking
9 at the advertising contracts that are in
10 place or when they expire. The intention
11 was not to touch that stream of revenue.

12 COUNCILMAN GREEN: So what is
13 that stream of revenue today?

14 MR. CASEY: In total, this is
15 system-wide, it's about \$14 million.
16 Most of that is related to bus
17 advertising. If I had to guess, the
18 Broad Street Line is probably maybe a
19 million dollars of advertising, and I
20 think that's at the upper limit. Again,
21 most of our advertising is on the buses,
22 which are moving billboards.

23 COUNCILMAN GREEN: And
24 obviously there's other City-owned
25 property that SEPTA advertises on, like,

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 for example, bus stops on the street. Is
3 that included in the 40 percent?

4 MR. CASEY: Actually, that
5 advertising goes to the City of
6 Philadelphia.

7 COUNCILMAN GREEN: Does it?
8 Okay.

9 MR. CASEY: Yes.

10 COUNCILMAN GREEN: So really
11 when you're talking about 40 percent,
12 you're talking about 40 percent of
13 everything above the current amount you
14 receive for advertisement for the Broad
15 Street Line, which is about a million
16 dollars?

17 MR. CASEY: Yeah. I mean, we
18 don't separate the revenues, but the
19 intention was not to touch the current
20 advertising revenues.

21 COUNCILMAN GREEN: But does
22 this agreement separate -- in other
23 words, are we getting 40 percent of
24 everything SEPTA gets for advertising or
25 just on the Broad Street Line?

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 MR. CASEY: No. It would be
3 new sources of revenue. Absolutely new
4 sources of revenue. Say there was --

5 COUNCILMAN GREEN: So no
6 existing sign, no existing advertising
7 that's on City-owned property for which
8 we receive no compensation while we've
9 had no contract?

10 MR. CASEY: That's correct.

11 COUNCILMAN GREEN: While SEPTA
12 has received a million dollars a year
13 while we've had no contract?

14 MR. CASEY: That's correct.

15 COUNCILMAN GREEN: We get none
16 of that?

17 MR. CASEY: That's correct.

18 COUNCILMAN GREEN: Okay. I'd
19 like the City to explain why you're
20 promoting this 40 percent as a good deal
21 for the City when in fact it sounds to me
22 like it's only new sources of revenue.
23 It would be not including any existing
24 advertising sign. SEPTA has done a
25 tremendous job of -- and I give them

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 credit for this -- maximizing all of
3 their revenues through advertising,
4 bringing their advertising budget up to
5 14 million from probably a third of that
6 four, five years ago. They've done -- I
7 don't know what the number was, but
8 they've done a tremendous job at
9 maximizing that. There's not going to be
10 a whole lot of new revenue.

11 Why are we -- what was intended
12 when you were in your testimony saying
13 we're going to get 40 percent? How much
14 is in the City's Five Year Plan with
15 respect to that 40 percent?

16 COMMISSIONER COLLINS-GREENWALD:
17 This isn't budgeted in the Five Year
18 Plan. The City's intention of entering
19 into this agreement was for the
20 maintenance to be taken over by SEPTA and
21 the capital improvements be taken over by
22 SEPTA, anything net of that to obtain the
23 revenue. The City currently receives no
24 revenue for anything in the concourse,
25 although we do receive the revenue for

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 the bus shelters that may be seen as
3 SEPTA advertising. That's actually our
4 contract and we receive the revenue for
5 that.

6 So the intention was the
7 maintenance and the capital improvements
8 will go over to SEPTA, and then if there
9 were new things put up in the concourse,
10 say kiosks, for example, or as Joe
11 stated, at the Walnut Street line, if
12 there was an improvement to the station,
13 there was additional revenue, we would
14 obtain a portion of that, the 40 percent.

15 COUNCILMAN GREEN: Right. But
16 it's only a million on that line today,
17 and we don't get 40 percent. In your
18 testimony you said we get 40 percent net
19 of costs. Since they only get a million
20 dollars for that line --

21 COMMISSIONER COLLINS-GREENWALD:
22 Currently, yeah.

23 COUNCILMAN GREEN: -- currently
24 and since the costs we know are a minimum
25 of \$1.3 million, we're not going to get

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 any money for the 40 percent, right? I
3 mean, why are you telling us we're going
4 to get 40 percent of what's really
5 nothing?

6 MR. STOBER: Good afternoon,
7 Councilman. I'm Andrew Stober from the
8 Mayor's Office of Transportation and
9 Utilities, and we partnered with Public
10 Property in negotiating this agreement.
11 As it's a long-term agreement with, I
12 believe, a 30-year term, we wanted to
13 make sure to protect the City's long-term
14 interest. And I think we would agree
15 with you that in the short term, in the
16 next few years, five years, there's
17 probably not significant additional
18 revenue to be generated on the City-owned
19 properties. We wanted to make sure that
20 over the long term as the City develops,
21 that there would be the opportunity for
22 the City to share in any earnings that
23 came in over time and protect our
24 interest there.

25 COUNCILMAN GREEN: So as part

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 of these discussions, I guess when I got

3 into Council in 2008, 2009, 2010,

4 Mr. Casey will remember, at every budget

5 hearing, I said we pay \$82 million, or

6 something like that figure, to SEPTA.

7 All of the surrounding counties pay -- I

8 think the ring counties pay -- the

9 highest one is maybe 4 million or 5

10 million. I can't remember exactly. We

11 all have equal representation on the

12 SEPTA Board; in other words, only two

13 seats each. Why in the world would we

14 give up this asset for 30 years without

15 lowering our mandatory obligation to

16 SEPTA below \$82 million?

17 This is a question for the

18 City, not for SEPTA. They did a great

19 job negotiating this deal.

20 MR. STOBBER: That level is

21 established by state law that is a match

22 that we have to provide in order to

23 leverage a significant additional amount

24 of state funding. We couldn't

25 unilaterally, without a change in state

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 law, negotiate that level down.

3 COUNCILMAN GREEN: But we could
4 negotiate with SEPTA to seek a change in
5 state law with us. I mean, that's not an
6 answer to the question. This seems to me
7 like a very poor deal for the City, and
8 you come in and you give testimony that
9 says we get 40 percent and make a
10 presentation as if we actually get
11 something from that, and you go a quarter
12 inch deep and you realize there is no
13 benefit to the City. We're giving this
14 up for no new revenues, at least in the
15 next ten years for sure.

16 MR. STOBER: Yeah. There's a
17 very significant benefit to the City in
18 terms of transferring the capital
19 obligations to SEPTA and having them take
20 over that investment in a very
21 significant part of our infrastructure,
22 which serves all of our citizens. So in
23 that regard, we addressed that very
24 important issue that otherwise would fall
25 on the City in both the long and short

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 term.

3 COUNCILMAN GREEN: And who will
4 be in charge of concessions on the
5 City-owned property?

6 MR. STOBBER: That would be
7 SEPTA in this agreement.

8 COUNCILMAN GREEN: And so with
9 respect to our capital program, as you
10 know, we borrow at very low rates for
11 that, so does SEPTA. The benefit of that
12 is not significant compared to what we're
13 giving up over 30 years. Do we have any
14 say as the City with respect to the
15 capital decisions and improvements that
16 are made, and what are they? Because
17 today City Council gets to vote on our
18 capital budget. Did the City negotiate
19 such that the capital improvement plans
20 that are going to be put forth by SEPTA
21 on our property come through City Council
22 and we still have to vote if it involves
23 City property?

24 MR. STOBBER: My understanding
25 of the agreement is, they do not come

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 through City Council, but they do come to
3 the Administration for approval. They
4 have to be approved by SEPTA's Board as
5 well and our two members, which we
6 couldn't agree with you more in terms of
7 our representation on that Board. In
8 exchange, though, those needs are no
9 longer competing with the myriad of other
10 needs that the City has in the capital
11 budget.

12 COUNCILMAN GREEN: Did you
13 answer my question?

14 MR. STOBBER: I believe I did.

15 COUNCILMAN GREEN: Who in the
16 City -- where in this agreement do we
17 have the right to veto capital
18 expenditures by SEPTA on our property?

19 MR. STOBBER: I don't think we
20 have the right to veto them, but they --

21 COUNCILMAN GREEN: So we have
22 no right to object? Our two members can
23 vote no and the other appointees can vote
24 yes and they can do whatever they want.

25 MR. STOBBER: They are required

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 to come to us with the capital plan for
3 our input and consultation.

4 COUNCILMAN GREEN: Okay. So we
5 don't have -- we don't have approval
6 authority, which was your testimony a
7 second ago.

8 MR. STOBBER: No, we don't have
9 approval authority.

10 COUNCILMAN GREEN: Okay. Thank
11 you.

12 I have no further questions,
13 Mr. Chairman. I don't know where I am on
14 this.

15 COUNCILMAN HENON: Counselor,
16 you may be recognized. State your name
17 for the record.

18 MR. LEONARD: James Leonard,
19 Law Department.

20 Councilman Green, you posed a
21 question about the Law Department or the
22 City's ability to participate in the
23 defense of a claim asserted against the
24 City for which SEPTA under this agreement
25 would be indemnifying us, and I had

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 indicated I just needed to look at the
3 particular language. There's a provision
4 that would require or that gives the City
5 the option in any defense that SEPTA
6 takes over on our behalf to also, at our
7 discretion, participate in that defense.
8 So, in other words, to your point,
9 participate at whatever level we would
10 want, which would be reviewing pleadings,
11 reviewing answers, all those sorts of
12 things. So in that sense, the City's
13 interest would be preserved even where
14 SEPTA is undertaking a defense on our
15 behalf under the indemnity.

16 COUNCILMAN HENON: The
17 question, Mr. Casey, I'm trying to recall
18 to the best of my recollection, was the
19 City in negotiations with SEPTA putting
20 together an MOU for existing advertising
21 sharing in its revenue over the last
22 couple years?

23 MR. CASEY: I don't recall.

24 COMMISSIONER COLLINS-GREENWALD:
25 Not that I'm aware of either.

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 COUNCILMAN HENON: I think one
3 of our colleagues had been working with
4 SEPTA. I mean, it was within the last
5 two years, I can say, I thought was
6 sitting and negotiating with SEPTA over a
7 potential MOU in profit-sharing on some
8 of the revenue that's generated with its
9 advertising in the concourse.

10 COMMISSIONER COLLINS-GREENWALD:
11 That I'm not aware of. It's not being
12 confused with the advertising on the
13 transit shelters or the head houses
14 maybe? Although that's us.

15 COUNCILMAN HENON: Well, that
16 would be us.

17 COMMISSIONER COLLINS-GREENWALD:
18 Yeah. I'm not aware of that, any type of
19 MOU that was put together.

20 COUNCILMAN HENON: Would you
21 consider sitting with the City and
22 discussing future MOUs regarding some
23 revenue sharing on advertising with the
24 City of Philadelphia?

25 MR. CASEY: I think that's what

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 this contract actually provides for.

3 COUNCILMAN HENON: For existing
4 advertising.

5 MR. CASEY: Not for existing.

6 COUNCILMAN HENON: Not new --
7 not particularly just with this
8 concourse. I think some members of this
9 committee would be interested in sitting
10 down with SEPTA and the City, taking a
11 look at existing revenue-generating
12 opportunities for the City through its
13 advertising.

14 MR. CASEY: We would certainly
15 sit down with Council or anyone you want
16 to discuss that, but I can tell you right
17 now that our Board would not be receptive
18 to sharing our current revenues with the
19 City of Philadelphia.

20 COUNCILMAN HENON: Well, let's
21 agree that we would consider sitting down
22 and go over --

23 MR. CASEY: Yes.

24 COUNCILMAN HENON: -- some
25 opportunities for some existing

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 advertising opportunities. Thank you.

3 Any other questions from
4 members of the Committee?

5 (No response.)

6 COUNCILMAN HENON: Well, thank
7 you all for your testimony.

8 MR. CASEY: Thank you.

9 COUNCILMAN HENON: The Chair
10 just wants to recognize the presence of
11 Councilman Kenney.

12 Councilman, would you like to
13 be heard?

14 COUNCILMAN KENNEY: No. I'm a
15 Committee member. There's just never
16 enough places to sit at the table. I
17 made a request that the Prisons build us
18 a new table big enough to accommodate
19 everybody. They do good work, by the
20 way.

21 COUNCILMAN HENON: Okay. Thank
22 you.

23 For the record, Councilman
24 Kenney joining us for the hearing.

25 Anybody else here who wishes to

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 testify on Bill No. 130630?

3 (No response.)

4 COUNCILMAN HENON: Thank you

5 very much.

6 Commissioner Greenwald, would
7 you please proceed with your testimony on
8 Bill No. 130658.

9 COMMISSIONER COLLINS-GREENWALD:
10 Sure. Good afternoon, Chairman Henon and
11 members of the Committee on Public
12 Property and Public Works. My name is
13 Bridget Collins-Greenwald. I am the
14 Commissioner of the Department of Public
15 Property. I am here today to testify in
16 support of Bill No. 130658, an ordinance
17 authorizing the Commissioner of Public
18 Property, on behalf of the City of
19 Philadelphia, to convey to the
20 Philadelphia Authority for Industrial
21 Development a parcel with the address of
22 4732 to 34 Griscom Street, for further
23 conveyance, under certain terms and
24 conditions.

25 Griscom Apartments LP -- the

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 principal is Phillip Balderson -- is
3 purchasing the property for development
4 into market-rate apartments. The
5 \$137,750 proceeds from the sale will be
6 deposited into the General Fund.

7 The Department of Public
8 Property supports this measure and,
9 accordingly, I respectfully ask that City
10 Council approve Bill No. 130658.

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

14 Thank you. I will be happy to
15 answer any questions you may have.

16 COUNCILMAN HENON: Thank you,
17 Commissioner. I just have a few
18 questions.

19 What is the actual sales price
20 of the property? Your testimony
21 indicates the net proceeds from the sale.
22 What was the actual sales price?

23 COMMISSIONER COLLINS-GREENWALD:
24 That is the sale price.

25 COUNCILMAN HENON: That is?

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 COMMISSIONER COLLINS-GREENWALD:

3 Yeah.

4 COUNCILMAN HENON: How did the
5 sales price compare to the appraised
6 value?

7 DEPUTY COMMISSIONER HERZINS:

8 John Herzins, Deputy Commissioner.

9 The sales price is an average
10 of the appraised value of the property
11 and the AVI value. It's an average of
12 the two values.

13 COUNCILMAN HENON: What was the
14 prior use of the property?

15 DEPUTY COMMISSIONER HERZINS:

16 It's been -- it was an apartment house.
17 It's been vacant for many years. We've
18 been marketing this property in
19 conjunction with the Councilwoman, and
20 it's finally going to be redeveloped into
21 an apartment building.

22 COUNCILMAN HENON: How long
23 have you been trying to broker and market
24 it?

25 DEPUTY COMMISSIONER HERZINS:

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 At least four, maybe five years.

3 COUNCILMAN HENON: Are there
4 any questions from any other members of
5 the Committee?

6 (No response.)

7 COUNCILMAN HENON: Is there
8 anyone else here from the Administration
9 or anyone else here who wishes to
10 testify?

11 Councilman Kenney.

12 COUNCILMAN KENNEY: Thank you,
13 Mr. Chairman.

14 I'm just curious, do we do any
15 type of cross-checking with Revenue
16 relative to the developer who is
17 purchasing the property as to taxes and
18 any outstanding liabilities they may have
19 or not have? Is that something we do
20 regularly before we would sell a parcel
21 to an individual?

22 DEPUTY COMMISSIONER HERZINS:
23 I'm pretty sure the Law Department does
24 that and Finance. I know during usually
25 all agreements of sale, they do a tax

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 check.

3 COUNCILMAN KENNEY: And at
4 settlement, I assume at the settlement
5 table there's --

6 DEPUTY COMMISSIONER HERZINS:
7 Right.

8 COUNCILMAN KENNEY: Thank you,
9 Mr. Chairman.

10 COUNCILMAN HENON: No further
11 questions?

12 (No response.)

13 COUNCILMAN HENON: Again,
14 anyone else here wishes to testify?

15 (No response.)

16 COUNCILMAN HENON: Madam
17 Commissioner, please proceed with your
18 testimony on Bill No. 130803.

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

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 support of Bill No. 130803, an ordinance
3 authorizing the Commissioner of Public
4 Property, on behalf of the City of
5 Philadelphia, to enter into an amendment
6 to the sublease agreement with the
7 Philadelphia Authority for Industrial
8 Development for use by the City of an
9 additional portion of the premises
10 located at 111 North 49th Street, all
11 under certain terms and conditions.

12 The third floor North Wing of
13 the Kirkbride Building currently houses a
14 women's shelter, which is operated by the
15 Office of Supportive Housing and their
16 provider. The lease agreement is
17 presently a ten-year term, with the
18 landlord providing all necessary tenant
19 improvements. The Office of Supportive
20 Housing is requesting an amendment to the
21 existing lease agreement to include space
22 for an additional 40 beds. The landlord,
23 Kirkbride Realty Corporation, shall
24 continue to provide the same level of
25 service with the additional space in

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 regard to all maintenance and repair of
3 the premises throughout the term of the
4 lease.

5 The Department of Public
6 Property supports this measure and,
7 accordingly, I respectfully ask that City
8 Council approve Bill No. 130803.

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

14 COUNCILMAN HENON: You can
15 state your name for the record and
16 proceed with your testimony, please.

17 MS. HINTON: Good afternoon,
18 Chairman and the members of the Committee
19 on Public Property and Public Works. My
20 name is Leti Hinton, Deputy Director for
21 the Office of Supportive Housing. I am
22 presenting testimony on behalf of
23 Dainette Mintz, the Director of the
24 Office of Supportive Housing, who is on
25 family medical leave.

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 The mission of OSH is to assist
3 individuals and families in moving toward
4 independent living and self-sufficiency.
5 We plan and coordinate Philadelphia's
6 response to homelessness.

7 I am here today to testify in
8 support of the proposed lease between the
9 City and the Kirkbride Realty Corporation
10 for the property located at 111 North
11 49th Street on the grounds of the
12 Kirkbride Center. OSH is in support of
13 the proposed amendment to our existing
14 lease in order to expand the capacity of
15 the emergency housing program or shelter
16 to serve an additional 40 single homeless
17 women, who are a growing homeless
18 subpopulation in need of emergency
19 housing. The City's existing emergency
20 housing system is at full capacity and
21 the additional 40 beds for homeless
22 females are desperately needed.

23 Please note that since the time
24 the ordinance was prepared, the owner has
25 advised that the approximate square

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 footage to be added is 2,168, not the

3 5,200 square feet noted in the ordinance.

4 The additional rent payable in connection

5 with the amendment to sublease in Lease

6 Year 1 will be approximately \$36,314.

7 OSH has contracted with

8 Gaudenzia Incorporated to operate the

9 program. The program provides emergency

10 housing and case management while

11 addressing the emotional, physical,

12 mental, financial, spiritual, and

13 educational barriers of the participants.

14 Gaudenzia has a long history as a service

15 provider and the expertise to serve

16 individuals with multiple, diverse needs.

17 We respectfully request your

18 approval of a long-term lease between the

19 City and Kirkbride.

20 COUNCILMAN HENON: Thank you.

21 I have a few questions.

22 When did the original lease

23 begin?

24 COMMISSIONER COLLINS-GREENWALD:

25 Sometime last year. I can get you the

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 exact date, unless you have it.

3 MS. HINTON: June 10th, 2013.

4 COMMISSIONER COLLINS-GREENWALD:
5 June 10th, 2013.

6 COUNCILMAN HENON: Has there
7 been any types of improvements to the
8 facility by the landlord to alter or
9 improve the current status of the
10 facility?

11 MS. HINTON: Yes, there have
12 been.

13 COUNCILMAN HENON: Can you pull
14 the --

15 MS. HINTON: I'm sorry. Yes,
16 there have been.

17 COUNCILMAN HENON: And if there
18 has been, could you clarify.

19 MS. HINTON: What they are?

20 COUNCILMAN HENON: Yes.

21 (Witness approached witness
22 table.)

