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COUNCIL OF THE CITY OF PHILADELPHIA

3

PUBLIC HEARING

4

COMMITTEE ON PUBLIC PROPERTY AND PUBLIC WORKS

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Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, March 14, 2001
2:15 p.m.

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Bill 000714 - Ordinance authorizing the Commissioner
of Public Property to execute and deliver to PAID...

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Bill 000718 - An ordinance amending an ordinance
approved November 18, 1999 (Ordinance 990728)...

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Bill 010123 - An Ordinance approving a
License/Easement Agreement between the City of
Philadelphia and BBC Real Estate Corp...

14

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Bill 010124 - An Ordinance approving an Assignment
and Assumption of Certain Rights Under Meter...

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Bill 010127 - Ordinance authorizing the Commissioner
of Public Property to execute and deliver to the
Philadelphia Authority for Industrial Development...

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PRESENT: COUNCILMAN JAMES F. KENNEY, Chairman
COUNCILWOMAN JANNIE BLACKWELL
COUNCILWOMAN BLONDELL REYNOLDS BROWN
COUNCILWOMAN JOAN L. KRAJEWSKI
COUNCILWOMAN DONNA REED MILLER
COUNCILMAN MICHAEL A. NUTTER
COUNCILMAN FRANK RIZZO

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1 3/14/01 - Public Property Public Works - BILL 000714

2 COUNCILMAN KENNEY: Council Committee on
3 Public Property and Public Works has a quorum with
4 attendance of members Chairman Kenney,
5 Councilmembers Blackwell, Reynolds-Brown, Krajewski,
6 Nutter, Rizzo and Miller.

7 Ladies and gentlemen, the Council
8 Committee on Public Property and Public Works is now
9 in session to hear Bill Nos. 000714, 718 and 010127.

10 000714 is an ordinance authorizing the
11 Commissioner of Public Property to execute and
12 deliver to the Philadelphia Authority for Industrial
13 Development, without consideration, a deed conveying
14 fee simple title to a certain tract of City-owned
15 land with the buildings and improvements thereon
16 situate at 500, 502, 504, 506, 508 and 510 West
17 Montgomery Avenue under and subject to the terms and
18 conditions of the Philadelphia Industrial and
19 Commercial Development Agreement between the City,
20 the PAID and the Philadelphia Industrial Development
21 Corporation.

22 Also, Bill No. 000718, which is an
23 ordinance amending an ordinance approved November
24 18, 1999, Ordinance No. 99028, which authorized the
25 Commissioner of Public Property to convey to the

1 3/14/01 - Public Property Public Works - BILL 000714
2 Redevelopment Authority -- I'm sorry. Are these
3 both Gas Company bills? One is an easement for gas
4 works? My mistake. Let's do 000714 first.

5 MR. DEEGAN: Good afternoon.

6 COUNCILMAN KENNEY: Please identify
7 yourself and proceed.

8 MR. DEEGAN: Paul Deegan, D-E-E-G-A-N.
9 I represent PIDC, and I'm here to testify in support
10 of this bill.

11 This bill authorizes the City to convey
12 an 11,000 square foot surplus City-owned parking lot
13 at 500 to 510 West Montgomery Avenue in the American
14 Street Industrial Area to the Philadelphia Authority
15 for Industrial Development. After conveyance to
16 PAID, the property will be sold to Daniel J. Lasdon,
17 700 East Erie Avenue in Philadelphia.

18 Mr. Lasdon has acquired an adjacent
19 vacant industrial building, and he intends to
20 rehabilitate that building for residential use. The
21 City-owned parking lot is adjacent to his building
22 and is needed to provide accessory off-street
23 parking for the residents of the industrial building
24 that he is going to convert to residential use.

25 The property will be sold -- I'm not

1 3/14/01 - PUBLIC PROPERTY PUBLIC WORKS - BILL 000714
2 used to these new microphones. The property will be
3 sold for a consideration of \$11,850, and that is a
4 price based on two independent real estate
5 appraisals of the property. The net proceeds from
6 the sale will be deposited in the City's general
7 fund.

8 This is one of a number of vacant
9 City-owned parking lots around the City which over
10 the years we sold off to adjacent users. I think it
11 is a good use and it's not needed for its original
12 purposes. It is more of a liability to the City.

13 So I ask that the committee consider the
14 bill favorably and report it out with a favorable
15 recommendation.

16 (Unintelligible question.)