23 MR. FLEMING: John J. Fleming,
24 Kirkbride Realty Director.

25 We have made improvements to --

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 when OSH came to us seeking expansion of
3 40 beds for the current homeless shelter,
4 we have made improvements to the property
5 that are exhibited in the 2,600 square
6 feet of the amendment.

7 COUNCILMAN HENON: Okay.
8 Great. That's in the amendment part.
9 Okay. Great.

10 This question is for Public
11 Property. Just for a little better
12 understanding of the terms -- not
13 necessarily the terms of the lease, but
14 the landlord, sub-landlord, tenant,
15 sub-tenant kind of breakdown through the
16 City of Philadelphia. Can you just walk
17 me through that real quick.

18 DEPUTY COMMISSIONER HERZINS:
19 Chairman, on long-term leases, we use the
20 Philadelphia Authority for Industrial
21 Development as a conduit for a long-term
22 lease. We're required by the Charter to
23 use an independent authority. So
24 basically they serve as a conduit for our
25 lease.

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 COUNCILMAN HENON: Which is
3 standard lease agreements --

4 DEPUTY COMMISSIONER HERZINS:
5 Correct.

6 COUNCILMAN HENON: -- with
7 Public Property, correct?

8 Okay. Great. Thank you.

9 Any questions from members of
10 the Committee?

11 The Chair recognizes
12 Councilwoman Blackwell.

13 COUNCILWOMAN BLACKWELL: Thank
14 you very much.

15 Certainly we have worked with
16 Kirkbride and certainly Office of
17 Supportive Housing, and we've worked with
18 Kirkbride since before John Fleming was
19 there, his father was there. And we are
20 very pleased to have the relationship
21 that we do. We've also worked with
22 Gaudenzia House for many years. In other
23 words, it's a much-needed expansion
24 because of the need out there, as Leti's
25 testimony says. And certainly we can

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 vouch for the fact that they do an
3 excellent job. It's a needed service,
4 and we thank everybody involved in this
5 project.

6 Thank you.

7 COUNCILMAN HENON: Are there
8 any other questions from members of this
9 committee?

10 (No response.)

11 COUNCILMAN HENON: Are there
12 any other questions from -- Councilman
13 Kenney. You're welcome to join us,
14 Councilman.

15 COUNCILMAN KENNEY: It's not a
16 question. It's a comment. I find it
17 bizarre that we have to approve a 2,168
18 square foot lease at \$36,000 a year, but
19 we don't have to approve a \$42 million
20 prison health contract. It seems to be
21 somewhat bizarre. I just wanted to state
22 it for the record.

23 Thank you.

24 COUNCILMAN HENON: You got it.

25 Anyone else from the

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 Administration wish to testify?

3 (No response.)

4 COUNCILMAN HENON: Anyone else

5 here wish to testify on Bill No. 130803?

6 (No response.)

7 COUNCILMAN HENON: If there are

8 no further questions, Commissioner, would

9 you please proceed with your testimony of

10 Bill No. 130811.

11 COMMISSIONER COLLINS-GREENWALD:

12 Sure. Good afternoon, Chairman Henon and

13 members of the Committee on Public

14 Property and Public Works. My name is

15 Bridget Collins-Greenwald and I am the

16 Commissioner of the Department of Public

17 Property. I'm here today to testify in

18 support of Bill No. 130811, an ordinance

19 authorizing the Commissioner of Public

20 Property, on behalf of the City of

21 Philadelphia, to enter into a ground

22 lease and sublease agreement with the

23 Philadelphia Authority for Industrial

24 Development for certain land and

25 improvements located on a parcel of land

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 bounded by South Broad Street to the
3 east, Castle Avenue to the south, 15th
4 Street to the west, and Morris Street to
5 the north, all under certain terms and
6 conditions.

7 This ordinance will enable the
8 demolition and construction of a new City
9 health center, a new Department of Rec
10 center, and a new Free Library building,
11 all located at 1700 South Broad Street.
12 A new legal entity created by the
13 Children's Hospital of Philadelphia will
14 construct the new building at its cost
15 and expense. The City will subsequently
16 lease portions of the newly constructed
17 building from the CHOP entity.

18 The City will be obliged for
19 the maintenance, repair, utility, and
20 other operational costs related to the
21 interior portions of the leased space.
22 The City will also be obliged --
23 obligated for its pro ratio share of
24 operational costs associated with the
25 shared portions of the building.

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 The Department of Public
3 Property supports this measure and,
4 accordingly, I respectfully ask that City
5 Council approve Bill No. 130811.

6 And I'd also like to add
7 there's an amendment to the bill, which
8 included the EOP plan, which was
9 submitted previous to the hearing.

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

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

15 COUNCILMAN HENON: Thank you.

16 Again, I just wanted to clarify,
17 Commissioner. The City, we are
18 responsible -- you're saying that we're
19 responsible for the maintenance and
20 improvements on the City portion use of
21 that property or is it the entire
22 facility?

23 COMMISSIONER COLLINS-GREENWALD:

24 For the City-used portion we're
25 responsible for the maintenance, yes.

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 Just our portion.

3 COUNCILMAN HENON: Okay. Any
4 questions from any other members of the
5 Committee?

6 (No response.)

7 COUNCILMAN HENON: Anyone else
8 from the Administration, anybody here
9 that wishes to testify on Bill No.
10 130811?

11 (No response.)

12 COUNCILMAN HENON: Thank you,
13 Commissioner. Thank you. We are
14 finished for the day.

15 We are temporarily -- this
16 public hearing is temporarily going to go
17 into a public meeting to vote a few bills
18 out and then return to the public hearing
19 so we can hear and have comments and
20 discussions on the resolution that is
21 open to the public.

22 So we are now entering into our
23 public meeting. Before we do that, the
24 Chair recognizes Councilman Green.

25 Excuse us. We are going to go

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 into a brief recess.

3 (Pause.)

4 COUNCILMAN HENON: We are
5 adjourning our public meeting --
6 commencing our public meeting.

7 The Chair recognizes Vice
8 Chair, Councilman Bill Greenlee.

9 COUNCILMAN GREENLEE: Thank
10 you, Mr. Chairman. I move that Bill No.
11 130630 be reported out of this committee
12 with a favorable recommendation.

13 (Duly seconded.)

14 COUNCILMAN HENON: All those in
15 favor?

16 (Aye.)

17 COUNCILMAN HENON: The ayes
18 have it. The bill is reported out of
19 committee. Bill No. 130630 is reported
20 out of committee with a favorable
21 recommendation.

22 The Chair recognizes Councilman
23 Bill Greenlee.

24 COUNCILMAN GREENLEE: Thank
25 you, Mr. Chairman. I move that Bill No.

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 130658 be reported out of this committee
3 with a favorable recommendation, that the
4 rules of Council be suspended to allow
5 for first reading at our next session of
6 Council.

7 (Duly seconded.)

8 COUNCILMAN HENON: All those in
9 favor?

10 (Aye.)

11 COUNCILMAN HENON: All those
12 opposed?

13 (No response.)

14 COUNCILMAN HENON: The ayes
15 have it. Bill No. 130658 is reported out
16 of committee with a favorable
17 recommendation as to be heard at our next
18 Council session.

19 The Chair recognizes Councilman
20 Bill Greenlee on the amendment of Bill
21 No. 130803.

22 COUNCILMAN GREENLEE: Thank
23 you, Mr. Chairman. I move the adoption
24 of the amendment to Bill No. 130803.

25 (Duly seconded.)

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 COUNCILMAN HENON: All those in
3 favor?

4 (Aye.)

5 COUNCILMAN HENON: The ayes
6 have it.

7 The Chair recognizes Bill
8 Greenlee on Bill No. 130803, as amended.

9 COUNCILMAN GREENLEE: Thank
10 you, Mr. Chairman. I move that Bill
11 130803, as amended, be reported out of
12 this committee with a favorable
13 recommendation and that the rules of
14 Council be suspended to allow for first
15 reading at our next session of Council.

16 (Duly seconded.)

17 COUNCILMAN HENON: All those in
18 favor?

19 (Aye.)

20 COUNCILMAN HENON: The ayes
21 have it.

22 The Chair recognizes Councilman
23 Greenlee.

24 COUNCILMAN GREENLEE: Thank
25 you, Mr. Chairman. I move the adoption

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 of the amendment to Bill No. 130811.

3 (Duly seconded.)

4 COUNCILMAN HENON: All those in
5 favor?

6 (Aye.)

7 COUNCILMAN HENON: The ayes
8 have it.

9 Councilman Greenlee.

10 COUNCILMAN GREENLEE: Thank
11 you, Mr. Chairman. I move that Bill No.
12 130811, as amended, be reported out of
13 this committee with a favorable
14 recommendation, that the rules of Council
15 be suspended to allow for first reading
16 at our next session of Council.

17 (Duly seconded.)

18 COUNCILMAN HENON: All those in
19 favor?

20 (Aye.)

21 COUNCILMAN HENON: The ayes
22 have it. Bill No. 130811, as amended, be
23 reported out of committee with a
24 favorable recommendation as to be heard
25 at our next Stated Meeting.

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 We will now conclude our public
3 meeting and we will go back to our public
4 hearing.

5 Clerk -- oh, he read it? We
6 will first hear from Christopher Cocci,
7 Fleet Manager. After his testimony, we
8 will open it up to questions from members
9 of the Committee. After those questions,
10 we will hear testimony from Joe Schulle,
11 President of Local 22.

12 Will Chris Cocci please
13 approach the witness table and begin your
14 testimony, please.

15 (Witnesses approached witness
16 table.)

17 COUNCILMAN HENON: Please state
18 your name for the record and proceed.

19 MR. COCCI: My name is Chris
20 Cocci, Fleet Manager.

21 Good afternoon, Chairman Henon
22 and members of the Committee. My name is
23 Chris Cocci. I'm the Fleet Manager for
24 the City of Philadelphia. Accompanying
25 me is First Deputy Managing Director

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 David Wilson.

3 Thank you for inviting me to
4 testify on Council Resolution 130728
5 introduced by Councilman Kenney. I
6 understand that there is some concern as
7 to the safety and reliability of our fire
8 equipment, and I want to state for the
9 record that though we have an aged fleet,
10 City vehicles are safe to operate. I
11 would like to take this opportunity to
12 provide a brief summary of our operation
13 and explain some of the measures we've
14 taken to address those concerns.

15 The Office of Fleet Management
16 is tasked with repairing and maintaining
17 almost 6,000 vehicles, which include
18 everything from sedans to off-road
19 equipment such as refuse trucks and
20 specialty equipment like the airport
21 crash rescue vehicles. Included in this
22 number are 360 vehicles assigned to the
23 Philadelphia Fire Department, which
24 include 74 medic units, 39 tiller
25 ladders, and 86 pumpers.

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 All vehicles, machines, and
3 equipment are given a thorough preventive
4 maintenance inspection at various times
5 throughout the year. Preventive
6 maintenance intervals are based on time,
7 mileage or hours of operation. All
8 on-road vehicles are also given a
9 Pennsylvania State mandated safety
10 inspection at least once a year. Both
11 the Pennsylvania State inspection and the
12 PM inspection includes a check of all
13 systems and subsystems to provide for
14 safe and reliable delivery of City
15 services. OFM's technical staff is
16 comprised of 285 employees. Of that
17 number, 264 are Pennsylvania State
18 certified safety inspectors.
19 Twenty-three are assigned directly to the
20 fire and medic section.

21 There were specific instances
22 that were referenced in the resolution,
23 and I would like to take a moment to
24 speak on them. The reference to Medic 44
25 that caught fire and unfortunately

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 damaged the building was an electrical
3 short circuit that we believe was caused
4 by worn insulation on a main power feed
5 to the chassis and medic module. We
6 inspect vehicles for this type of
7 potential failure at preventive
8 maintenance and safety inspections.

9 However, it is sometimes difficult to see
10 some of these issues due to
11 inaccessibility of wiring harnesses.

12 The January 29, 2009 Engine 52
13 incident, which was referenced in the
14 resolution, was also damaged due to an
15 electrical short, but it was confined to
16 the vehicle starter motor. This vehicle
17 required a repair of several wires and
18 replacement of the starter motor, but was
19 not a major repair. While short circuits
20 are sometimes a catastrophic event, it
21 can and does happen, even with the most
22 comprehensive preventive maintenance
23 inspections.

24 Regarding the 2013 incident
25 involving Medic 45b wherein the vehicle

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 lost a wheel and axle due to a failed or
3 possibly loose attaching locknut, we were
4 unable to determine the root cause. The
5 technician who previously worked on this
6 vehicle was counseled for this. Again,
7 this was an unfortunate event. It can
8 and does happen, and we do our best to
9 prevent these incidents.

10 The decision to replace
11 vehicles is a complex process that takes
12 many factors into consideration. While
13 OFM Managers have considerable input, the
14 final decision rests solely on the Fleet
15 Manager. The decision to replace
16 vehicles quite often comes down to
17 immediate need and available funding.
18 The previous Fleet Manager, James Muller,
19 saw the need for a substantial purchase
20 that could not be sustained from our
21 operating budget, so he requested and was
22 successful in securing \$28 million of
23 vehicle financing funds, of which 13
24 million was used to purchase medics,
25 pumpers, and ladders for the Philadelphia

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 Fire Department.

3 While all equipment is safe to
4 operate, Fleet and the Managing
5 Director's Office have identified Fire
6 Department vehicles as essential to the
7 well-being of the public as well as our
8 firefighters. The average age of PFD
9 apparatus is 12 years. The average age
10 of medic units is six years. Again,
11 recognizing that we have an aged fleet,
12 OFM is currently in discussions with the
13 Budget Office regarding potential options
14 on replacing older medics for FY14.
15 Realizing the limits of our current
16 funding structure, we are discussing a
17 funding strategy for FY15, which will
18 look at capitalizing larger apparatus to
19 supplement our General Fund acquisition
20 budget.

21 Fleet as well as the entire
22 auto industry is having difficulty
23 attracting and retaining qualified
24 technicians. Finding a qualified
25 technician who is proficient in fire

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 apparatus repair is almost impossible.
3 With this in mind, Fleet has invested a
4 quarter of a million dollars on a
5 technical training center and training
6 material that we hope to have operational
7 by January 2014. When it is completed,
8 we will have the ability to use available
9 resources from apparatus and component
10 manufacturers to grow our own fire
11 technicians.

12 In conclusion, OFM has taken
13 several measures to enhance the safety of
14 all City vehicles. You may have noticed
15 fluorescent indicators on the wheels of
16 City apparatus, trucks, and medics.
17 These are a quick visual indicator to the
18 operator or technician to use as a -- to
19 detect a possible loose wheel. Brake
20 adjustment indicators have been installed
21 on all apparatus and trucks so a
22 technician or operator can tell of a
23 possible brake issue. We have and will
24 continue to spend requisite dollars on
25 tools, training, and equipment to

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 maintain our mission to ensure City
3 vehicles and other automotive equipment
4 is dependable and safe to operate so to
5 ensure the safety of our City workers and
6 public too.

7 Thank you, and I'll be happy to
8 answer any questions.

9 COUNCILMAN HENON: Thank you
10 for your testimony.

11 Anyone else -- are you
12 testifying?

13 MR. WILSON: No.

14 COUNCILMAN HENON: So I know a
15 lot of Committee members have quite a few
16 questions. I just want to lay a few
17 groundwork questions first.

18 According to your testimony,
19 there are 360 vehicles assigned to the
20 Philadelphia Fire Department?

21 MR. COCCI: Correct.

22 COUNCILMAN HENON: These
23 vehicles are broken down into three
24 categories - medic units, tower ladders,
25 and pumpers; is this correct?

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 MR. COCCI: Correct.

3 COUNCILMAN HENON: What are the
4 optimum deployment numbers of these
5 vehicles? In other words, in a perfect
6 world, out of 360 vehicles, how many of
7 the vehicles will be assigned to
8 firehouses across the City on any given
9 day so that it would be considered fully
10 staffed in terms of fire vehicles?

11 MR. COCCI: Sir, I believe
12 that's a Fire Department question.

13 COUNCILMAN HENON: If there's
14 somebody here from the Fire Department, I
15 would like that question to be answered.

16 I will continue on my
17 questions.

18 MR. COCCI: Pardon me. I
19 believe there are 54 front-line pumpers.
20 I'm not sure.

21 COUNCILMAN HENON: Okay. Well,
22 I'll continue on, but I'm going to ask,
23 is there anyone here from the Fire
24 Department?

25 (No response.)

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 MR. KANE: The union is here,
3 but not anybody from the Administration.

4 COUNCILMAN HENON: Nobody from
5 the Administration? Mr. Resnick, would
6 you have that information?

7 MR. RESNICK: No.

8 COUNCILMAN HENON: So then
9 again, my follow-up question is, at the
10 end of the day, could you tell me how
11 many of those 360 vehicles are out of
12 service?

13 MR. COCCI: Generally around 9
14 to 10 percent. Our pumper numbers are in
15 the 14 to 15 pumpers a day down.
16 Ladders, anywhere from five to eight.

17 COUNCILMAN HENON: What is the
18 average number of days a vehicle is out
19 of service, and do we know how that
20 compares to the national average of other
21 major fire departments?

22 MR. COCCI: I don't have that
23 information at this time, but I'll get
24 back to you on that.

25 COUNCILMAN HENON: If you could

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 provide that to the Chair, I'd appreciate
3 that.

4 So, again, when you are looking
5 for some more information, can you see
6 how the 360 vehicle count that you
7 provided compares to the numbers of other
8 years. Do you have those numbers on how
9 we compare the 360 now? Is it more or
10 less vehicles that we have compared to
11 other years or compared to the last five
12 or ten years?

13 MR. COCCI: The numbers remain
14 fairly consistent. However, they have
15 went up slightly, number of vehicles we
16 have.

17 COUNCILMAN HENON: Okay. I'll
18 refrain from asking any other questions
19 for the time being.

20 Anyone else from the Committee?
21 Councilman Kenney.

22 COUNCILMAN KENNEY: Thank you,
23 Mr. Chairman.

24 First, let me state from the
25 outset, Mr. Cocci, that I am in no way,

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 in any way criticizing Fleet Management.
3 I think your folks work very hard and are
4 very capable and do the best with what
5 they're given. My problem ultimately is
6 what you're given. And I think that
7 you've done your best to kind of tape
8 together and hold together extremely old
9 pieces of equipment, and you've done a
10 decent job in doing it, considering the
11 lack of resources that you're given.

12 In 2008, there was a report --
13 the Mayor's own transition team empowered
14 a group to examine the Fire Department,
15 and based on your testimony, the same
16 percentage of vehicles are down on a
17 daily basis that were down in 2008, and
18 at that time, the transition group for
19 Mayor Nutter's transition said that that
20 was an unsafe situation. So basically
21 we're in the same situation today as we
22 were in 2008 with the number of units
23 that are down on a daily basis. Were you
24 with the Department in 2008?

25 MR. COCCI: Yes, I was, sir.

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 COUNCILMAN KENNEY: I know it's
3 hard to pull out these statistics when
4 asked off the cuff, but were you familiar
5 with the levels of downed apparatus in
6 2008?

7 MR. COCCI: Yes, I was.

8 COUNCILMAN KENNEY: Is that an
9 accurate statement, that it's about the
10 same as it was in 2008?

11 MR. COCCI: That's correct.

12 COUNCILMAN KENNEY: But the
13 equipment is older now.

14 MR. COCCI: That's correct.

15 COUNCILMAN KENNEY: You're
16 familiar with NFPA standards, I assume?

17 MR. COCCI: Yes, I am.

18 COUNCILMAN KENNEY: And NFPA
19 standards say that an apparatus that's 15
20 years or older should be placed in
21 reserve and replaced with new units, and
22 apparatus 25 years or older should be
23 decommissioned and moved from service.

24 Is it accurate that there are
25 currently seven ladder trucks that are

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 over 27 years old?

3 MR. COCCI: 27?

4 COUNCILMAN KENNEY: 27.

5 MR. COCCI: No.

6 COUNCILMAN KENNEY: What are
7 the ages of the seven ladder trucks that
8 are the oldest?

9 MR. COCCI: Our oldest ladders
10 that I'm aware of are 1990s.

11 COUNCILMAN KENNEY: All right.
12 And what is the average age of the
13 engines?

14 MR. COCCI: The average age of
15 the pumpers are 12 years. The oldest
16 pumper is a 1991.

17 COUNCILMAN KENNEY: The NFPA
18 standards require 16 areas of a checklist
19 to check off. Considering the number of
20 folks that you have in our office, are
21 you able to get those 16 areas covered
22 every time you examine a piece of
23 apparatus?

24 MR. COCCI: Yes, sir. I'm
25 confident that when a piece of apparatus

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 comes into our shop for preventive
3 maintenance inspection, every area is
4 covered.

5 COUNCILMAN KENNEY: One of the
6 other incidents that -- I don't know if
7 you mentioned or not, but I didn't hear
8 it -- was a November 15th, 2012 incident
9 where Ladder 34 had a complete brake
10 failure and the apparatus crashed into
11 Ladder 31. Are you familiar with that?

12 MR. COCCI: Yes, I am, sir.

13 COUNCILMAN KENNEY: Could you
14 give me an idea as to what the debrief on
15 that was?

16 MR. COCCI: One of our
17 technicians looked at the ladder and he
18 failed to detect it needed a brake
19 adjustment. On the way to the shop, it
20 ran into another ladder. That was a
21 technician error. The technician was
22 disciplined, trained and --

23 COUNCILMAN KENNEY: Who was
24 driving the apparatus?

25 MR. COCCI: PFD people.

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 COUNCILMAN KENNEY: They
3 weren't disciplined that you know of?

4 MR. COCCI: PFD?

5 COUNCILMAN KENNEY: Yes.

6 MR. COCCI: You'll have to ask
7 them.

8 COUNCILMAN KENNEY: They may
9 have been.

10 You're relatively new as a
11 Fleet Manager here. Have you made any
12 specific requests for additional funds
13 from the Administration relative to the
14 purchase of equipment?

15 MR. COCCI: I have.

16 COUNCILMAN KENNEY: And what
17 have you asked for?

18 MR. COCCI: We asked for
19 capitalization of large equipment and
20 additional funding in '14 for purchase of
21 some medic units.

22 COUNCILMAN KENNEY: And was
23 that accommodated?

24 MR. COCCI: We're not aware of
25 that yet.

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 MR. WILSON: Councilman, that's
3 the discussion that we're having for the
4 FY15 budget.

5 COUNCILMAN KENNEY: But for
6 FY14, was that requested?

7 MR. WILSON: That conversation
8 is still going on.

9 COUNCILMAN KENNEY: And was it
10 requested in FY13?

11 MR. WILSON: There was no
12 request in FY13. The additional request
13 just happened this year.

14 COUNCILMAN KENNEY: Okay. Let
15 me go back. If anyone else has
16 questions, I have -- you're okay?

17 Let the next person testify and
18 then I'll come back.

19 COUNCILMAN HENON: Thank you.

20 Before I call up the next
21 person to testify, I just want to state
22 for the record anybody from the
23 Administration that is here, my one
24 question, if you could provide to the
25 Chair, what is the optimum deployment

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 numbers of these vehicles. Again, in
3 other words, out of the 360 vehicles that
4 are in service now across the City of
5 Philadelphia in their firehouses, on any
6 given day out of 360 what would be
7 considered fully staffed in the term of
8 those vehicles?

9 Mr. Joe Schulle, will you
10 please approach the witness table, state
11 your name for the record, and you may
12 begin your testimony.

13 (Witness approached witness
14 table.)

15 PRESIDENT SCHULLE: My name is
16 Joe Schulle. I'm President of Local 22,
17 the Philadelphia Firefighters and
18 Paramedics Union.

19 Before I begin, the optimum
20 deployment for a front-line piece is 56
21 engine companies, 27 ladder companies,
22 and 50 medic units. Although the medic
23 units fluctuate because there is day
24 shift medic units and night shift that go
25 out of service for the night shift.

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 COUNCILMAN HENON: Okay. Thank
3 you.

4 PRESIDENT SCHULLE: Before I
5 begin my written testimony, I'd like to
6 point out that in August of 2013,
7 Manhattan Supreme Court Justice ordered
8 that the New York Fire Department no
9 longer continue to use any apparatus over
10 ten years. That's for non-emergency and
11 emergency use. One of the statements
12 made at the time by Fire Department of
13 New York officials was, We do not want to
14 wait for that inevitable injury or death
15 to occur to resolve this important issue
16 of health and safety.

17 Ladder 14 is currently running
18 with Ladder 153, which is 24 years old.
19 So New York can't run with a truck over
20 ten years old. Ladder 14, in one of our
21 busiest neighborhoods, is running with a
22 truck that's 24 years old.

23 Engine 56, they recently got
24 their apparatus back. They were running
25 with a truck Engine 906. This is a 1986

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 Seagrave, 27 years old.

3 COUNCILMAN KENNEY: Mr.
4 Chairman, I'm sorry. Because the
5 testimony from Fleet Management was the
6 exact opposite -- not the exact opposite,
7 but was not accurate as it relates to
8 what Chief Schulle is saying now.
9 There's different ages, and I'm trying to
10 determine what the accurate number is. I
11 mean, obviously anything over 20 is
12 ridiculous, but, I mean, there's a
13 difference between 22 and 27.

14 COUNCILMAN HENON: Fleet
15 Management.

16 MR. COCCI: Sir, I made a
17 mistake for this one --

18 COUNCILMAN HENON: Can you come
19 up.

20 COUNCILMAN KENNEY: Joe, you
21 can stay there.

22 (Witness approached witness
23 table.)

24 COUNCILMAN HENON: Again, state
25 your name for the record.

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 MR. COCCI: Chris Cocci, Fleet
3 Manager.

4 I made a mistake. There is one
5 1986 pumper.

6 COUNCILMAN HENON: So I would
7 assume that would be the vehicle that
8 you're talking about?

9 PRESIDENT SCHULLE: Yes.

10 COUNCILMAN HENON: Thank you.
11 You may proceed.

12 PRESIDENT SCHULLE: Thank you.
13 I would like to begin by once again
14 thanking City Council, particularly
15 Councilman Henon, for holding the
16 hearings today regarding the condition
17 and maintenance of the Fire Department
18 fleet. I would like to take a moment
19 before I begin to emphasize the point
20 that the testimony I give here today is
21 not intended in any way to slander or
22 attack our extremely hard-working members
23 of Fleet Management.

24 For many years, the Fleet
25 mechanics assigned to work on fire

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 apparatus have been given an extremely
3 difficult task, made even more difficult
4 by the age of the Fire Department fleet,
5 the extreme use of the apparatus, the
6 lack of personnel; that is to say, there
7 is not enough qualified mechanics to keep
8 up with the workload, and the lack of
9 in-stock inventory. They are tasked with
10 maintaining a Fire Department fleet that
11 the majority of the apparatus are well
12 past their recommended service life.
13 This includes medic units that are
14 running 24 hours a day, seven days a
15 week.

16 This is not a new problem, and
17 both the Fire Administration and City
18 Administration are aware of the problem,
19 but both have chosen to do nothing
20 significant to address it. Consider that
21 in January of 2008 the Mayor was given a
22 report by Cozen O'Connor, commissioned by
23 his office, that addressed many of the
24 concerns with the Philadelphia Fire
25 Department. Many of these concerns have

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 not been addressed. The report stated
3 approximately 62 front-line apparatus are
4 over ten years old and some second-line
5 apparatus are nearly 20 years old. The
6 apparatus maintenance at the shop
7 responsible for such maintenance is less
8 than satisfactory. Whether or not such
9 maintenance should be outsourced is
10 something that needs to be looked into.
11 It appears the maintenance staff is
12 undermanned, overworked, and parts in
13 stock are always depleted. At any given
14 time, 10 to 20 apparatus are at the shop
15 for repair. You cannot run a first-class
16 department under those conditions.

17 That's a direct quote from the
18 Cozen O'Connor report.

19 Neither the City nor the Fire
20 Administration has done anything
21 significant to address this issue. Since
22 the 2008 study, the condition of the
23 fleet has deteriorated greatly. Consider
24 that currently 37 of our front-line
25 engine and ladder companies are over ten

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 years old and 14 are over 15 years old,
3 and that the average age of our reserve
4 engines is 18 years old and the average
5 age of the reserve ladders is 20 years
6 old. The Fire Department currently has
7 nine reserve apparatus that are over 22
8 years old. Additionally, it is difficult
9 to address the multiple maintenance
10 issues with the medic units because no
11 vehicle is designed to withstand the
12 workload required. We see medic units
13 that are two years old with over a
14 hundred thousand miles on them. Wheels
15 are literally falling off these vehicles.
16 We have instances of medic units breaking
17 down en route to emergencies and, even
18 worse, with patients in the back of the
19 ambulance on the way to the hospital.
20 The people that work for Fleet
21 Management are mechanics, not miracle
22 workers. We cannot expect that these men
23 and women to maintain vehicles that are
24 well past their useful service life.
25 We're on borrowed time. We've had

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 several significant near misses over the
3 past few years, and ultimately if nothing
4 changes, we're going to see a tragedy
5 occur, whether it is a mechanical failure
6 causing a serious accident or an
7 apparatus failure at an emergency scene
8 that results in serious injuries or
9 death.

10 As many of you know, I
11 requested that the entire fleet be
12 inspected by an outside agency. In light
13 of a significant medic unit fire
14 resulting in thousands of dollars of
15 damage to a firehouse, we thought it
16 would be prudent to have the fleet
17 inspected. The intent of this request
18 was to show that these vehicles are not
19 being maintained to the level specified
20 in NFPA standards. The City
21 Administration responded, The City
22 rejects the poorly thought out demand
23 from the union boss because the City has
24 a strong safety inspection system,
25 McDonald said. Instead of playing the

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 worn-out political games the firefighters
3 union is known for, it might be more
4 fruitful for the union to sit down with
5 management and communicate its concerns
6 in a professional way. In addition, it
7 might help if the union took the time to
8 get its facts first. Fleet implements
9 the state safety inspection system, but
10 goes beyond that with a detailed
11 preventive maintenance program. McDonald
12 also told NBC 10 that medic units are
13 inspected four to six times per year and
14 that the remaining Fire Department
15 vehicles are inspected two to three times
16 per year.

17 In an attempt to get my facts
18 straight, I requested the maintenance
19 records from the City for the Fire
20 Department fleet for 2012 and 2013. This
21 amounts to approximately 21 months of
22 records. The City agreed, but wanted a
23 payment of nearly \$8,000. I thought this
24 may be a mistake, so I asked for more
25 specific information. What I was

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 provided was astonishing. In 21 months,
3 there were 4,566 work orders for Fire
4 Department vehicles equating to nearly
5 32,000 pages of documents. The Fire
6 Department fleet is approximately 200
7 vehicles. This equates to over 20 repair
8 requests for each vehicle in less than
9 two years.

10 Although the numbers are
11 staggering, as a Battalion Chief with 21
12 years on the Fire Department, I know the
13 conditions of the fleet, and as you can
14 see by the numbers provided and the
15 report from Cozen O'Connor, the City
16 Administration and the Fire Department
17 are also well aware of these problems,
18 but are choosing to simply ignore them
19 until the next tragedy occurs.

20 Please understand that this is
21 not a political game, as Mark McDonald
22 stated. The job of firefighter and
23 paramedic is very dangerous, and as the
24 union President, it is my responsibility
25 to ensure the members of Local 22 are as

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 safe as possible when doing this
3 dangerous job. I also live in this city
4 with my family, relatives, and friends.
5 It is the responsibility of the City to
6 ensure that our fire trucks and medic
7 units can respond and operate safely on
8 an emergency scene when needed. Again,
9 this is not a political statement. It is
10 not posturing. It is not rhetoric. We
11 are pointing out a serious problem with
12 this fleet that the City is simply
13 unwilling to address. The following are
14 a few examples to show that we do have
15 our facts straight:

16 On January 6th, 2007, a reserve
17 apparatus located at Engine 73's station
18 at 76th and Ogontz ignited the station,
19 causing hundreds of thousands of dollars
20 in damage. The apparatus was being
21 checked by the working firefighters when
22 it shifted into gear and rammed into the
23 back of the station. The incident nearly
24 killed two firefighters. A good friend
25 of mine was one of the firefighters

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 involved. The apparatus ran over his
3 leg, causing serious burns to his leg.
4 He was forced to undergo several
5 reconstructive surgeries and was out of
6 work for a long period of time.
7 Thankfully, he survived and is back to
8 work, but he could easily have been
9 killed in this incident.

10 On January 1st, 2008, a medic
11 unit was en route to a cardiac arrest
12 patient, but broke down en route. A
13 second unit medic was dispatched, but did
14 not arrive for an additional 15 minutes.
15 The patient died.

16 On January 29th, 2009, Engine
17 52 caught fire while driving to Ladder
18 15's station to get fuel. Fortunately,
19 they arrived at the station when they
20 noticed a flame coming from the engine
21 compartment.

22 On November 24th, 2010, Engine
23 57 responded on a box alarm. When they
24 arrived, they noticed light smoke coming
25 from underneath the apparatus. At that

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 moment, they noticed fire coming from
3 underneath the apparatus. They turned
4 off the apparatus and awaited the arrival
5 of Engine 5 in order to extinguish their
6 apparatus.

7 On October 1st, 2012, the doors
8 on Medic 22 would not open, with a
9 pregnant woman in critical condition
10 stuck in the back. Sadly, she passed
11 away.

12 On November 15th, 2012, Ladder
13 34 crashed into Ladder 31. The
14 Philadelphia Police Department Truck
15 Enforcement determined that a brake
16 failure caused this incident. There was
17 major damage to the front of Ladder 34.

18 On April 11th, 2013, Medic 45b
19 was transporting a patient to the
20 hospital when two of its rear wheels
21 simply fell off. Imagine if the vehicle
22 was traveling on I-95 or Roosevelt
23 Boulevard when this occurred.

24 On October 8th, 2013, Engine 35
25 ignited. The members pulled the

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 apparatus out of the station and
3 extinguished the fire.

4 On September 27th, 2013, Medic
5 44b ignited while parked in the station.
6 This incident caused thousands in
7 damages, and the station is still closed,
8 with no anticipated date of reopen.

9 Finally, just last month, Medic
10 11 was transporting a critical patient to
11 the hospital when the vehicle simply shut
12 off. They had to wait for a second medic
13 unit to respond to transport the patient.

14 As you can see, these are not
15 isolated incidents. The National Fire
16 Protection Association has several
17 specific standards that address emergency
18 vehicle safety, and the City of
19 Philadelphia follows very few. NFPA 1071
20 discusses the technical professional
21 qualifications required to work on a fire
22 apparatus. NFPA 1911, 1914, 1915, and
23 1917 discuss preventive maintenance and
24 apparatus repair. According to the NFPA,
25 all aerial platforms should be tested

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 annually. The Fire Department does not
3 test aerial apparatus. Additionally, all
4 fire pumps are to be tested annually.
5 The Department tests the pumps, but does
6 not share the results with Fleet
7 Management. And inexplicably even if the
8 pump fails, the apparatus remains in
9 service.

10 These standards are designed by
11 industry experts to not only protect the
12 first responders but also protect the
13 community. Why wouldn't the City follow
14 these guidelines?

15 I would like to reiterate that
16 this is not an attack on Fleet
17 Management. They do the best job they
18 can with the limited resources they are
19 provided. They are instructed to get the
20 vehicles back in service without the
21 required parts or the time to complete
22 the repairs correctly. Just consider
23 over 4,500 repair requests in 21 months.
24 After all, how many of us have a car
25 that's 15 or 20 years old that doesn't

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 need repairs?

3 If there is any doubt that the
4 Fire Department fleet is in dire
5 condition, please tour some of your local
6 firehouses. I would be willing to
7 accompany any Councilmember that would
8 like to see the condition of some of the
9 apparatus in the poorest conditions.
10 Also, stop by the Fleet shop and see
11 firsthand the number of fire trucks and
12 medic units currently out of service.

13 Thank you.

14 COUNCILMAN HENON: Mr. Schulle,
15 I appreciate your testimony. I just have
16 a few questions, and I just want to state
17 similar statements and comments that you
18 and Councilman Kenney had said. This is
19 by no means any sort of attack on Fleet
20 Management. I mean, I can't imagine the
21 type -- the amount of work and the work
22 orders that they have to do under the
23 limited resources that they have. But it
24 raises some questions that may not be in
25 Fleet Management's purview. I mean, some

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 of these questions should be and could be
3 answered by the Administration.

4 Is there anyone from the
5 Administration here able to answer some
6 of the questions as they arise at this
7 hearing today?

8 (No response.)

9 COUNCILMAN HENON: So for the
10 record, nobody from the Administration --

11 COUNCILMAN KENNEY: Mr.
12 Chairman?

13 COUNCILMAN HENON: -- is here
14 to answer some of the questions.

15 COUNCILMAN KENNEY: We can have
16 another hearing. At least they'll know
17 the questions that they have to answer
18 when they come back.

19 COUNCILMAN HENON: This hearing
20 will be recessed at the call of the Chair
21 for sure.

22 COUNCILMAN KENNEY: Thank you.

23 COUNCILMAN HENON: Now, with
24 that being said, I see a little bit of
25 disparity between your testimony and

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 Fleet Management's where in Fleet
3 Management's testimony there's 360
4 vehicles and your testimony states that
5 the Philadelphia Fire Department has 200
6 vehicles. Can you explain the disparity?
7 What are the real numbers?

8 PRESIDENT SCHULLE: Sure. I
9 would defer to Fleet Management. My main
10 concern was the fire apparatus, the
11 engine, the ladder companies, and medic
12 units. I'm sure his numbers include the
13 Battalion Chiefs' cars, all the staff
14 vehicles that I am really not concerned
15 with, because they're not emergency --
16 well, the Battalion Chiefs' cars are, but
17 fire prevention vehicles that are not
18 concerns for emergency response.

19 COUNCILMAN HENON: I think you
20 cleared that up. I appreciate that.

21 Were you able to review in your
22 testimony, were you able to review -- and
23 I'm keenly aware of the request for the
24 right to know -- the 4,500 work orders of
25 the Fire Department regarding Fleet?

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 Were you able to review those work
3 orders?

4 PRESIDENT SCHULLE: No. The
5 City refused to make digital copies and
6 they refused to allow me to review them.
7 The only provision they would make is if
8 I gave them \$8,000 to make duplicates.

9 COUNCILMAN HENON: Really?

10 PRESIDENT SCHULLE: I actually
11 have the e-mail when I asked for
12 clarification that I can provide to
13 Council.

14 COUNCILMAN HENON: You can
15 leave it. We'll provide that to the
16 Chair.

17 I think the sponsor of the
18 resolution, Councilman Kenney.

19 COUNCILMAN KENNEY: I just want
20 the Chief's -- and I wish he could sit
21 here and he was allowed to sit here in
22 uniform while he testified, because it
23 would be much more impressive than his
24 testimony already is.

25 With all the cuts in the Fire

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 Department, the number of people on an
3 apparatus, the brownouts and the like,
4 isn't it even more critical that our
5 fleet be in top-notch shape in order to
6 get to longer distances in a good amount
7 of time and a safe amount of time?

8 PRESIDENT SCHULLE: Absolutely.

9 And what we seen occur over the last
10 couple years is the opposite. And we
11 also have to remember, when they made the
12 apparatus cuts, that actually provided
13 nine extra pieces of equipment that they
14 could put in inventory that were younger
15 trucks, because they were front-line
16 apparatus, and they just allowed -- the
17 lack of replacement has allowed the fleet
18 to just age and continue to deteriorate
19 to the point --

20 COUNCILMAN KENNEY: One of the
21 things I noticed that the -- what was the
22 ladder company at 4th and Arch where the
23 medic unit went on fire?