17 MR. DEEGAN: I don't think that is
18 needed, Mr. Chairman.

19 COUNCILMAN KENNEY: It is not necessary?

20 MR. DEEGAN: I don't think it is
21 necessary in this case.

22 COUNCILMAN KENNEY: Are there any
23 questions for this witness on 714? Councilman
24 Rizzo?

25 COUNCILMAN RIZZO: I noticed many of

1 3/14/01 - PUBLIC PROPERTY PUBLIC WORKS - BILL 000714

2 these City-owned parking lots have electric service
3 to them for lighting, et cetera. What do you do to
4 make sure -- is it typical? Is it a typical real
5 estate transaction where everything comes out of the
6 City's name if there is a building with a phone in
7 it, or how do you deal with making sure that all of
8 these utilities and the lighting for those lots are
9 no longer the responsibility of the City?

10 MR. DEEGAN: We usually have the
11 Department of Public Property at our settlement, and
12 they manage the City's electrical account and
13 telephone account, so that if there are any services
14 to that property, the Department of Public Property
15 can notify the electric company that the ownership
16 has changed and the account -- if there is a meter
17 there, it should be that from that date forward it
18 should be billed to the new owner.

19 COUNCILMAN RIZZO: So it's a typical
20 real estate transaction where you sit down and
21 everything changes name?

22 MR. DEEGAN: Right. We have a
23 settlement with a title company with Public
24 Property. Ken Sipos, who is here, I think usually
25 attends the settlements. And they seem to go pretty

1 3/14/01 - PUBLIC PROPERTY PUBLIC WORKS - BILL 000718
2 smoothly, the transition over. And the taxes are
3 allocated to the date of settlement and things like
4 that.

5 COUNCILMAN RIZZO: Thank you.

6 COUNCILMAN KENNEY: Thank you very much.
7 Any questions for this witness?

8 None. We will move to Bill No. 00718,
9 an ordinance amending an ordinance approved November
10 18, 1999, Ordinance No. 990728, which authorized the
11 Commissioner of Public Property to convey to the
12 Redevelopment Authority of the City of Philadelphia
13 certain premises located at 1823 and 1825 Callowhill
14 Street and authorizes the Commissioner of Public
15 Property to enter into or to execute such other
16 instruments as may be necessary or desirable to
17 effectuate the provisions of this ordinance by
18 extending the time frame for completion of certain
19 terms and conditions in this ordinance, under
20 certain terms and conditions.

21 Please identify yourself for the record
22 and proceed.

23 MR. SIPOS: Mr. Chairman, my name is Ken
24 Sipos from the Department of Public Property.

25 Chairman Kenney and members of the

1 3/14/01 - PUBLIC PROPERTY PUBLIC WORKS - BILL 000718
2 committee, I'm here representing the Commissioner of
3 Public Property. I'm here to testify in support of
4 Bill 000718 amending Bill 990728.

5 The Children's Crises Treatment Center
6 has been the sole tenant of this building since
7 November 30, 1978. The property consists of a
8 three-story masonry building with 12,166 square feet
9 of space. The Department of Public Property
10 acquired the property in 1947.

11 The Children's Crisis Treatment
12 organization requires additional time to complete a
13 redevelopment agreement.

14 The Department of Public Property
15 supports this measure. Accordingly, I respectfully
16 ask that the committee approve Bill No. 000718.

17 I also ask that the rules be suspended
18 so that the ordinance may be passed upon second
19 reading at Council.

20 COUNCILMAN KENNEY: Thank you very much.
21 Any questions for this witness?

22 (No response.)

23 COUNCILMAN KENNEY: Seeing none, anyone
24 else testifying on this bill?

25 None.

1 3/14/01 - PUBLIC PROPERTY PUBLIC WORKS - BILL 010127

2 Bill No. 010127, an ordinance
3 authorizing the Commissioner of Public Property to
4 execute and deliver to the Philadelphia Authority
5 for Industrial Development, PAID, without
6 consideration, a deed conveying fee simple title to
7 a certain tract of City-owned land with the
8 buildings and improvements thereon situate at 1021
9 Chestnut Street under and subject to the terms and
10 conditions of the Philadelphia Industrial and
11 Commercial Development agreement between the City,
12 the PAID and the Philadelphia Industrial Development
13 Corporation.

14 Please identify yourself for the record.

15 MR. DEEGAN: Good afternoon, Mr.
16 Chairman. My name is Paul Deegan, D-E-E-G-A-N, and
17 I represent Philadelphia Industrial Development
18 Corporation and the Philadelphia Authority for
19 Industrial Development.

20 This bill authorizes the City to buy a
21 vacant City-owned library building at 1021 Chestnut
22 Street to the Philadelphia Authority for Industrial
23 Development. After conveyance to PAID, the property
24 will be sold to Mr. Stephen Starr, care of Mott Real
25 Estate, 1606 Chestnut Street, Philadelphia, PA.