24 PRESIDENT SCHULLE: Ladder 2.

25 COUNCILMAN KENNEY: And that

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 used to have an engine company in it,
3 didn't it?

4 PRESIDENT SCHULLE: Previous to
5 2009, Squirt 8 was assigned there.

6 COUNCILMAN KENNEY: And if
7 there were an engine company in the house
8 at the time of the medic fire, would it
9 have been not easier to put out the fire
10 before it did the damage that it did?
11 Because I saw on news reports
12 firefighters frantically with a garden
13 hose attempting to put out the fire in
14 the medic unit as it was burning down the
15 firehouse. And I would suspect if there
16 were an engine company there, you could
17 have pulled it out onto the apron of the
18 house and put out the medic unit. Is
19 that safe -- I'm not a firefighter, but
20 is that safe to --

21 PRESIDENT SCHULLE: Yeah. That
22 was the statement I made initially, that
23 if Engine 8 or Squirt 8 had been in
24 service, more likely than not they would
25 have pulled out of the station and

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 extinguished the fire in a matter of
3 minutes or seconds.

4 COUNCILMAN KENNEY: Are you
5 aware of the average number of runs in
6 major cities of medic units in a year?

7 PRESIDENT SCHULLE: I'm aware
8 of the recommended number, but not the
9 average, no.

10 COUNCILMAN KENNEY: The number
11 I have is 3,000, while the average in
12 Philadelphia exceeds 5,000 runs.

13 PRESIDENT SCHULLE: Right. And
14 it's hard really to compute the average
15 in Philadelphia, because we do have
16 daytime medic units that only work part
17 time. What's more interesting when
18 you're talking about medic units is that
19 we have medic units in Philadelphia that
20 do eight to nine thousand runs a year,
21 which is extraordinary. And it's not
22 only wear and tear. They don't design a
23 medic unit that can withstand that
24 workload. And, again, that goes back to
25 Fleet saying there's nothing they can

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 physically do to make sure that these
3 trucks aren't going to break down,
4 because they're just being so overwhelmed
5 with the workload. But it's not only the
6 workload of the apparatus and they're
7 breaking down, our personnel is breaking
8 down too. Our medics are completely
9 overworked. I know this is a little bit
10 of a side issue, but it's very important
11 to me. And if they step out of line in
12 any way, they're severely punished by
13 this Administration. And I can't tell
14 you that -- we have, it has to be, ten
15 medics a week going downtown for some
16 form of disciplinary punishment. And
17 it's to the point now that you sit in the
18 interview and the special investigations
19 officer will go through the directives
20 line by line to see if a medic followed a
21 protocol or procedure specifically line
22 by line as the directive indicates.
23 Nobody could hold up to that standard.
24 No one.

25 COUNCILMAN KENNEY: How many

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 medics do we have in the Department; do
3 you know?

4 PRESIDENT SCHULLE: I want to
5 say the number is around 230, but I'm not
6 positive.

7 COUNCILMAN KENNEY: And are you
8 aware of how many have been disciplined
9 of that 230 pool?

10 PRESIDENT SCHULLE: I'm not
11 aware of the exact number, but I could
12 easily get that to you within a day or
13 so.

14 COUNCILMAN KENNEY: I
15 understand it's a large number.

16 PRESIDENT SCHULLE: Absolutely.

17 COUNCILMAN KENNEY: Compared to
18 the number of people in the profession.

19 PRESIDENT SCHULLE: Compared to
20 not only the number of people in the
21 medic profession, but I would also point
22 out that if you look at the entire Fire
23 Department, currently the members of the
24 Philadelphia Fire Department are being
25 disciplined far and above any other

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 branch -- any other department within the
3 City. And I haven't verified them
4 numbers yet, but just in my own
5 experience, every year we seem to be
6 growing and growing in the amount of
7 disciplinary occurrences, and the
8 threshold seems to be lower and lower as
9 to what a member actually did wrong.

10 COUNCILMAN KENNEY:

11 Mr. Chairman, this is my opinion. You
12 know we've gone back and forth with the
13 Administration over the treatment of
14 firefighters and paramedics over the
15 course -- over the last at least this
16 term of Mayor Nutter. I think it's
17 abhorrent that not only are they treated
18 the way they are treated from a personnel
19 perspective, but their equipment is now
20 coming to a point where it's becoming a
21 danger for them and for the public. And
22 I think in this next budget cycle, we
23 need to seriously hold their feet to the
24 fire to -- if they're going to continue
25 to discipline at the rate they're

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 disciplining, doing some of the petty and
3 vindictive things that they're doing to
4 the firefighters, at least they can drive
5 around in trucks that don't explode or go
6 on fire or the wheels fall off.

7 Thank you.

8 COUNCILMAN HENON: Thank you.

9 Any other members?

10 Councilman Greenlee.

11 COUNCILMAN GREENLEE: Thank
12 you, Mr. Chairman.

13 Chief, good afternoon.

14 PRESIDENT SCHULLE: Good
15 afternoon.

16 COUNCILMAN GREENLEE: Thank you
17 for this information. I unfortunately
18 did not know about some of these
19 incidents that you outlined here, and it
20 doesn't go back that long, no later than
21 five years, and in two cases somebody
22 passed away. Whether that would have
23 happened or not, but certainly the
24 situation was not helped.

25 Now, other than making the

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 official request that you did and getting
3 Mr. McDonald's usual sarcastic response
4 out of it, have you had a chance to have
5 direct conversation with members of the
6 Administration on this?

7 PRESIDENT SCHULLE: No, and the
8 reason for that is that any conversation
9 that we attempt to have over issues that
10 they presume are management issues, they
11 just simply won't discuss them.

12 COUNCILMAN GREENLEE: So even
13 when it comes to something like safety of
14 vehicles, they will not talk to you?

15 PRESIDENT SCHULLE: Correct.

16 COUNCILMAN GREENLEE: That's
17 amazing.

18 COUNCILMAN KENNEY: Very
19 transparent.

20 COUNCILMAN GREENLEE:
21 Transparency at its best.

22 I guess, Mr. Chairman, I would
23 just reiterate what Councilman Kenney
24 said. We probably need another hearing
25 where we bring the people, whoever that

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 may be again from the Administration, to
3 come in here and answer some of these
4 questions. And I guess I don't
5 understand why at least they won't have a
6 conversation with the head of the union
7 to discuss some of these issues and what
8 happened with these cases, you know, what
9 concerns that raises. Because, again,
10 I'm like everybody else, I think Fleet
11 Management is doing their job, but I
12 think there might be some other people
13 that aren't paying enough attention.

14 Thank you, Mr. Chairman.

15 COUNCILMAN HENON: Is there
16 anyone other members?

17 Councilman Oh.

18 COUNCILMAN OH: Thank you,
19 Mr. Chairman.

20 You may not know this, but I'm
21 going to ask it anyway, and I will try to
22 get the answer one way or the other. But
23 regarding the October 1st, 2012 incident
24 involving a pregnant woman in critical
25 condition, do you know if there was a

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 lawsuit that followed her death?

3 PRESIDENT SCHULLE: You know, I
4 just read about it and I believe there
5 was, but I can't say for certain to you
6 that there was a lawsuit filed.

7 COUNCILMAN OH: Okay. So,
8 Mr. Chairman, I would like to ask the
9 Administration to provide the information
10 on whether there was a lawsuit and
11 whether or not there was a payment made
12 regarding the death.

13 COUNCILMAN HENON: Certainly.

14 COUNCILMAN OH: Thank you very
15 much.

16 PRESIDENT SCHULLE: Thank you.

17 COUNCILMAN HENON: Are there
18 any other questions?

19 (No response.)

20 COUNCILMAN HENON: Well, it
21 appears that the will of this committee,
22 especially with some unanswered questions
23 and the participation of the
24 Administration, that we will -- on this
25 resolution, we will recess this to the

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 call of the Chair.

3 Someone else wishes to testify?
4 Please approach.

5 (Witness approached witness
6 table.)

7 COUNCILMAN HENON: State your
8 name for the record.

9 MR. KANE: My name is Mike
10 Kane. I'm the Chairman of the Trustees
11 of Local 22. I've been a member for 35
12 years, and I just wanted to tie something
13 in with what Councilman Kenney said
14 regarding accidents and apparatus and
15 also the punishment of people.

16 About two years ago, we had
17 Engine 53, which was stationed down South
18 Philly, was covering Engine 68 in West
19 Philly. They responded to a call at 57th
20 and Warrington. They came to a stop
21 sign. They came to a complete stop. In
22 fact, they stopped so long that the guy
23 in the first house came out of his house
24 because he heard the sirens and thought
25 his house was on fire.

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 As they looked both ways to
3 make sure they were going through, a lady
4 driving a car with two witnesses saying
5 she came through the stop sign, hit
6 Engine 53 so hard -- an engine fully
7 loaded is 16 tons. She turned a 16-ton
8 vehicle 90 degrees. Both the driver and
9 the officer received 48-hour suspensions
10 and were transferred out of their
11 station. The City turned around and sued
12 the lady for hitting the apparatus and
13 recovered \$5,000.

14 So the Administration says
15 we're going to hold everybody to this
16 standard. They turn around and they got
17 both ends. They suspended our people,
18 yet they turned around and sued the
19 woman's insurance company and recovered
20 money for the same accidents that they
21 turned our guys out for.

22 So the idea that -- I just
23 wanted people to know that. People don't
24 understand what's going on in the
25 Philadelphia Fire Department. Our

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 President speaks very clearly about it,
3 but there's sometimes -- right now I'm
4 not allowed in headquarters because I
5 blew a cork, because we had a member with
6 just under a year in who had seven years
7 in the service, had four deployments in
8 Iraq and Afghanistan, and was fired by
9 this Administration for putting something
10 on Facebook. And he finally got his job
11 back, but the idea is, he fought for
12 Iraqi freedom, but he has no freedom in
13 the Philadelphia Fire Department. I
14 think that's an absolute disgrace.

15 I'd like to thank you very much
16 for giving me a minute to talk. Thank
17 you.

18 COUNCILMAN HENON: Thank you
19 for your testimony.

20 You may approach. State your
21 name for the record and begin your
22 testimony.

23 (Witness approached witness
24 table.)

25 MR. FRAGALE: My name is Vince

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 Fragale. I'm the Business Agent for
3 Fleet Management, Local 1927.

4 I didn't have a prepared
5 testimony, but I was listening to other
6 testimonies, and I just feel that I have
7 to speak for my members.

8 I actually worked in the fire
9 gang at Front and Hunting Park for years,
10 and I felt privileged to work on fire
11 equipment, and for someone to come in
12 here and kind of bash them and say I
13 ain't bashing them at the same time is
14 kind of tough for me to take. And over
15 the last few months, my members have been
16 reading things in the newspapers and
17 seeing things on Facebook. And there's
18 no one that can do a better job than the
19 guys that turn wrenches at Front and
20 Hunting Park. There's no outside company
21 that can do better. There's no one
22 that's more dedicated to fixing fire
23 equipment than the men at Front and
24 Hunting Park, I assure you.

25 And I've been in front of City

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 Council on many occasions testifying
3 about different things, and I have
4 testified for more money for Fleet on
5 different occasions. I remember in 1997
6 when Fleet Management's budget was \$20
7 million plus more than it is now, and I
8 think Mr. Cocci said we have 343 members
9 in Fleet now. Then we had 572. And we
10 still do the same job. There's some
11 outsourcing, but we still do the same
12 job. We still ask our members to get
13 these same pieces of equipment on the
14 road.

15 I mean, our members work
16 miracles, and they get worn out. We need
17 more personnel, more money in our
18 department. Mr. Cocci and his staff work
19 as hard as they can with what they have,
20 but no one can do the job better than
21 Fleet mechanics. Nobody.

22 And I just needed to say that.
23 As an ex-Fleet mechanic, no one can do
24 the job better than us. Nobody. So I
25 just had to say that.

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 Have a good day.

3 COUNCILMAN HENON: Thank you,
4 and I appreciate it, and I respect and
5 admire your respect for the job and your
6 members. And, look, I can just say this
7 for me personally, but I do not believe
8 anybody was going after the workers, the
9 ones that turn the wrenches and go to
10 work every day on these apparatuses in
11 Fleet Management. I think it was more of
12 an administrative type of issue that
13 continues and that's an ongoing issue
14 that we have with the members of Local 22
15 and the Philadelphia Fire Department.

16 MR. FRAGALE: And then we have
17 a Mayor that's up there -- like we get a
18 new mechanic like, say, six years ago.
19 He hasn't had a step pay raise yet. So
20 they come in at \$38,000. They're
21 expected by this time to be making 42,000
22 and they're not making it because their
23 step pay is frozen. So it's hard to keep
24 the guy, you know. So we train them for
25 a couple years. Their pay never goes up,

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 and it's hard to keep the guy. So we
3 train them. They become very skilled in
4 working on fire equipment, and then they
5 say, I can't feed my family no more, I
6 have to leave here.

7 So, I mean -- and, of course,
8 the Mayor, he doesn't care about DC 33
9 workers at all. So, I mean, we just have
10 big problems, you know, with money on all
11 levels, with paying our men and money for
12 the Department, so...

13 COUNCILMAN HENON: The Chair
14 recognizes Councilman Squilla.

15 COUNCILMAN SQUILLA: Thank you.
16 Stay one second.

17 MR. FRAGALE: I can stay here
18 all day.

19 COUNCILMAN SQUILLA: I do
20 appreciate your testimony too, because
21 you could tell when people testify from
22 the heart. It wasn't something that was
23 written down. And not that when you
24 write something down it doesn't mean the
25 same thing, but I know you feel for your

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 people and your members.

3 During this process and as you
4 see the budget gets cut and there's only
5 so much work you could do, do you see it
6 as these vehicles get older, that it's
7 more work for Fleet to actually perform
8 the repairs and whatnot that goes on?

9 MR. FRAGALE: Yeah. I mean,
10 sometimes they get a piece of equipment
11 in the shop and I mean by the time you
12 get parts in and get the repairs, the
13 piece of equipment can be in the shop for
14 a month or two, and this guy is working
15 on it or two guys or three guys working
16 on it every day. These ladders and
17 pumpers are complicated pieces of
18 equipment.

19 So, yeah. You know, they need
20 a lot of work when they come in. They
21 need a lot of work.

22 COUNCILMAN SQUILLA: And so
23 maybe the best thing I would think is
24 with the Administration when you buy
25 them, if we could rotate or average out

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 or budget after so many years that we
3 replace them. I don't know if there's
4 anybody here from the Administration to
5 answer those type of questions, where do
6 they wait until they break down or do we
7 do them periodically every five years, we
8 get a new pump truck, new engines. I
9 know they did get a couple new pieces of
10 equipment recently, but I don't know, was
11 that to replace something that was broken
12 down or was it just to add to the fleet?

13 MR. FRAGALE: You have to talk
14 to Mr. Cocci, Mr. Gissinger about that.
15 I'm the union business agent.

16 COUNCILMAN SQUILLA: All right.

17 MR. FRAGALE: I wish I could
18 buy everything. I would get the Mayor's
19 checkbook and just write and buy and
20 spend. It's not that easy.

21 COUNCILMAN SQUILLA: I don't
22 think you're going to be getting his
23 checkbook, but we'll do our best to try
24 to get some new equipment.

25 MR. FRAGALE: That would be

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.
2 easy if I could do that, you know. I'd
3 give out some bonuses to my techs too,
4 you know.

5 COUNCILMAN SQUILLA: Mr.
6 Cocci -- can I ask one more question?

7 COUNCILMAN HENON: You sure
8 can.

9 MR. FRAGALE: I'm done?

10 COUNCILMAN SQUILLA: Yes.
11 Thank you.

12 For Fleet, when equipment comes
13 in, the equipment that we get purchased
14 from the Administration comes in to
15 actually replace vehicles or are they
16 coming in periodically, every so many
17 years we add new vehicles to the fleet
18 for the Fire Department?

19 MR. COCCI: If your question is
20 do we replace vehicles, yes. As they
21 come in, usually vehicles go out. For
22 every ten vehicles that come in, ten
23 would go out.

24 COUNCILMAN SQUILLA: So every
25 year you get a new vehicle -- I mean, my

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 question is, is it done on a conscious
3 basis so that we don't have repairs for
4 some of the older vehicles that are
5 constantly going down or is it done on an
6 as-needed basis? Do we have a system in
7 place that could actually, say, every
8 five years we're replacing a new vehicle
9 with something that we can put out to
10 pasture?

11 MR. COCCI: Replacements are
12 done on a -- based on finances. If we
13 have the funds to replace, we replace.
14 That's why as I said in my testimony,
15 James Muller saw the need for equipment
16 and he asked for and received the finance
17 program. We saw a need for it. And,
18 again, as I stated earlier, we see a need
19 for it coming up in FY14 and '15.

20 COUNCILMAN SQUILLA: And you
21 guys have proposed that in the budgets
22 for '14 and '15, and it's up to the
23 Administration to fill that proposal?

24 MR. COCCI: (Mr. Cocci shakes
25 head in the affirmative.)

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 COUNCILMAN SQUILLA: Okay.

3 Thank you.

4 MR. COCCI: I would just like
5 to state for the record also that I have
6 an open door. If anybody has a complaint
7 or a problem with a piece of equipment,
8 by all means we'd like to hear about it.
9 We don't want anything out on the street
10 that they believe is unsafe.

11 COUNCILMAN SQUILLA: All right.
12 Thank you.

13 COUNCILMAN KENNEY: Thank you.
14 Honestly, we don't have a complaint or
15 problem with you. I mean, I'm sorry you
16 have to go through this. I'm sorry your
17 people had to hear this, but the only way
18 we can get some light on these issues is
19 by exposing them. I don't really think
20 there's a lot of care about this on the
21 second floor. I really don't. And I do
22 agree that you guys are and your business
23 agent, who did speak from the heart, is
24 overworked and underpaid and are also
25 disrespected as employees.

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 So I apologize if there was any
3 indication that we felt you were at
4 fault. I think you guys are like the
5 MASH unit in the war, trying to keep
6 peace, hold stuff together with bandages
7 and surgical tape. So I apologize if
8 anyone was offended by anything that was
9 said relative to this issue. It's not
10 about Fleet Management. It's about the
11 second floor and their general disrespect
12 for both the Fire Department and other
13 City workers. So sorry, but I appreciate
14 your testimony.

15 COUNCILMAN HENON: Any other
16 member of this committee?

17 Councilwoman Blackwell.

18 COUNCILWOMAN BLACKWELL: Thank
19 you.

20 I would like to thank Fleet
21 Management too. I'm not the worst driver
22 on the street, but one of them. And
23 certainly I want to thank you and
24 certainly, firefighters, thank you for
25 excellent testimony. Thank you all.

1 12/4/13 - PUBLIC PROPERTY - BILL 130630, etc.

2 COUNCILMAN HENON: Thank you.

3 MR. COCCI: Thank you.

4 COUNCILMAN HENON: Thank you.

5 You could be excused.

6 This will conclude the hearing,
7 and it will be recessed to the call of
8 the Chair.

9 Thank you.

10 (Committee on Public Property
11 and Public Works concluded at 3:10 p.m.)

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CERTIFICATE

I HEREBY CERTIFY that the
proceedings, evidence and objections are
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foregoing matter, and that this is a true and
correct transcript of same.

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A	74:23 75:2	66:14 74:4 76:3	and/or 113:22	104:4 105:20
abhorrent 94:17	addressing 40:11	76:5 89:18	annual 6:20 9:5	111:13
ability 27:22 59:8	adjourning 49:5	aged 54:9 58:11	annually 84:2,4	approach 53:13
able 66:21 86:5	adjustment 59:20	agency 77:12	answer 8:9 11:18	70:10 99:4
87:21,22 88:2	67:19	agent 102:2	14:7 15:5,22	101:20
absolute 101:14	Administration	107:15 110:23	16:11,22 24:6	approached
absolutely 10:25	4:21 26:3 35:8	ages 66:7 72:9	26:13 33:15	41:21 53:15
19:3 89:8 93:16	45:2 48:8 62:3,5	ago 6:2 20:6 27:7	38:13 47:14	70:13 72:22
absolve 11:24	68:13 69:23	99:16 104:18	60:8 86:5,14,17	99:5 101:23
acceptance 2:16	74:17,18 75:20	agree 22:14 26:6	97:3,22 107:5	approval 26:3
5:15	77:21 79:16	30:21 110:22	answered 61:15	27:5,9 40:18
accident 77:6	86:3,5,10 92:13	agreed 78:22	86:3	approve 8:4 12:17
accidents 99:14	94:13 96:6 97:2	agreement 3:8	answers 28:11	13:2 33:10 38:8
100:20	98:9,24 100:14	5:22 9:21 12:15	anticipated 83:8	44:17,19 47:5
accommodate	101:9 106:24	12:20,21,23	anybody 31:25	approved 26:4
31:18	107:4 108:14	18:22 20:19	48:8 62:3 69:22	approximate
accommodated	109:23	22:10,11 25:7	104:8 107:4	39:25
68:23	administrative	25:25 26:16	110:6	approximately
accompany 85:7	104:12	27:24 37:6,16	anyway 97:21	40:6 75:3 78:21
Accompanying	admire 104:5	37:21 45:22	apartment 34:16	79:6
53:24	adoption 50:23	agreements 3:19	34:21	April 82:18
accurate 65:9,24	51:25	7:9 9:24 35:25	apartments 32:25	apron 90:17
72:7,10	advertisement	43:3	33:4	Arch 4:12 89:22
accurately 113:5	18:14	ain't 102:13	apologize 14:6	area 67:3
acquisition 5:24	advertisements	airport 54:20	111:2,7	areas 66:18,21
58:19	16:18,20	alarm 81:23	apparatus 58:9	arrangements 7:3
actions 14:21	advertisers 16:17	allow 8:6 33:12	58:18 59:2,9,16	arrest 81:11
actual 33:19,22	advertises 17:25	38:10 47:11	59:21 65:5,19	arrival 82:4
add 47:6 107:12	advertising 7:4	50:4 51:14	65:22 66:23,25	arrive 81:14
108:17	17:9,17,19,21	52:15 88:6	67:10,24 71:9	arrived 81:19,24
added 40:2	18:5,20,24 19:6	allowed 88:21	71:24 74:2,5,11	asked 65:4 68:17
addition 78:6	19:24 20:3,4	89:16,17 101:4	75:3,5,6,14 76:7	68:18 78:24
additional 3:11	21:3 28:20 29:9	alter 41:8	77:7 80:17,20	88:11 109:16
11:7 21:13	29:12,23 30:4	amazing 96:17	81:2,25 82:3,4,6	asking 12:16,19
22:17 23:23	30:13 31:2	ambulance 76:19	83:2,22,24 84:3	63:18
37:9,22,25	advised 39:25	amended 51:8,11	84:8 85:9 87:10	asserted 27:23
39:16,21 40:4	aerial 83:25 84:3	52:12,22	89:3,12,16 92:6	asset 23:14
68:12,20 69:12	affirmative	amendment 3:7	99:14 100:12	assigned 54:22
81:14	109:25	37:5,20 39:13	apparatuses 4:9	55:19 60:19
Additionally 76:8	Afghanistan	40:5 42:6,8 47:7	104:10	61:7 73:25 90:5
84:3	101:8	50:20,24 52:2	appears 75:11	assist 39:2
address 2:24	afternoon 2:3 5:3	amount 16:7	98:21	associated 46:24
32:21 54:14	13:21 22:6	18:13 23:23	apply 113:20	Association 83:16
74:20 75:21	32:10 36:20	85:21 89:6,7	appointees 26:23	assume 36:4
76:9 80:13	38:17 45:12	94:6	appraised 34:5,10	65:16 73:7
83:17	53:21 95:13,15	amounts 78:21	appreciate 63:2	assure 102:24
addressed 24:23	age 58:8,9 66:12	Andrew 22:7	85:15 87:20	astonishing 79:2

as-needed 109:6 attached 13:4,11 attaching 57:3 attack 73:22 84:16 85:19 attempt 78:17 96:9 attempting 90:13 attention 97:13 attracting 58:23 August 71:6 authority 2:13,23 3:9,20 5:12 27:6 27:9 32:20 37:7 42:20,23 45:23 authorizing 2:10 2:15,20 3:5,16 4:5 5:10,15 32:17 37:3 45:19 auto 58:22 automotive 60:3 available 57:17 59:8 Avenue 3:24 46:3 average 34:9,11 58:8,9 62:18,20 66:12,14 76:3,4 91:5,9,11,14 106:25 AVI 34:11 awaited 82:4 aware 8:20 28:25 29:11,18 66:10 68:24 74:18 79:17 87:23 91:5,7 93:8,11 axle 57:2 Aye 49:16 50:10 51:4,19 52:6,20 ayes 49:17 50:14 51:5,20 52:7,21	71:24 76:18 80:23 81:7 82:10 84:20 86:18 91:24 94:12 95:20 101:11 background 5:20 Balderson 33:2 bandages 111:6 barriers 40:13 based 55:6 64:15 109:12 bash 102:12 bashing 102:13 basically 42:24 64:20 basis 64:17,23 109:3,6 Battalion 79:11 87:13,16 becoming 94:20 beds 37:22 39:21 42:3 begun 7:19 behalf 2:21 3:6,17 28:6,15 32:18 37:4 38:22 45:20 believe 22:12 26:14 56:3 61:11,19 98:4 104:7 110:10 benefit 24:13,17 25:11 best 28:18 57:8 64:4,7 84:17 96:21 106:23 107:23 better 42:11 102:18,21 103:20,24 beyond 78:10 big 31:18 105:10 bill 1:12 2:9,19 3:1,4,15 4:1,17 4:18,22 5:1,9,20 6:1,16 7:1 8:1,4	8:12 9:1 10:1 11:1 12:1 13:1 13:24,25 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1,2 32:8,16 33:1,10 34:1 35:1 36:1 36:18 37:1,2 38:1,8 39:1 40:1 41:1 42:1 43:1 44:1 45:1,5,10 45:18 46:1 47:1 47:5,7 48:1,9 49:1,8,10,18,19 49:23,25 50:1 50:15,20,20,24 51:1,7,8,10 52:1 52:2,11,22 53:1 54:1 55:1 56:1 57:1 58:1 59:1 60:1 61:1 62:1 63:1 64:1 65:1 66:1 67:1 68:1 69:1 70:1 71:1 72:1 73:1 74:1 75:1 76:1 77:1 78:1 79:1 80:1 81:1 82:1 83:1 84:1 85:1 86:1 87:1 88:1 89:1 90:1 91:1 92:1 93:1 94:1 95:1 96:1 97:1 98:1 99:1 100:1 101:1 102:1 103:1 104:1 105:1 106:1 107:1 108:1 109:1 110:1 111:1 112:1 billboards 17:22 bills 1:16 2:7 48:17	bit 86:24 92:9 bizarre 44:17,21 Blackwell 1:11 4:16 43:12,13 111:17,18 blew 101:5 Board 23:12 26:4 26:7 30:17 BOBBY 1:11 body 10:11 bond 5:23 bonds 6:2 bonuses 108:3 borne 15:4 borrow 25:10 borrowed 76:25 boss 77:23 Boulevard 82:23 bounded 3:23 46:2 box 81:23 brake 59:19,23 67:9,18 82:15 branch 94:2 break 92:3 107:6 breakdown 42:15 breaking 76:16 92:7,7 Bridget 5:6 32:13 36:23 45:15 brief 49:2 54:12 bring 10:11 96:25 bringing 20:4 Broad 3:23 17:18 18:14,25 46:2 46:11 broke 81:12 broken 60:23 107:11 broker 34:23 brownouts 89:3 budget 10:12 20:4 23:4 25:18 26:11 57:21 58:13,20 69:4 94:22 103:6 106:4 107:2	budgeted 20:17 budgets 109:21 build 31:17 building 34:21 37:13 46:10,14 46:17,25 56:2 burning 90:14 burns 81:3 bus 17:16 18:2 21:2 buses 17:21 busiest 71:21 business 102:2 107:15 110:22 buy 106:24 107:18,19
C				
				call 69:20 86:20 99:2,19 112:7 capable 64:4 capacity 39:14,20 capital 7:14,21,22 10:3,12 20:21 21:7 24:18 25:9 25:15,18,19 26:10,17 27:2 capitalization 68:19 capitalizing 58:18 car 84:24 100:4 cardiac 81:11 care 105:8 110:20 cars 87:13,16 case 40:10 cases 95:21 97:8 Casey 10:17,17 16:22 17:14 18:4,9,17 19:2 19:10,14,17 23:4 28:17,23 29:25 30:5,14 30:23 31:8 Castle 3:24 46:3 catastrophic 56:20 categories 60:24

caught 4:11 55:25 81:17	chance 13:13 96:4	33:9 37:4,8 38:7	68:4,6,15,18,24	29:10,17 32:6,9
cause 57:4	change 23:25 24:4	39:9 40:19	72:16 73:2,2	32:14,17 33:17
caused 56:3 82:16	changes 77:4	42:16 45:20	103:8,18 107:14	33:23 34:2,7,8
83:6	charge 25:4	46:8,15,18,22	108:6,19 109:11	34:15,25 35:22
causing 77:6	Charter 42:22	47:4,17,20	109:24,24 110:4	36:6,17,19,24
80:19 81:3	chassis 56:5	53:24 54:10	112:3	37:3 40:24 41:4
center 6:12,19	check 11:5 36:2	55:14 59:14,16	colleagues 29:3	42:18 43:4 45:8
39:12 46:9,10	55:12 66:19	60:2,5 61:8 70:4	Collins-Greenw...	45:11,16,19
59:5	checkbook	73:14 74:17	4:25 5:6 8:18,24	47:17,23 48:13
certain 2:13,16,18	107:19,23	75:19 77:20,21	9:9,15,25 10:8	committee 1:3 2:4
3:2,14,21 4:2	checked 80:21	77:23 78:19,22	10:15,22 12:3,8	4:5 5:4 11:13
5:13,16,18	checklist 66:18	79:15 80:3,5,12	12:18 13:3,8	13:12 30:9 31:4
32:23 37:11	Chief 14:3 72:8	83:18 84:13	20:16 21:21	31:15 32:11
45:24 46:5 98:5	79:11 95:13	88:5 94:3	28:24 29:10,17	35:5 36:21
certainly 10:20,21	Chiefs 87:13,16	100:11 102:25	32:9,13 33:23	38:18 43:10
30:14 43:15,16	Chief's 88:20	111:13	34:2 36:19,23	44:9 45:13 48:5
43:25 95:23	Children's 46:13	City's 7:6 20:14	40:24 41:4	49:11,19,20
98:13 111:23,24	choosing 79:18	20:18 22:13	45:11,15 47:23	50:2,16 51:12
CERTIFICATE	CHOP 46:17	27:22 28:12	come 10:24 11:3,9	52:13,23 53:9
113:2	chosen 74:19	39:19	24:8 25:21,25	53:22 60:15
certification	Chris 53:12,19,23	City-owned 6:9	26:2 27:2 69:18	63:20 98:21
113:19	73:2	6:10,17 7:15	72:18 86:18	111:16 112:10
certified 55:18	Christopher 53:6	14:16,17 17:24	97:3 102:11	communicate
CERTIFY 113:3	circuit 56:3	19:7 22:18 25:5	104:20 106:20	78:5
certifying 113:23	circuits 56:19	City-used 47:24	108:21,22	community 84:13
cetera 15:5	cities 91:6	claim 27:23	comes 57:16 67:2	companies 70:21
Chair 1:11 12:12	citizens 24:22	claims 6:23	96:13 108:12,14	70:21 75:25
31:9 43:11	city 1:2,7 2:14,21	clarification	coming 81:20,24	87:11
48:24 49:7,8,22	3:6,10,13,17	88:12	82:2 94:20	company 89:22
50:19 51:7,22	5:14,21 6:5,7,9	clarify 8:13 9:20	108:16 109:19	90:2,7,16
63:2 69:25	6:12,13,19,20	11:5 13:23	commencement	100:19 102:20
86:20 88:16	6:21 7:10,14,23	41:18 47:16	7:13	compare 34:5
99:2 105:13	8:3,17,25 9:6,13	cleaning 9:10	commencing 49:6	63:9
112:8	9:21 10:12,19	cleared 87:20	comment 44:16	compared 25:12
Chairman 5:3	11:20,22,25	clearly 101:2	comments 48:19	63:10,11 93:17
11:16 27:13	12:24 13:18	Clerk 2:6,9 14:3	85:17	93:19
32:10 35:13	14:12,13,20,25	53:5	commercial 7:5	compares 62:20
36:9,20 38:18	17:7 18:5 19:19	clients 16:12	commissioned	63:7
42:19 45:12	19:21 20:23	closed 83:7	74:22	compartment
49:10,25 50:23	22:20,22 23:18	Cocci 53:6,12,19	Commissioner	81:21
51:10,25 52:11	24:7,13,17,25	53:20,23 60:21	2:10,20 3:5,16	compensation
53:21 63:23	25:14,17,18,21	61:2,11,18	4:25 5:7,10 8:11	19:8
72:4 86:12	25:23 26:2,10	62:13,22 63:13	8:18,24 9:9,15	competing 26:9
94:11 95:12	26:16 27:24	63:25 64:25	9:25 10:8,15,22	complaint 110:6
96:22 97:14,19	28:4,19 29:21	65:7,11,14,17	12:3,8,18 13:3,8	110:14
98:8 99:10	29:24 30:10,12	66:3,5,9,14,24	14:14 20:16	complete 67:9
	30:19 32:18	67:12,16,25	21:21 28:24	84:21 99:21

completed 59:7	74:20 75:23	correctly 84:22	44:24 45:4,7	1:11 4:16 34:19
completely 92:8	84:22	cost 6:17,20 9:5	47:15 48:3,7,12	43:12,13 111:17
complex 57:11	considerable	10:2 46:14	48:24 49:4,8,9	111:18
complicated	57:13	costs 10:7 15:3	49:14,17,22,24	counseled 57:6
106:17	consideration	21:19,24 46:20	50:8,11,14,19	Counselor 27:15
component 59:9	57:12	46:24	50:22 51:2,5,9	count 63:6
comprehensive	considered 61:9	Council 1:2 8:4,7	51:17,20,22,24	counties 23:7,8
56:22	70:7	10:12,20 12:24	52:4,7,9,10,18	couple 28:22
comprised 55:16	considering 64:10	23:3 25:17,21	52:21 53:17	89:10 104:25
compute 91:14	66:19	26:2 30:15	54:5 60:9,14,22	107:9
concern 54:6	consistent 63:14	33:10,13 38:8	61:3,13,21 62:4	course 14:5 94:15
87:10	constantly 109:5	38:11 47:5,12	62:8,17,25	105:7
concerned 87:14	construct 46:14	50:4,6,18 51:14	63:17,21,22	Court 71:7
concerns 54:14	constructed 46:16	51:15 52:14,16	65:2,8,12,15,18	covered 66:21
74:24,25 78:5	construction 46:8	54:4 73:14	66:4,6,11,17	67:4
87:18 97:9	consultation 7:13	88:13 103:2	67:5,13,23 68:2	covering 99:18
concessions 25:4	27:3	Councilman 1:11	68:5,8,16,22	Cozen 74:22
conclude 53:2	contained 113:5	1:12,12,13,13	69:2,5,9,14,19	75:18 79:15
112:6	continue 37:24	1:14 2:2 4:13,17	71:2 72:3,14,18	crash 54:21
concluded 112:11	59:24 61:16,22	4:17,18,19 8:10	72:20,24 73:6	crashed 67:10
conclusion 59:12	71:9 89:18	8:21 9:4,12,19	73:10,15 85:14	82:13
concourse 7:16,22	94:24	10:5,10 11:4,14	85:18 86:9,11	created 46:12
8:15,19,23 9:6	continues 104:13	11:15 12:5,10	86:13,15,19,22	credit 20:2
9:14,18 10:13	contract 19:9,13	12:12,13,14,22	86:23 87:19	critical 82:9
11:8 17:4 20:24	21:4 30:2 44:20	13:6,10,23	88:9,14,18,19	83:10 89:4
21:9 29:9 30:8	contracted 40:7	14:10,24 15:12	89:20,25 90:6	97:24
concourses 6:11	contracts 16:8,9	15:17,20 16:3	91:4,10 92:25	criticizing 64:2
6:19 14:18	16:13,16,17,19	16:15 17:12,23	93:7,14,17	cross-checking
condition 73:16	17:9	18:7,10,21 19:5	94:10 95:8,10	35:15
75:22 82:9 85:5	control 113:22	19:11,15,18	95:11,16 96:12	cuff 65:4
85:8 97:25	conversation 69:7	21:15,23 22:7	96:16,18,20,23	curious 35:14
conditions 2:18	96:5,8 97:6	22:25 24:3 25:3	97:15,17,18	current 4:8 16:24
3:3,14 4:3 5:18	convey 2:22 32:19	25:8 26:12,15	98:7,13,14,17	18:13,19 30:18
32:24 37:11	conveyance 3:2	26:21 27:4,10	98:20 99:7,13	41:9 42:3 58:15
46:6 75:16	32:23	27:15,20 28:16	101:18 104:3	currently 16:18
79:13 85:9	coordinate 39:5	29:2,15,20 30:3	105:13,14,15,19	20:23 21:22,23
conduit 42:21,24	copies 88:5	30:6,20,24 31:6	106:22 107:16	37:13 58:12
conduits 7:6	copy 12:23 13:16	31:9,11,12,14	107:21 108:5,7	65:25 71:17
confident 66:25	14:6,9	31:21,23 32:4	108:10,24	75:24 76:6
confined 56:15	cork 101:5	33:16,25 34:4	109:20 110:2,11	85:12 93:23
confused 29:12	Corporation 5:25	34:13,22 35:3,7	110:13 111:15	cut 106:4
conjunction	37:23 39:9	35:11,12 36:3,8	112:2,4	cuts 88:25 89:12
34:19	correct 9:7 15:19	36:10,13,16	Councilmember	cycle 94:22
connection 40:4	19:10,14,17	38:14 40:20	85:7	
conscious 109:2	43:5,7 60:21,25	41:6,13,17,20	Councilmembers	D
consider 7:20	61:2 65:11,14	42:7 43:2,6 44:7	13:22	daily 64:17,23
29:21 30:21	96:15 113:8	44:11,12,14,15	Councilwoman	Dainette 38:23

damage 14:22 77:15 80:20 82:17 90:10 damaged 56:2,14 damages 83:7 damaging 4:11 danger 94:21 dangerous 79:23 80:3 date 7:22 41:2 83:8 David 1:13 4:17 54:2 day 48:14 61:9 62:10,15 70:6 70:23 74:14 93:12 104:2,10 105:18 106:16 days 62:18 74:14 daytime 91:16 DC 105:8 deal 8:21,25 19:20 23:19 24:7 death 71:14 77:9 98:2,12 debrief 67:14 December 1:8 decent 64:10 decision 57:10,14 57:15 decisions 25:15 decommissioned 65:23 dedicated 102:22 deducts 10:6 deep 24:12 defending 14:20 defense 15:3,10 15:15 27:23 28:5,7,14 defer 16:11 87:9 degrees 100:8 delivery 55:14 demand 77:22 demolition 46:8 department 4:9	5:7 7:25 11:19 13:21 15:4,15 27:19,21 32:14 33:7 35:23 36:24 38:5 45:16 46:9 47:2 54:23 58:2,6 60:20 61:12,14 61:24 64:14,24 71:8,12 73:17 74:4,10,25 75:16 76:6 78:14,20 79:4,6 79:12,16 82:14 84:2,5 85:4 87:5 87:25 89:2 93:2 93:23,24 94:2 100:25 101:13 103:18 104:15 105:12 108:18 111:12 departments 62:21 dependable 60:4 depleted 75:13 deployment 61:4 69:25 70:20 deployments 101:7 deposited 33:6 Deputy 34:7,8,15 34:25 35:22 36:6 38:20 42:18 43:4 53:25 describe 13:14,17 described 14:15 design 91:22 designed 76:11 84:10 desperately 39:22 detailed 78:10 detect 59:19 67:18 deteriorate 89:18 deteriorated 75:23	determine 57:4 72:10 determined 82:15 developed 17:4 developer 35:16 development 2:24 3:10,21 7:5 32:21 33:3 37:8 42:21 45:24 develops 22:20 died 81:15 difference 72:13 different 72:9 103:3,5 difficult 56:9 74:3 74:3 76:8 difficulty 58:22 digital 88:5 dire 85:4 direct 75:17 96:5 113:22 directive 92:22 directives 92:19 directly 55:19 Director 38:20,23 41:24 53:25 Director's 58:5 disciplinary 92:16 94:7 discipline 94:25 disciplined 67:22 68:3 93:8,25 disciplining 95:2 discretion 28:7 discuss 11:9 30:16 83:23 96:11 97:7 discusses 83:20 discussing 29:22 58:16 discussion 10:14 69:3 discussions 23:2 48:20 58:12 disgrace 101:14 disparity 86:25 87:6	dispatched 81:13 disrespect 111:11 disrespected 110:25 distances 89:6 distributed 12:24 13:12 14:4 diverse 40:16 documents 79:5 doing 64:10 80:2 95:2,3 97:11 dollar 16:7 dollars 7:23 17:19 18:16 19:12 21:20 59:4,24 77:14 80:19 door 110:6 doors 82:7 doubt 85:3 downed 65:5 downtown 92:15 drive 95:4 driver 100:8 111:21 driving 67:24 81:17 100:4 due 56:10,14 57:2 Duly 49:13 50:7 50:25 51:16 52:3,17 duplicates 88:8	71:11 77:7 80:8 83:17 87:15,18 emotional 40:11 emphasize 73:19 employees 55:16 110:25 empowered 64:13 en 76:17 81:11,12 enable 46:7 endeavor 7:17 ends 100:17 Enforcement 82:15 engine 56:12 70:21 71:23,25 75:25 80:17 81:16,20,22 82:5,24 87:11 90:2,7,16,23 99:17,18 100:6 100:6 engines 66:13 76:4 107:8 enhance 59:13 ensure 60:2,5 79:25 80:6 enter 3:7,18 37:5 45:21 entered 5:21 entering 20:18 48:22 entire 6:13 8:23 47:21 58:21 77:11 93:22 entirety 14:15 entities 8:15 entity 46:12,17 EOP 47:8 equal 23:11 equates 79:7 equating 79:4 equipment 54:8 54:19,20 55:3 58:3 59:25 60:3 64:9 65:13 68:14,19 89:13 94:19 102:11,23
--	---	--	--	---