1 3/14/01 - PUBLIC PROPERTY PUBLIC WORKS - BILL 010127

2 This property is the former Mercantile
3 Library on the north side of Chestnut Street between
4 10th and 11th. The property was closed in the late
5 1980's and it's now vacant and basically
6 deteriorating. It has a gross building area of 8700
7 square feet and it is about a 6000 square foot lot
8 with 35 feet of frontage on Chestnut Street, which
9 is a very commercial block.

10 Mr. Starr is an experienced restaurant
11 developer, and he intends to convert this property
12 into a new restaurant.

13 We feel the renovation of this property
14 will generate new taxes and jobs for the City and
15 contribute to the commercial revival of this block
16 of Chestnut Street, and it will also relieve the
17 City of liability for a vacant and deteriorating
18 structure.

19 The property will be sold for a
20 consideration of \$725,000. That's a price based on
21 two recent independent appraisals of fair market
22 value of the property. And the net proceeds from
23 the sale will be deposited in the City's general
24 fund.

25 I ask that the committee consider the

1 3/14/01 - PUBLIC PROPERTY PUBLIC WORKS - BILL 010127
2 bill favorably and report it out of committee with a
3 favorable recommendation. And I would be happy to
4 answer any questions you have.

5 COUNCILMAN KENNEY: Thank you very much.
6 Councilman Rizzo?

7 COUNCILMAN RIZZO: Could you please
8 describe the transaction and how we got where we
9 are? How did we come up with this particular
10 developer? Was this more than just this person did
11 have opportunity to purchase this? Could you just
12 take a minute and describe how you got where you
13 are?

14 MR. DEEGAN: The property has been
15 sitting vacant for a number of years. In fact, in
16 1995 the City's Department of Public Property held a
17 public auction to try to get bid for the property
18 and sell it, so they advertised in the papers, and
19 they received no bids for the property.

20 Mr. Stephen Starr contacted the District
21 Councilman's office because he knew that District
22 Councilman DiCicco is very active in encouraging
23 economic development in his area and also in, I
24 think, opening a new library east of Broad Street,
25 which he was successful in doing to replace this

1 3/14/01 - PUBLIC PROPERTY PUBLIC WORKS - BILL 010127

2 one.

3 The Councilman's office referred
4 Mr. Starr to PIDC, and since, if we have Council
5 authority, we can accept properties from the City
6 and sell them for fair market value, we began
7 negotiating with Mr. Starr.

8 So that's a fairly typical transaction.
9 A lot of times people will call the City's
10 Department of Public Property first.

11 COUNCILMAN RIZZO: When was the auction?

12 MR. DEEGAN: The auction was November of
13 1995.

14 COUNCILMAN RIZZO: So no one bought it
15 at auction. And could you describe what occurred
16 between '95 and this deal being put together in an
17 attempt to sell the property other than at auction?

18 MR. DEEGAN: There really hasn't been
19 any activity I would say for five years basically
20 with no requests or expressions of interest from
21 anybody. And I wasn't aware of any -- I don't think
22 Public Property received any. I don't think the
23 Councilman did, and we didn't. We certainly didn't.

24 COUNCILMAN RIZZO: What I'm curious
25 about is proactively did we list it or attempt to

1 3/14/01 - PUBLIC PROPERTY PUBLIC WORKS - BILL 010127
2 bring it back to the auction again, or did we list
3 it with a real estate to try to sell it? What I'm
4 trying to do is learn here, if it weren't for this
5 gentleman coming to us, it appears it would have sat
6 there with no proactive approach to disposing of it.

7 MR. DEEGAN: I'm not sure. I don't know
8 if there was a subsequent auction or if Public
9 Property talked to any developers. We had not. We
10 were not actively marketing the property. Generally
11 we concentrate on industrial land more in the real
12 estate business outside of Center City and we were
13 active on the Avenue of the Arts, but we get
14 involved in City surplus properties generally when
15 somebody has contacted either the District
16 Councilmen or the Department of Public Property and
17 they need us as the agent to settle the transaction,
18 to get the appraisals and negotiate the sale.

19 But we ourselves did not -- we don't
20 market all the City's vacant inventory.

21 COUNCILMAN RIZZO: Thank you.

22 COUNCILMAN KENNEY: Thank you very much.

23 Any other questions of this witness?

24 (No response.)

25 COUNCILMAN KENNEY: Anyone else wanting

1 3/14/01 - PUBLIC PROPERTY PUBLIC WORKS - 010123/24
2 to testify?