103:13 105:4 106:10,13,18 107:10,24 108:12,13 109:15 110:7 error 14:5 67:21 especially 98:22 essential 58:6 essentially 14:13 14:16 established 23:21 estate 2:17 5:16 7:5 et 15:5 event 56:20 57:7 everybody 31:19 44:4 97:10 100:15 evidence 113:4 exact 41:2 72:6,6 93:11 exactly 23:10 examine 64:14 66:22 example 18:2 21:10 examples 80:14 exceeds 91:12 excellent 44:3 111:25 exchange 26:8 Excuse 48:25 excused 112:5 exhibit 13:4 exhibited 42:5 exhibits 14:2 exist 16:16 existing 7:3 16:5 16:13 19:6,6,23 28:20 30:3,5,11 30:25 37:21 39:13,19 expand 39:14 expansion 42:2 43:23 expect 76:22 expected 104:21	expenditures 26:18 expense 46:15 expenses 10:6 17:7 experience 94:5 expertise 40:15 experts 84:11 expire 17:10 explain 19:19 54:13 87:6 explode 95:5 exposing 110:19 extent 13:14,18 extinguish 82:5 extinguished 83:3 91:2 extra 14:6 89:13 extraordinary 91:21 extreme 74:5 extremely 64:8 73:22 74:2 ex-Fleet 103:23 e-mail 88:11	family 38:25 80:4 105:5 far 93:25 father 43:19 fault 111:4 favor 49:15 50:9 51:3,18 52:5,19 favorable 49:12 49:20 50:3,16 51:12 52:13,24 feed 56:4 105:5 feel 102:6 105:25 feet 40:3 42:6 94:23 fell 82:21 felt 102:10 111:3 females 39:22 figure 23:6 file 14:2 filed 98:6 filing 15:4 fill 109:23 final 57:14 finally 34:20 83:9 101:10 finance 35:24 109:16 finances 109:12 financial 40:12 financing 5:23 57:23 find 44:16 Finding 58:24 finished 48:14 fire 4:8,11,11 54:7 54:23 55:20,25 58:2,5,25 59:10 60:20 61:10,12 61:14,23 62:21 64:14 71:8,12 73:17,25 74:4 74:10,17,24 75:19 76:6 77:13 78:14,19 79:3,5,12,16 80:6 81:17 82:2 83:3,15,21 84:2	84:4 85:4,11 87:5,10,17,25 88:25 89:23 90:8,9,13 91:2 93:22,24 94:24 95:6 99:25 100:25 101:13 102:8,10,22 104:15 105:4 108:18 111:12 fired 101:8 firefighter 79:22 90:19 firefighters 58:8 70:17 78:2 80:21,24,25 90:12 94:14 95:4 111:24 firehouse 77:15 90:15 firehouses 61:8 70:5 85:6 first 8:6 13:15 33:12 38:10 47:11 50:5 51:14 52:15 53:6,25 60:17 63:24 78:8 84:12 99:23 firsthand 85:11 first-class 75:15 five 20:6,14,17 22:16 35:2 62:16 63:11 95:21 107:7 109:8 fixing 102:22 flame 81:20 fleet 53:7,20,23 54:9,15 57:14 57:18 58:4,11 58:21 59:3 64:2 68:11 72:5,14 73:2,18,23,24 74:4,10 75:23 76:20 77:11,16 78:8,20 79:6,13	80:12 84:6,16 85:4,10,19,25 87:2,2,9,25 89:5 89:17 91:25 97:10 102:3 103:4,6,9,21 104:11 106:7 107:12 108:12 108:17 111:10 111:20 Fleming 41:23,23 43:18 floor 37:12 110:21 111:11 fluctuate 70:23 fluorescent 59:15 folks 64:3 66:20 follow 84:13 followed 92:20 98:2 following 80:13 follows 83:19 follow-up 62:9 foot 44:18 footage 40:2 forced 81:4 foregoing 113:7 113:19 form 92:16 forth 25:20 94:12 Fortunately 81:18 fought 101:11 four 20:6 35:2 78:13 101:7 Fragale 101:25 102:2 104:16 105:17 106:9 107:13,17,25 108:9 frantically 90:12 Free 46:10 freedom 101:12 101:12 friend 80:24 friends 80:4 front 82:17 102:9
--	---	--	--	---

102:19,23,25 front-line 61:19 70:20 75:3,24 89:15 frozen 104:23 fruitful 78:4 fuel 81:18 full 39:20 fully 61:9 70:7 100:6 113:5 Fund 33:6 58:19 funding 7:19 9:8 23:24 57:17 58:16,17 68:20 funds 57:23 68:12 109:13 further 2:15,25 5:15 11:11 27:12 32:22 36:10 45:8 future 7:8 9:22 29:22 FY13 69:10,12 FY14 58:14 69:6 109:19 FY15 58:17 69:4	24:8 67:14 73:20 108:3 given 55:3,8 61:8 64:5,6,11 70:6 74:2,21 75:13 gives 28:4 giving 24:13 25:13 101:16 go 9:2 16:9,19 21:8 24:11 30:22 48:16,25 53:3 69:15 70:24 92:19 95:5,20 104:9 108:21,23 110:16 goes 18:5 78:10 91:24 104:25 106:8 going 16:10 20:9 20:13 21:25 22:3 25:20 34:20 48:16,25 61:22 69:8 77:4 92:3,15 94:24 97:21 100:3,15 100:24 104:8 107:22 109:5 good 2:2 5:3 13:21 19:20 22:6 31:19 32:10 36:20 38:17 45:12 53:21 80:24 89:6 95:13,14 104:2 great 23:18 42:8,9 43:8 greatly 6:5 75:23 Green 1:12 4:19 12:13,14,22 13:6,10,24 14:10,24 15:12 15:17,20 16:3 16:15 17:12,23 18:7,10,21 19:5 19:11,15,18	21:15,23 22:25 24:3 25:3,8 26:12,15,21 27:4,10,20 48:24 Greenlee 1:12 4:18 11:14,15 12:5,10 49:8,9 49:23,24 50:20 50:22 51:8,9,23 51:24 52:9,10 95:10,11,16 96:12,16,20 Greenwald 14:15 32:6 Griscom 2:25 32:22,25 ground 3:18 45:21 grounds 39:11 groundwork 60:17 group 64:14,18 grow 59:10 growing 39:17 94:6,6 guarantees 8:22 guess 17:17 23:2 96:22 97:4 guidelines 84:14 guy 99:22 104:24 105:2 106:14 guys 11:3 100:21 102:19 106:15 106:15 109:21 110:22 111:4	hard 64:3 65:3 91:14 100:6 103:19 104:23 105:2 hard-working 73:22 harm 16:24 harnesses 56:11 head 29:13 97:6 109:25 headquarters 101:4 health 44:20 46:9 71:16 hear 48:19 53:6 53:10 67:7 110:8,17 heard 31:13 50:17 52:24 99:24 hearing 12:25 23:5 31:24 47:9 48:16,18 53:4 86:7,16,19 96:24 112:6 hearings 4:7 73:16 heart 105:22 110:23 help 78:7 helped 95:24 Henon 1:11 2:2 4:13 5:3 8:10,21 9:4,12,19 10:5 10:10 11:4 12:12 27:15 28:16 29:2,15 29:20 30:3,6,20 30:24 31:6,9,21 32:4,10 33:16 33:25 34:4,13 34:22 35:3,7 36:10,13,16,20 38:14 40:20 41:6,13,17,20 42:7 43:2,6 44:7 44:11,24 45:4,7 45:12 47:15	48:3,7,12 49:4 49:14,17 50:8 50:11,14 51:2,5 51:17,20 52:4,7 52:18,21 53:17 53:21 60:9,14 60:22 61:3,13 61:21 62:4,8,17 62:25 63:17 69:19 71:2 72:14,18,24 73:6,10,15 85:14 86:9,13 86:19,23 87:19 88:9,14 95:8 97:15 98:13,17 98:20 99:7 101:18 104:3 105:13 108:7 111:15 112:2,4 Herzins 34:7,8,15 34:25 35:22 36:6 42:18 43:4 highest 23:9 highlights 6:15 Hinton 38:17,20 41:3,11,15,19 history 40:14 hit 100:5 hitting 100:12 hold 4:6 64:8 92:23 94:23 100:15 111:6 holding 73:15 homeless 39:16 39:17,21 42:3 homelessness 39:6 Honestly 110:14 hope 59:6 hose 90:13 hospital 46:13 76:19 82:20 83:11 hours 55:7 74:14 house 4:11 34:16 43:22 90:7,18
--	---	--	---	---

99:23,23,25 houses 29:13 37:13 housing 37:15,20 38:21,24 39:15 39:19,20 40:10 43:17 hundred 76:14 hundreds 80:19 Hunting 102:9,20 102:24 I idea 67:14 100:22 101:11 identified 7:20 58:5 ignited 80:18 82:25 83:5 ignore 79:18 imagine 82:21 85:20 immediate 57:17 implement 7:18 implements 78:8 important 24:24 71:15 92:10 Importantly 7:7 impossible 59:2 impressive 88:23 improve 41:9 improvement 7:15 21:12 25:19 improvements 2:14,17 3:22 5:13,17 10:3,13 11:8 20:21 21:7 25:15 37:19 41:7,25 42:4 45:25 47:20 inaccessibility 56:11 inch 24:12 incident 56:13,24 67:8 80:23 81:9 82:16 83:6	97:23 incidents 57:9 67:6 83:15 95:19 include 37:21 54:17,24 87:12 included 18:3 47:8 54:21 includes 55:12 74:13 including 6:10,18 14:17 19:23 Incorporated 40:8 indemnification 13:15,18 15:21 indemnified 15:3 indemnifies 14:11 indemnifying 14:19 27:25 indemnity 14:8 15:9 16:2 28:15 independent 39:4 42:23 indicated 28:2 indicates 13:25 33:21 92:22 indication 111:3 indicator 59:17 indicators 59:15 59:20 individual 35:21 individuals 39:3 40:16 Industrial 2:23 3:9,20 32:20 37:7 42:20 45:23 industry 58:22 84:11 inevitable 71:14 inexplicably 84:7 information 62:6 62:23 63:5 78:25 95:17 98:9 infrastructure	24:21 initially 90:22 injuries 14:22 77:8 injury 6:23 11:22 71:14 input 27:3 57:13 inspect 56:6 inspected 77:12 77:17 78:13,15 inspection 55:4 55:10,11,12 67:3 77:24 78:9 inspections 56:8 56:23 inspectors 55:18 installed 59:20 instance 17:3 instances 55:21 76:16 instructed 84:19 insulation 56:4 insurance 100:19 intended 20:11 73:21 intent 77:17 intention 16:23 16:25 17:10 18:19 20:18 21:6 interest 22:14,24 28:13 interested 30:9 interesting 91:17 interior 46:21 intervals 55:6 interview 92:18 introduced 54:5 inventory 74:9 89:14 invested 59:3 investigate 4:7 investigations 92:18 investment 24:20 inviting 54:3 involved 44:4	81:2 involves 25:22 involving 56:25 97:24 in-place 16:8 in-stock 74:9 Iraq 101:8 Iraqi 101:12 isolated 83:15 issue 24:24 59:23 71:15 75:21 92:10 104:12,13 111:9 issues 56:10 76:10 96:9,10 97:7 110:18 I-95 82:22 J J 41:23 James 1:13 13:20 27:18 57:18 109:15 Jannie 1:11 4:16 January 56:12 59:7 74:21 80:16 81:10,16 job 19:25 20:8 23:19 44:3 64:10 79:22 80:3 84:17 97:11 101:10 102:18 103:10 103:12,20,24 104:5 Joe 10:17 21:10 53:10 70:9,16 72:20 John 34:8 41:23 43:18 join 44:13 joining 31:24 judgments 6:22 11:21 June 41:3,5 Justice 71:7 K 	K 1:12 Kane 62:2 99:9 99:10 keenly 87:23 keep 74:7 104:23 105:2 111:5 Kenney 1:13 31:11,14,24 35:11,12 36:3,8 44:13,15 54:5 63:21,22 65:2,8 65:12,15,18 66:4,6,11,17 67:5,13,23 68:2 68:5,8,16,22 69:5,9,14 72:3 72:20 85:18 86:11,15,22 88:18,19 89:20 89:25 90:6 91:4 91:10 92:25 93:7,14,17 94:10 96:18,23 99:13 110:13 killed 80:24 81:9 kind 42:15 64:7 102:12,14 kiosks 21:10 Kirkbride 37:13 37:23 39:9,12 40:19 41:24 43:16,18 know 11:6,18,25 20:7 21:24 25:10 27:13 35:24 60:14 62:19 65:2 67:6 68:3 77:10 79:12 86:16 87:24 92:9 93:3 94:12 95:18 97:8,20,25 98:3 100:23 104:24 105:10,25 106:19 107:3,9 107:10 108:2,4 known 2:14 5:13
--	---	--	---	---

78:3	42:19	located 3:12,22	46:19 47:19,25	104:17 105:8
L	lease-leaseback	37:10 39:10	55:4,6 56:8,22	Mayor's 22:8
L 113:14	5:22 6:3	45:25 46:11	67:3 73:17 75:6	64:13 107:18
lack 64:11 74:6,8	leasing 11:23	80:17	75:7,9,11 76:9	McDonald 77:25
89:17	14:14	locknut 57:3	78:11,18 83:23	78:11 79:21
ladder 65:25 66:7	leave 38:25 88:15	long 16:15,20	major 56:19	McDonald's 96:3
67:9,11,17,20	105:6	22:20 24:25	62:21 82:17	mean 11:22,24
70:21 71:17,18	left 4:15	34:22 40:14	91:6	16:6,7,7 18:17
71:20 75:25	leg 81:3,3	81:6 95:20	majority 74:11	22:3 24:5 29:4
81:17 82:12,13	legal 15:15 46:12	99:22	making 95:25	72:11,12 85:20
82:17 87:11	Leonard 13:20,20	longer 6:4 26:9	104:21,22	85:25 103:15
89:22,24	14:11 15:7,14	71:9 89:6	management	105:7,9,24
ladders 54:25	15:19,24 16:10	long-term 22:11	40:10 54:15	106:9,11 108:25
57:25 60:24	27:18,18	22:13 40:18	64:2 72:5,15	110:15
62:16 66:9 76:5	Leti 38:20	42:19,21	73:23 76:21	means 85:19
106:16	Leti's 43:24	look 10:20 28:2	78:5 84:7,17	110:8 113:21
ladies 2:3	let's 30:20	30:11 58:18	85:20 87:9	measure 8:2 33:8
lady 100:3,12	level 23:20 24:2	93:22 104:6	96:10 97:11	38:6 47:3
land 2:13 3:21,22	28:9 37:24	looked 67:17	102:3 104:11	measures 54:13
5:13 45:24,25	77:19	75:10 100:2	111:10,21	59:13
landlord 37:18,22	levels 65:5 105:11	looking 17:8 63:4	Management's	mechanic 103:23
41:8 42:14	leverage 23:23	loose 57:3 59:19	85:25 87:2,3	104:18
language 15:25	liabilities 35:18	lost 57:2	103:6	mechanical 77:5
28:3	liability 13:19	lot 20:10 60:15	Manager 53:7,20	mechanics 73:25
large 68:19 93:15	Library 46:10	106:20,21	53:23 57:15,18	74:7 76:21
larger 58:18	life 74:12 76:24	110:20	68:11 73:3	103:21
law 11:19 13:21	light 77:12 81:24	love 11:9	Managers 57:13	medic 4:9,10
15:4 23:21 24:2	110:18	low 25:10	Managing 53:25	54:24 55:20,24
24:5 27:19,21	limit 17:20	lower 94:8,8	58:4	56:5,25 58:10
35:23	limited 84:18	lowering 23:15	mandated 55:9	60:24 68:21
lawsuit 15:16	85:23	LP 32:25	mandatory 23:15	70:22,22,24
98:2,6,10	limits 58:15		Manhattan 71:7	74:13 76:10,12
lawyers 11:25	line 17:18 18:15	M	manufacturers	76:16 77:13
lay 60:16	18:25 21:11,16	machines 55:2	59:10	78:12 80:6
lease 2:11 3:18	21:20 92:11,20	Madam 36:16	Mark 1:14 4:19	81:10,13 82:8
5:11 6:5,8 7:12	92:20,21,22	main 56:4 87:9	79:21	82:18 83:4,9,12
9:21,21 12:21	listening 102:5	maintain 6:13	market 34:23	85:12 87:11
12:23 37:16,21	literally 76:15	8:22 9:2,6 60:2	marketing 34:18	89:23 90:8,14
38:4 39:8,14	little 5:19 42:11	76:23	market-rate 33:4	90:18 91:6,16
40:5,18,22	86:24 92:9	maintained 6:19	MASH 111:5	91:18,19,23
42:13,22,25	live 80:3	77:19	match 23:21	92:20 93:21
43:3 44:18	living 39:4	maintaining	material 59:6	medical 38:25
45:22 46:16	loaded 100:7	54:16 74:10	matter 91:2 113:7	medics 57:24
leased 14:13,23	local 53:11 70:16	maintains 8:25	maximizing 20:2	58:14 59:16
46:21	79:25 85:5	maintenance 6:17	20:9	92:8,15 93:2
leases 6:9 13:2	99:11 102:3	9:8,10 10:2	Mayor 64:19	meeting 48:17,23
	104:14	20:20 21:7 38:2	74:21 94:16	49:5,6 52:25

53:3 member 31:15 94:9 99:11 101:5 111:16 members 5:4 13:12 26:5,22 30:8 31:4 32:11 35:4 36:21 38:18 43:9 44:8 45:13 48:4 53:8 53:22 60:15 73:22 79:25 82:25 93:23 95:9 96:5 97:16 102:7,15 103:8 103:12,15 104:6 104:14 106:2 men 76:22 102:23 105:11 mental 40:12 mentioned 67:7 met 4:15 MICHELE 113:14 Mike 99:9 mileage 55:7 miles 76:14 million 6:21 7:21 9:7 17:15,19 18:15 19:12 20:5 21:16,19 21:25 23:5,9,10 23:16 44:19 57:22,24 59:4 103:7 mind 59:3 mine 80:25 minimum 21:24 Mintz 38:23 minute 101:16 minutes 81:14 91:3 miracle 76:21 miracles 103:16 misses 77:2 mission 39:2 60:2 mistake 72:17	73:4 78:24 Mm-hmm 10:9 12:9 module 56:5 moment 55:23 73:18 82:2 money 6:21 11:21 22:2 100:20 103:4,17 105:10 105:11 month 83:9 106:14 months 78:21 79:2 84:23 102:15 Morris 3:25 46:4 motor 56:16,18 MOU 28:20 29:7 29:19 MOUs 29:22 move 49:10,25 50:23 51:10,25 52:11 moved 65:23 moving 17:22 39:3 much-needed 43:23 Muller 57:18 109:15 multiple 40:16 76:9 MURPHY 113:14 myriad 26:9	near 77:2 nearly 75:5 78:23 79:4 80:23 necessarily 17:8 42:13 necessary 6:4 37:18 need 7:23 39:18 43:24 57:17,19 85:2 94:23 96:24 103:16 106:19,21 109:15,17,18 needed 28:2 39:22 44:3 67:18 80:8 103:22 needs 7:21 26:8 26:10 40:16 75:10 negotiate 24:2,4 25:18 negotiating 22:10 23:19 29:6 negotiations 28:19 neighborhoods 71:21 Neither 75:19 net 7:8 10:2 17:7 20:22 21:18 33:21 never 31:15 104:25 new 6:5,8 7:8 9:21 9:22 17:2,6 19:3 19:3,22 20:10 21:9 24:14 30:6 31:18 46:8,9,10 46:12,14 65:21 68:10 71:8,13 71:19 74:16 104:18 107:8,8 107:9,24 108:17 108:25 109:8 newly 46:16 news 90:11 newspapers	102:16 NFPA 65:16,18 66:17 77:20 83:19,22,24 night 70:24,25 nine 76:7 89:13 91:20 non-emergency 71:10 north 3:12 4:2 37:10,12 39:10 46:5 note 39:23 noted 40:3 notes 113:6 noticed 59:14 81:20,24 82:2 89:21 November 67:8 81:22 82:12 number 13:7 20:7 54:22 55:17 62:18 63:15 64:22 66:19 72:10 85:11 89:2 91:5,8,10 93:5,11,15,18 93:20 numbers 61:4 62:14 63:7,8,13 70:2 79:10,14 87:7,12 94:4 Nutter 94:16 Nutter's 64:19	occasions 103:2,5 occur 71:15 77:5 89:9 occurred 82:23 occurrences 14:21 94:7 occurs 79:19 October 82:7,24 97:23 offended 111:8 office 14:3 22:8 37:15,19 38:21 38:24 43:16 54:15 58:5,13 66:20 74:23 officer 92:19 100:9 official 96:2 officially 10:24 officials 71:13 off-road 54:18 OFM 57:13 58:12 59:12 OFM's 55:15 Ogontz 80:18 oh 1:13 4:17 53:5 97:17,18 98:7 98:14 okay 12:10 14:10 16:3 18:8 19:18 27:4,10 31:21 42:7,9 43:8 48:3 61:21 63:17 69:14,16 71:2 98:7 110:2 old 5:24 64:8 66:2 71:18,20,22 72:2 75:4,5 76:2 76:2,4,6,8,13 84:25 older 58:14 65:13 65:20,22 106:6 109:4 oldest 66:8,9,15 once 55:10 73:13 ones 104:9 ongoing 104:13
--	--	---	---	--

on-road 55:8	35:18	pay 23:5,7,8	32:19,20 37:5,7	pointing 80:11
open 48:21 53:8	overwhelmed	104:19,23,25	42:16,20 45:21	Police 82:14
82:8 110:6	92:4	payable 40:4	45:23 46:13	political 78:2
operate 6:13 40:8	overworked	paying 97:13	53:24 54:23	79:21 80:9
54:10 58:4 60:4	75:12 92:9	105:11	57:25 60:20	pool 93:9
80:7	110:24	payment 78:23	70:5,17 74:24	poor 24:7
operated 37:14	Owned 2:14 5:14	98:11	82:14 83:19	poorest 85:9
operating 57:21	owner 15:2 39:24	peace 111:6	87:5 91:12,15	poorly 77:22
operation 54:12	owners 12:6,7	Pennsylvania 1:7	91:19 93:24	portion 3:11 6:24
55:7	ownership 8:16	2:12 3:13 5:12	100:25 101:13	7:6,16 9:2 21:14
operational 46:20	owns 11:23	55:9,11,17	104:15	37:9 47:20,24
46:24 59:6	O'Connor 74:22	people 16:19	Philadelphia's	48:2
operator 59:18,22	75:18 79:15	67:25 76:20	39:5	portions 6:11,18
opinion 94:11	P	89:2 93:18,20	Phillip 33:2	14:17 46:16,21
opportunities	pages 79:5	96:25 97:12	Philly 99:18,19	46:25
30:12,25 31:2	paid 6:2,22	99:15 100:17,23	physical 40:11	posed 27:20
opportunity	paramedic 79:23	100:23 105:21	physically 92:2	positive 93:6
22:21 54:11	paramedics 70:18	106:2 110:17	piece 66:22,25	possible 59:19,23
opposed 50:12	94:14	percent 7:10 9:22	70:20 106:10,13	80:2
opposite 72:6,6	parcel 2:24 3:22	16:5,9 18:3,11	110:7	possibly 14:5 57:3
89:10	32:21 35:20	18:12,23 19:20	pieces 64:9 89:13	posturing 80:10
optimum 61:4	45:25	20:13,15 21:14	103:13 106:17	potential 29:7
69:25 70:19	Pardon 61:18	21:17,18 22:2,4	107:9	56:7 58:13
option 28:5	Park 102:9,20,24	24:9 62:14	place 6:24 17:10	power 56:4
options 58:13	parked 83:5	percentage 64:16	109:7	precise 15:25
order 23:22 39:14	part 22:25 24:21	perfect 61:5	placed 65:20	pregnant 82:9
82:5 89:5	42:8 91:16	perform 6:16	places 31:16	97:24
ordered 71:7	participants	10:4 106:7	plan 7:15,18,20	premises 3:11
orders 79:3 85:22	40:13	period 81:6	11:6,7 20:14,18	14:13,23 37:9
87:24 88:3	participate 27:22	periodically	27:2 39:5 47:8	38:3
ordinance 2:10,19	28:7,9	107:7 108:16	plans 10:21 25:19	prepare 7:14
3:4,15 5:9 13:5	participation	person 69:17,21	platforms 83:25	prepared 39:24
13:7,11 32:16	98:23	personal 6:23	playing 77:25	102:4
37:2 39:24 40:3	particular 28:3	11:22	pleadings 28:10	presence 31:10
45:18 46:7	particularly 30:7	personally 104:7	please 2:6,8 32:7	PRESENT 1:10
original 40:22	73:14	personnel 74:6	36:17 38:16	presentation
OSH 39:2,12 40:7	partnered 22:9	92:7 94:18	39:23 45:9	24:10
42:2	parts 75:12 84:21	103:17	53:12,14,17	presenting 38:22
ought 14:8	106:12	perspective 94:19	70:10 79:20	presently 37:17
outlined 95:19	passed 82:10	petty 95:2	85:5 99:4	preserved 28:13
outset 63:25	95:22	PFD 58:8 67:25	pleased 43:20	President 53:11
outside 77:12	pasture 109:10	68:4	plus 103:7	70:15,16 71:4
102:20	patient 81:12,15	Philadelphia 1:2	PM 55:12	73:9,12 79:24
outsourced 75:9	82:19 83:10,13	1:7 2:22,23 3:7	point 28:8 71:6	87:8 88:4,10
outsourcing	patients 76:18	3:9,13,18,20 4:8	73:19 89:19	89:8,24 90:4,21
103:11	Pause 49:3	5:25 8:17 18:6	92:17 93:21	91:7,13 93:4,10
outstanding		29:24 30:19	94:20	93:16,19 95:14

96:7,15 98:3,16 101:2 presume 96:10 pretty 35:23 prevent 57:9 prevention 87:17 preventive 55:3,5 56:7,22 67:2 78:11 83:23 previous 47:9 57:18 90:4 previously 57:5 price 33:19,22,24 34:5,9 principal 33:2 prior 12:24 34:14 prison 44:20 Prisons 31:17 privileged 102:10 pro 46:23 probably 14:8 17:18 20:5 22:17 96:24 problem 64:5 74:16,18 80:11 110:7,15 problems 79:17 105:10 procedure 92:21 proceed 32:7 36:17 38:16 45:9 53:18 73:11 proceedings 113:4 proceeds 33:5,21 process 57:11 106:3 profession 93:18 93:21 professional 78:6 83:20 proficient 58:25 profit-sharing 29:7 program 25:9 39:15 40:9,9	78:11 109:17 project 44:5 promoting 19:20 promptly 7:18 properties 2:15 5:14 6:10 22:19 property 1:3 2:4 2:11,21 3:1,6,17 4:1,6 5:1,5,8,11 6:1 7:1 8:1,2 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1,25 18:1 19:1,7 20:1 21:1 22:1,10 23:1 24:1 25:1,5 25:21,23 26:1 26:18 27:1 28:1 29:1 30:1 31:1 32:1,12,15,18 33:1,3,8,20 34:1 34:10,14,18 35:1,17 36:1,22 36:25 37:1,4 38:1,6,19 39:1 39:10 40:1 41:1 42:1,4,11 43:1,7 44:1 45:1,14,17 45:20 46:1 47:1 47:3,21 48:1 49:1 50:1 51:1 52:1 53:1 54:1 55:1 56:1 57:1 58:1 59:1 60:1 61:1 62:1 63:1 64:1 65:1 66:1 67:1 68:1 69:1 70:1 71:1 72:1 73:1 74:1 75:1 76:1 77:1 78:1 79:1 80:1 81:1 82:1 83:1 84:1 85:1 86:1 87:1 88:1 89:1 90:1 91:1 92:1 93:1 94:1 95:1 96:1 97:1 98:1 99:1	100:1 101:1 102:1 103:1 104:1 105:1 106:1 107:1 108:1 109:1 110:1 111:1 112:1,10 proposal 109:23 proposed 5:20 6:8 6:15 39:8,13 109:21 protect 22:13,23 84:11,12 Protection 83:16 protocol 92:21 provide 5:19 23:22 37:24 54:12 55:13 63:2 69:24 88:12,15 98:9 provided 63:7 79:2,14 84:19 89:12 provider 37:16 40:15 provides 30:2 40:9 providing 37:18 provision 15:21 28:3 88:7 prudent 77:16 public 1:3,4 2:4,4 2:11,20 3:1,5,16 4:1,6,6,7 5:1,4,5 5:7,10 6:1 7:1 7:25 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1,9 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1,11,12 32:14,17 33:1,7 34:1 35:1 36:1 36:21,22,24	37:1,3 38:1,5,19 38:19 39:1 40:1 41:1 42:1,10 43:1,7 44:1 45:1 45:13,14,16,19 46:1 47:1,2 48:1 48:16,17,18,21 48:23 49:1,5,6 50:1 51:1 52:1 53:1,2,3 54:1 55:1 56:1 57:1 58:1,7 59:1 60:1 60:6 61:1 62:1 63:1 64:1 65:1 66:1 67:1 68:1 69:1 70:1 71:1 72:1 73:1 74:1 75:1 76:1 77:1 78:1 79:1 80:1 81:1 82:1 83:1 84:1 85:1 86:1 87:1 88:1 89:1 90:1 91:1 92:1 93:1 94:1,21 95:1 96:1 97:1 98:1 99:1 100:1 101:1 102:1 103:1 104:1 105:1 106:1 107:1 108:1 109:1 110:1 111:1 112:1,10 112:11 113:15 pull 41:13 65:3 pulled 82:25 90:17,25 pump 84:8 107:8 pumper 62:14 66:16 73:5 pumpers 54:25 57:25 60:25 61:19 62:15 66:15 106:17 pumps 84:4,5 punished 92:12 punishment 92:16 99:15	purchase 57:19 57:24 68:14,20 purchased 108:13 purchasing 33:3 35:17 purview 85:25 put 21:9 25:20 29:19 89:14 90:9,13,18 109:9 putting 28:19 101:9 p.m 1:8 112:11
Q				
qualifications 83:21 qualified 58:23,24 74:7 quarter 24:11 59:4 question 8:11 11:19 14:7 16:23 23:17 24:6 26:13 27:21 28:17 42:10 44:16 61:12,15 62:9 69:24 108:6,19 109:2 questions 8:9 11:11,13 27:12 31:3 33:15,18 35:4 36:11 38:13 40:21 43:9 44:8,12 45:8 47:14 48:4 53:8,9 60:8,16 60:17 61:17 63:18 69:16 85:16,24 86:2,6 86:14,17 97:4 98:18,22 107:5 quick 42:17 59:17 quickly 11:17 quite 57:16 60:15 quorum 4:15				

quote 75:17	49:7,22 50:19 51:7,22 105:14	43:20	request 31:17 40:17 69:12,12 77:17 87:23 96:2	32:3 35:6 36:12 36:15 39:6 44:10 45:3,6 48:6,11 50:13 61:25 86:8 87:18 96:3 98:19
R	recognizing 58:11	relative 35:16 68:13 111:9	requested 57:21 69:6,10 77:11 78:18	responsibility 79:24 80:5
raise 104:19	recollection 28:18	relatively 68:10	requests 68:12 79:8 84:23	responsible 47:18 47:19,25 75:7
raises 85:24 97:9	recommendation 49:12,21 50:3 50:17 51:13 52:14,24	relatives 80:4	require 15:21 28:4 66:18	rests 57:14
rammed 80:22	recommended 74:12 91:8	reliability 54:7	required 10:11 11:6 26:25 42:22 56:17 76:12 83:21 84:21	result 6:12 7:9 14:22
ran 67:20 81:2	reconstructive 81:5	reliable 55:14	requirement 10:18	resulting 77:14
rate 94:25	record 9:20 27:17 31:23 38:15 44:22 53:18 54:9 69:22 70:11 72:25 86:10 99:8 101:21 110:5	remain 63:13	requisite 59:24	results 77:8 84:6
rates 25:10	recovered 100:13 100:19	remaining 78:14	rescue 54:21	retail 17:5
ratio 46:23	redeveloped 34:20	remains 84:8	reserve 65:21 76:3,5,7 80:16	retain 7:2
read 2:6 12:25 53:5 98:4	refer 14:8	remember 23:4 23:10 89:11 103:5	Resnick 62:5,7	retaining 58:23
reading 8:7 33:13 38:11 47:12 50:5 51:15 52:15 102:16	referenced 55:22 56:13	repair 38:2 46:19 56:17,19 59:2 75:15 79:7 83:24 84:23	resolution 1:16 2:7 4:4,5 48:20 54:4 55:22 56:14 88:18 98:25	return 48:18
real 2:16 5:16 7:5 11:17 42:17 87:7	refrain 63:18	repairing 54:16	resolve 71:15	revenue 9:14,16 9:17 16:4,6 17:11,13 19:3,4 19:22 20:10,23 20:24,25 21:4 21:13 22:18 28:21 29:8,23 35:15
realize 24:12	refuse 54:19	repairs 84:22 85:2 106:8,12 109:3	resources 59:9 64:11 84:18 85:23	revenues 7:2,8,11 9:23 16:25 17:2 17:6 18:18,20 20:3 24:14 30:18
Realizing 58:15	regard 24:23 38:2	replace 12:19,20 57:10,15 107:3 107:11 108:15 108:20 109:13 109:13	respect 13:19 14:12,20 20:15 25:9,14 104:4,5	revenue-genera... 30:11
really 18:10 22:4 87:14 88:9 91:14 110:19,21	regarding 8:12,14 15:22 29:22 56:24 58:13 73:16 87:25 97:23 98:12 99:14	replacements 109:11	respectfully 8:3 33:9 38:7 40:17 47:4	review 10:14 13:13 15:22,25 87:21,22 88:2,6
Realty 37:23 39:9 41:24	regularly 35:20	report 64:12 74:22 75:2,18 79:15	respond 80:7 83:13	reviewing 15:18 28:10,11
rear 82:20	reimbursed 15:6	reported 49:11,18 49:19 50:2,15 51:11 52:12,23	responded 77:21 81:23 99:19	rhetoric 80:10
reason 96:8	reiterate 84:15 96:23	reports 90:11	responders 84:12	ridiculous 72:12
Rec 46:9	rejects 77:22	representation 23:11 26:7	response 31:5	right 4:18 11:23 13:16 21:15 22:2 26:17,20 26:22 30:16 36:7 66:11
recall 15:24 28:17 28:23	related 17:16 46:20	reproduction 113:20		
receive 9:17,22 18:14 19:8 20:25 21:4	relates 72:7			
received 19:12 100:9 109:16	relationship 6:6			
receives 20:23				
receiving 7:10,19				
receptive 30:17				
recess 49:2 98:25				
recessed 86:20 112:7				
recognize 4:14 31:10				
recognized 27:16				
recognizes 12:13 43:11 48:24				

87:24 91:13 101:3 107:16 110:11 rights 7:4 ring 23:8 road 103:14 Room 1:7 Roosevelt 82:22 root 57:4 rotate 106:25 route 76:17 81:11 81:12 RPR-Notary 113:15 rules 8:6 33:12 38:10 47:11 50:4 51:13 52:14 run 71:19 75:15 running 71:17,21 71:24 74:14 runs 91:5,12,20	says 24:9 43:25 100:14 scene 77:7 80:8 Schulle 53:10 70:9,15,16 71:4 72:8 73:9,12 85:14 87:8 88:4 88:10 89:8,24 90:4,21 91:7,13 93:4,10,16,19 95:14 96:7,15 98:3,16 Seagrave 72:2 seated 4:23 seats 23:13 second 13:17 27:7 81:13 83:12 105:16 110:21 111:11 seconded 49:13 50:7,25 51:16 52:3,17 seconds 91:3 second-line 75:4 section 55:20 securing 57:22 sedans 54:18 see 11:5 56:9 63:5 76:12 77:4 79:14 83:14 85:8,10 86:24 92:20 106:4,5 109:18 seeing 102:17 seek 24:4 seeking 42:2 seen 21:2 89:9 self-sufficiency 39:4 sell 35:20 sense 28:12 separate 18:18,22 SEPTA 2:13,17 5:17,21,24 6:7,9 6:12,16 7:2,13 7:17,19 8:17,22 9:3 10:3,6,10,17	10:24 12:16 14:11,14,19 15:6,8,11 16:12 17:25 18:24 19:11,24 20:20 20:22 21:3,8 23:6,12,16,18 24:4,19 25:7,11 25:20 26:18 27:24 28:5,14 28:19 29:4,6 30:10 SEPTA's 15:14 16:24 26:4 September 83:4 serious 77:6,8 80:11 81:3 seriously 94:23 serve 39:16 40:15 42:24 serves 24:22 service 37:25 40:14 44:3 62:12,19 65:23 70:4,25 74:12 76:24 84:9,20 85:12 90:24 101:7 services 55:15 session 2:5 8:7 33:13 38:11 47:12 50:5,18 51:15 52:16 settlement 36:4,4 settlements 6:23 11:21 seven 65:25 66:7 74:14 101:6 severely 92:12 shakes 109:24 shape 89:5 share 7:10 10:23 11:2 16:4 17:8 22:22 46:23 84:6 shared 46:25 sharing 28:21	29:23 30:18 shelter 37:14 39:15 42:3 shelters 21:2 29:13 shift 70:24,24,25 shifted 80:22 shop 67:2,19 75:6 75:14 85:10 106:11,13 short 22:15 24:25 56:3,15,19 show 77:18 80:14 shut 83:11 side 92:10 sign 19:6,24 99:21 100:5 significant 22:17 23:23 24:17,21 25:12 74:20 75:21 77:2,13 similar 85:17 simplifies 6:6 simply 79:18 80:12 82:21 83:11 96:11 single 39:16 sir 61:11 64:25 66:24 67:12 72:16 sirens 99:24 sit 30:15 31:16 78:4 88:20,21 92:17 sitting 29:6,21 30:9,21 situation 64:20,21 95:24 six 58:10 78:13 104:18 skilled 105:3 slander 73:21 slightly 63:15 smoke 81:24 solely 57:14 somebody 61:14 95:21	somewhat 44:21 sorry 9:11 41:15 72:4 110:15,16 111:13 sort 85:19 sorts 28:11 sounds 19:21 source 17:2 sources 19:3,4,22 south 3:23,24 46:2,3,11 99:17 Southeastern 2:12 5:11 space 37:21,25 46:21 speak 55:24 102:7 110:23 speaks 101:2 special 92:18 specialty 54:20 specific 55:21 68:12 78:25 83:17 specifically 92:21 specified 77:19 spend 7:24 59:24 107:20 spiritual 40:12 sponsor 88:17 square 39:25 40:3 42:5 44:18 Squilla 1:14 4:19 105:14,15,19 106:22 107:16 107:21 108:5,10 108:24 109:20 110:2,11 Squirt 90:5,23 staff 55:15 75:11 87:13 103:18 staffed 61:10 70:7 staggering 79:11 stake 8:16 standard 43:3 92:23 100:16 standards 65:16 65:19 66:18
---	---	--	--	---

77:20 83:17 84:10 starter 56:16,18 state 9:5 23:21,24 23:25 24:5 27:16 38:15 44:21 53:17 54:8 55:9,11,17 63:24 69:21 70:10 72:24 78:9 85:16 99:7 101:20 110:5 stated 21:11 52:25 75:2 79:22 109:18 statement 65:9 80:9 90:22 statements 71:11 85:17 states 87:4 station 21:12 80:17,18,23 81:18,19 83:2,5 83:7 90:25 100:11 stationed 99:17 stations 7:17 statistics 65:3 status 4:8 41:9 stay 72:21 105:16 105:17 stenographic 113:6 step 92:11 104:19 104:23 Stober 22:6,7 23:20 24:16 25:6,24 26:14 26:19,25 27:8 stock 75:13 stop 85:10 99:20 99:21 100:5 stopped 99:22 stops 18:2 straight 78:18 80:15 strategy 58:17	stream 16:24 17:6 17:11,13 street 2:25 3:12 3:23,25,25 14:19 17:18 18:2,15,25 21:11 32:22 37:10 39:11 46:2,4,4,11 110:9 111:22 Streets 4:12 Street-Locust 17:3 strong 77:24 structure 6:4 58:16 stuck 82:10 study 75:22 stuff 111:6 sublease 3:8,19 37:6 40:5 45:22 submit 10:19 submitted 15:23 47:9 subpopulation 39:18 subsequently 46:15 substantial 57:19 subsystems 55:13 sub-landlord 42:14 sub-tenant 42:15 successful 57:22 sued 14:25 15:13 100:11,18 summary 54:12 supervision 113:22 supplement 58:19 support 5:9 32:16 37:2 39:8,12 45:18 Supportive 37:15 37:19 38:21,24 43:17 supports 6:5 8:2	33:8 38:6 47:3 supposed 10:19 14:2 Supreme 71:7 sure 10:23 22:13 22:19 24:15 32:10 35:23 45:12 61:20 86:21 87:8,12 92:2 100:3 108:7 surgeries 81:5 surgical 111:7 surrounding 23:7 survived 81:7 suspect 90:15 suspended 50:4 51:14 52:15 100:17 suspension 8:5 33:11 38:9 47:10 suspensions 100:9 sustained 57:20 system 6:14,18,25 7:7 14:17 39:20 77:24 78:9 109:6 systems 55:13 system-wide 17:15	talking 18:11,12 73:8 91:18 tape 64:7 111:7 task 74:3 tasked 54:16 74:9 tax 35:25 taxes 35:17 team 64:13 tear 91:22 technical 55:15 59:5 83:20 technician 57:5 58:25 59:18,22 67:21,21 technicians 58:24 59:11 67:17 techs 108:3 tell 30:16 59:22 62:10 92:13 105:21 telling 22:3 temporarily 48:15,16 ten 24:15 63:12 71:10,20 75:4 75:25 92:14 108:22,22 tenant 37:18 42:14 ten-year 37:17 term 16:23 22:12 22:15,20 25:2 37:17 38:3 70:7 94:16 terms 2:18 3:2,14 4:2 5:18 24:18 26:6 32:23 37:11 42:12,13 46:5 61:10 test 84:3 tested 83:25 84:4 testified 88:22 103:4 testify 4:21 5:8 10:25 32:2,15 35:10 36:14,25 39:7 45:2,5,17	48:9 54:4 69:17 69:21 99:3 105:21 testifying 60:12 103:2 testimonies 102:6 testimony 8:14 13:5 20:12 21:18 24:8 27:6 31:7 32:7 33:20 36:18 38:16,22 43:25 45:9 53:7 53:10,14 60:10 60:18 64:15 70:12 71:5 72:5 73:20 85:15 86:25 87:3,4,22 88:24 101:19,22 102:5 105:20 109:14 111:14 111:25 tests 84:5 thank 4:13 8:8,10 11:15 12:11,14 27:10 31:2,6,8 31:21 32:4 33:14,16 35:12 36:8 38:12 40:20 43:8,13 44:4,6,23 47:13 47:15 48:12,13 49:9,24 50:22 51:9,24 52:10 54:3 60:7,9 63:22 69:19 71:2 73:10,12 85:13 86:22 95:7,8,11,16 97:14,18 98:14 98:16 101:15,16 101:18 104:3 105:15 108:11 110:3,12,13 111:18,20,23,24 111:25 112:2,3 112:4,9 Thankfully 81:7
---	---	--	--	---

thanking 73:14	17:13 21:16	tremendous	understand 54:6	vacant 34:17
thing 105:25	25:17 32:15	19:25 20:8	79:20 93:15	value 34:6,10,11
106:23	36:25 39:7	truck 71:19,22,25	97:5 100:24	values 34:12
things 21:9 28:12	45:17 64:21	82:14 107:8	understanding	various 55:4
89:21 95:3	73:16,20 86:7	trucks 54:19	15:7 25:24	vehicle 56:16,16
102:16,17 103:3	told 78:12	59:16,21 65:25	42:12	56:25 57:6,23
think 10:18,24	tons 100:7	66:7 80:6 85:11	undertaking 15:9	62:18 63:6 73:7
14:4 16:14	tools 59:25	89:15 92:3 95:5	28:14	76:11 79:8
17:20 22:14	top-notch 89:5	true 113:7	unfortunate 57:7	82:21 83:11,18
23:8 26:19 29:2	total 17:14	Trustees 99:10	unfortunately	100:8 108:25
29:25 30:8 64:3	totally 11:24	try 97:21 107:23	55:25 95:17	109:8
64:6 87:19	touch 17:11 18:19	trying 28:17	uniform 88:22	vehicles 4:10
88:17 94:16,22	tough 102:14	34:23 72:9	unilaterally 23:25	54:10,17,21,22
97:10,12 101:14	tour 85:5	111:5	union 62:2 70:18	55:2,8 56:6
103:8 104:11	tower 60:24	turn 100:16	77:23 78:3,4,7	57:11,16 58:6
106:23 107:22	traditionally 6:22	102:19 104:9	79:24 97:6	59:14 60:3,19
110:19 111:4	tragedy 77:4	turned 82:3 100:7	107:15	60:23 61:5,6,7
third 20:5 37:12	79:19	100:11,18,21	unit 4:10 77:13	61:10 62:11
third-party 7:3	train 104:24	Twenty-three	81:11,13 83:13	63:10,15 64:16
9:23	105:3	55:19	89:23 90:14,18	70:2,3,8 76:15
thorough 55:3	trained 67:22	two 7:12 8:12	91:23 111:5	76:23 77:18
thought 29:5	training 59:5,5,25	23:12 26:5,22	units 4:9 54:24	78:15 79:4,7
77:15,22 78:23	transcript 113:8	29:5 34:12	58:10 60:24	84:20 87:4,6,14
99:24	113:20	76:13 78:15	64:22 65:21	87:17 96:14
thousand 76:14	transferred	79:9 80:24	68:21 70:22,23	106:6 108:15,17
91:20	100:10	82:20 95:21	70:24 74:13	108:20,21,22
thousands 77:14	transferring	99:16 100:4	76:10,12,16	109:4
80:19 83:6	24:18	106:14,15	78:12 80:7	verified 94:3
three 60:23 78:15	transit 2:14 5:14	type 29:18 35:15	85:12 87:12	veto 26:17,20
106:15	5:25 6:10,14,18	56:6 85:21	91:6,16,18,19	Vice 49:7
threshold 94:8	6:25 7:7,16	104:12 107:5	unsafe 64:20	Vince 101:25
tie 99:12	14:16 29:13	types 7:9 41:7	110:10	vindictive 95:3
tiller 54:24	transition 64:13		unwilling 80:13	visual 59:17
time 9:18 22:23	64:18,19	U	upper 17:20	vote 25:17,22
39:23 55:6	transmit 13:24	ultimately 16:12	use 3:10 34:14	26:23,23 48:17
62:23 63:19	Transparency	64:5 77:3	37:8 42:19,23	vouch 44:2
64:18 66:22	96:21	unable 57:4	47:20 59:8,18	
71:12 75:14	transparent	unanswered	71:9,11 74:5	W
76:25 78:7 81:6	96:19	98:22	useful 76:24	wait 71:14 83:12
84:21 89:7,7	transport 83:13	undergo 81:4	usual 96:3	107:6
90:8 91:17	Transportation	underground	usually 35:24	walk 42:16
102:13 104:21	2:12 5:12 22:8	6:11 8:14	108:21	Walnut 17:3
106:11	transporting	undermanned	utilities 9:11,13	21:11
times 55:4 78:13	82:19 83:10	75:12	22:9	want 9:19 26:24
78:15	traveling 82:22	underneath 81:25	utility 46:19	28:10 30:15
title 2:7,16 5:16	treated 94:17,18	82:3		54:8 60:16
today 4:22 5:8	treatment 94:13	underpaid 110:24	V	69:21 71:13

85:16 88:19 93:4 110:9 111:23 wanted 22:12,19 44:21 47:16 78:22 99:12 100:23 wants 10:20 31:10 war 111:5 Warrington 99:20 wasn't 17:8 105:22 way 15:8 31:20 63:25 64:2 67:19 73:21 76:19 78:6 92:12 94:18 97:22 110:17 ways 100:2 wear 91:22 Wednesday 1:8 week 74:15 92:15 welcome 44:13 well-being 58:7 went 63:15 89:23 weren't 14:4 68:3 west 3:25 46:4 99:18 we'll 16:9 88:15 107:23 we're 10:19 15:2 20:13 21:25 22:3 24:13 25:12 42:22 47:18,24 64:21 68:24 69:3 76:25 77:4 100:15 109:8 we've 19:8,13 34:17 43:17,21 54:13 76:25 94:12 whatnot 106:8 wheel 57:2 59:19 wheels 59:15 76:14 82:20	95:6 WILLIAM 1:12 willing 85:6 Wilson 54:2 60:13 69:2,7,11 Wing 37:12 wires 56:17 wiring 56:11 wish 45:2,5 88:20 107:17 wishes 4:21 31:25 35:9 36:14 48:9 99:3 withstand 76:11 91:23 witness 4:24 41:21,21 53:13 53:15 70:10,13 70:13 72:22,22 99:5,5 101:23 101:23 witnesses 4:23 53:15 100:4 woman 82:9 97:24 woman's 100:19 women 39:17 76:23 women's 37:14 words 18:23 23:12 28:8 43:23 61:5 70:3 work 15:8 31:19 64:3 73:25 76:20 79:3 81:6 81:8 83:21 85:21,21 87:24 88:2 91:16 102:10 103:15 103:18 104:10 106:5,7,20,21 worked 43:15,17 43:21 57:5 102:8 workers 60:5 76:22 104:8 105:9 111:13	working 11:7 29:3 80:21 105:4 106:14,15 workload 74:8 76:12 91:24 92:5,6 Works 1:4 2:5 4:6 5:5 32:12 36:22 38:19 45:14 112:11 world 23:13 61:6 worn 56:4 103:16 worn-out 78:2 worse 76:18 worst 111:21 wouldn't 84:13 wrenches 102:19 104:9 write 105:24 107:19 written 12:15,19 71:5 105:23 wrong 94:9	77:3 79:9,12 84:25 89:10 95:21 99:12,16 101:6 102:9 104:18,25 107:2 107:7 108:17 109:8 York 71:8,13,19 younger 89:14	27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 42:1 43:1 44:1 45:1 46:1 47:1 48:1 49:1 50:1 51:1 52:1 53:1 54:1 55:1 56:1 57:1 58:1 59:1 60:1 61:1 62:1 63:1 64:1 65:1 66:1 67:1 68:1 69:1 70:1 71:1 72:1 73:1 74:1 75:1 76:1 77:1 78:1 79:1 80:1 81:1 82:1 83:1 84:1 85:1 86:1 87:1 88:1 89:1 90:1 91:1 92:1 93:1 94:1 95:1 96:1 97:1 98:1 99:1 100:1 101:1 102:1 103:1 104:1 105:1 106:1 107:1 108:1 109:1 110:1 111:1 112:1 13 57:23 130630 1:16 2:9 3:1 4:1,22 5:1,9 6:1 7:1 8:1,4 9:1 10:1 11:1 12:1 13:1,9 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1,2 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 42:1 43:1 44:1 45:1
		world 23:13 61:6 worn 56:4 103:16 worn-out 78:2 worse 76:18 worst 111:21 wouldn't 84:13 wrenches 102:19 104:9 write 105:24 107:19 written 12:15,19 71:5 105:23 wrong 94:9		
		Y		
		yeah 9:10 18:17 21:22 24:16 29:18 34:3 90:21 106:9,19 year 19:12 20:14 20:17 40:6,25 44:18 55:5,10 69:13 78:13,16 91:6,20 94:5 101:6 108:25 years 6:2 7:12 20:6 22:16,16 23:14 24:15 25:13 28:22 29:5 34:17 35:2 43:22 58:9,10 63:8,11,12 65:20,22 66:2 66:15 71:10,18 71:20,22 72:2 73:24 75:4,5 76:2,2,4,5,8,13	\$ \$1.3 6:20 9:6 21:25 \$137,750 33:5 \$14 17:15 \$20 103:6 \$28 57:22 \$36,000 44:18 \$36,314 40:6 \$38,000 104:20 \$40 7:21 \$42 44:19 \$5,000 100:13 \$8,000 78:23 88:8 \$82 23:5,16	
		Y	1	
		yeah 9:10 18:17 21:22 24:16 29:18 34:3 90:21 106:9,19 year 19:12 20:14 20:17 40:6,25 44:18 55:5,10 69:13 78:13,16 91:6,20 94:5 101:6 108:25 years 6:2 7:12 20:6 22:16,16 23:14 24:15 25:13 28:22 29:5 34:17 35:2 43:22 58:9,10 63:8,11,12 65:20,22 66:2 66:15 71:10,18 71:20,22 72:2 73:24 75:4,5 76:2,2,4,5,8,13	1 40:6 1st 81:10 82:7 97:23 1:30 1:8 10 62:14 75:14 78:12 10th 41:3,5 1071 83:19 11 83:10 11th 82:18 111 3:12 37:10 39:10 12 58:9 66:15 12/4/13 3:1 4:1 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1	

46:1 47:1 48:1 49:1,11,19 50:1 51:1 52:1 53:1 54:1 55:1 56:1 57:1 58:1 59:1 60:1 61:1 62:1 63:1 64:1 65:1 66:1 67:1 68:1 69:1 70:1 71:1 72:1 73:1 74:1 75:1 76:1 77:1 78:1 79:1 80:1 81:1 82:1 83:1 84:1 85:1 86:1 87:1 88:1 89:1 90:1 91:1 92:1 93:1 94:1 95:1 96:1 97:1 98:1 99:1 100:1 101:1 102:1 103:1 104:1 105:1 106:1 107:1 108:1 109:1 110:1 111:1 112:1 130658 1:16 2:19 32:8,16 33:10 50:2,15 130728 1:16 4:4 54:4 130803 1:16 3:4 36:18 37:2 38:8 45:5 50:21,24 51:8,11 130811 1:16 3:15 45:10,18 47:5 48:10 52:2,12 52:22 14 20:5 62:15 68:20 71:17,20 76:2 109:22 15 62:15 65:19 76:2 81:14 84:25 109:19,22 15th 3:24 14:18 46:3 67:8 82:12 15's 81:18	153 71:18 16 66:18,21 100:7 16th 14:18 16-ton 100:7 17th 14:19 1700 46:11 18 76:4 1911 83:22 1914 83:22 1915 83:22 1917 83:23 1927 102:3 1968 5:22 12:20 1986 71:25 73:5 1990s 66:10 1991 66:16 1997 103:5 2 2 89:24 2,168 40:2 44:17 2,600 42:5 20 72:11 75:5,14 76:5 79:7 84:25 200 79:6 87:5 2007 80:16 2008 23:3 64:12 64:17,22,24 65:6,10 74:21 75:22 81:10 2009 23:3 56:12 81:16 90:5 2010 23:3 81:22 2012 67:8 78:20 82:7,12 97:23 2013 1:8 41:3,5 56:24 71:6 78:20 82:18,24 83:4 2014 59:7 21 78:21 79:2,11 84:23 22 53:11 70:16 72:13 76:7 79:25 82:8 99:11 104:14 230 93:5,9	24 71:18,22 74:14 24th 81:22 25 65:22 264 55:17 27 66:2,3,4 70:21 72:2,13 27th 83:4 285 55:16 29 56:12 29th 81:16 3 3,000 91:11 3:10 112:11 30 23:14 25:13 30-year 22:12 31 67:11 82:13 32,000 79:5 33 105:8 34 32:22 67:9 82:13,17 343 103:8 35 82:24 99:11 360 54:22 60:19 61:6 62:11 63:6 63:9 70:3,6 87:3 37 75:24 39 54:24 4 4 1:8 23:9 4th 4:12 89:22 4,500 84:23 87:24 4,566 79:3 40 7:10 9:22 16:5 16:9 18:3,11,12 18:23 19:20 20:13,15 21:14 21:17,18 22:2,4 24:9 37:22 39:16,21 42:3 400 1:7 42,000 104:21 44 55:24 44b 4:10 83:5 45b 56:25 82:18 4732 32:22 4732-34 2:25	48-hour 100:9 49th 3:12 37:10 39:11 5 5 23:9 82:5 5,000 91:12 5,200 40:3 50 70:22 52 56:12 81:17 53 99:17 100:6 54 61:19 56 70:20 71:23 57 81:23 57th 99:19 572 103:9 6 6th 80:16 6,000 54:17 62 75:3 68 99:18 7 73's 80:17 74 54:24 76th 80:18 8 8 90:5,23,23 8th 82:24 86 54:25 9 9 62:13 90 100:8 906 71:25
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