3 We now move to Bill 010123, which is an
4 ordinance approving a license/easement agreement
5 between the City of Philadelphia and the BBC Real
6 Estate Corporation concerning premises known as 6740
7 Essington Avenue.

8 Please approach the witness table.

9 Actually, let me read into the record
10 also Bill No. 010124, which is an ordinance
11 approving an assignment and assumption of certain
12 rights under meter and regulatory easement as
13 amended between the City of Philadelphia and Texas
14 Eastern Transmission Corporation concerning premises
15 known as 6850 Essington Avenue.

16 I assume you will be testifying on both
17 bills?

18 MR. GYORY: That is correct.

19 COUNCILMAN KENNEY: Please identify
20 yourself for the record and proceed.

21 MR. GYORY: Good afternoon, Chairman
22 Kenney and members of Council. My name is Randy
23 Gyory. I'm currently the manager of --

24 COUNCILMAN KENNEY: I'm sorry. Could
25 you move the microphone right up to your mouth

1 3/13/01 - PUBLIC PROPERTY PUBLIC WORKS - BILL 010123/010124

2 there?

3 MR. GYORY: How's that?

4 COUNCILMAN KENNEY: That's perfect.

5 Thank you.

6 MR. GYORY: My name is Randy Gyory. I
7 am currently the manager of PGW's program management
8 office and in the past served as PGW's senior staff
9 engineer in the distribution department, and I'm
10 here today in support of Bill Nos. 010123 and
11 010124 --

12 COUNCILMAN KENNEY: Excuse me. Would
13 you be requesting a suspension of the rules on these
14 bills?

15 MR. GYORY: Yes.

16 -- both bills, which will approve two
17 right-of-way agreements, one for a segment of
18 pipeline that leads from Gate Station 060 to PGW's
19 Passyunk plant, and one that pertains to PGW's Gate
20 Station 060.

21 Upon approval, both of these agreements
22 will become perpetual easements. Bill No. 010123
23 pertains to an agreement between the City of
24 Philadelphia for PGW and BBC Real Estate
25 Corporation. It is a right-of-way that allows PGW

1 3/13/01 - PUBLIC PROPERTY PUBLIC WORKS - BILL 010123/010124
2 to maintain at 6740 Essington Avenue a segment of
3 pipeline between Gate Station 060 and the Passyunk
4 plant. Its current expiration date is March 25 of
5 this year.

6 Bill No. 010124 pertains to an agreement
7 between the City of Philadelphia for PGW and the
8 Texas Eastern Transmission Corporation, otherwise
9 known as Tetco. It is an assignment of rights from
10 Tetco to the City that allows PGW to construct Gate
11 Station 060 at 6850 Essington Avenue primarily for
12 the Grays Ferry Co-generation Project. Its current
13 expiration date is January 25, 2002.

14 Both of these agreements will become
15 perpetual easement agreements if approved by the
16 Commission and City Council. There is no additional
17 cost associated with these agreements becoming
18 easements as consideration of \$100 and \$10
19 respectively was paid when these agreements were
20 originally executed.

21 Both of these agreements are critical to
22 the continued operation of Gate Station 060, which
23 is a facility necessary to serve the Grays Ferry
24 Co-generation Project.

25 Incidentally, Gate Station 060, as well

1 3/13/01 - PUBLIC PROPERTY PUBLIC WORKS - BILL 010123/010124
2 as the pipeline that is subject to the BBC agreement
3 was recently utilized during the Christmas Eve fire
4 to enable PGW to continue to service large sections
5 of the City. The 060 interconnect allowed us to
6 redirect gas into our system that was originally to
7 be brought in through Gate Station 030. It was
8 necessary to shut down 030 due to the fire.

9 For these reasons the City and PGW seek
10 to have these rights made perpetual as easements.
11 PGW has received PFMC board approval, and the
12 Philadelphia Gas Commission has also recommended the
13 approval of these agreements to Council.

14 Given the time frames, we would ask for
15 a waiver of the rules with respect to these bills.

16 I will be happy to answer any questions
17 you might have. I also have with me today PGW legal
18 department and the City Law Department
19 representatives, who can assist in answering any
20 questions. Thank you.

21 COUNCILMAN KENNEY: Thank you for your
22 testimony.

23 On Bill No. 010124 you testified that
24 the current arrangement expires in 2002. However,
25 on 010123 the expiration is March 25th of this

1 3/13/01 - PUBLIC PROPERTY PUBLIC WORKS - BILL 010123/010124
2 month. Is there any reason why one is so close to
3 being expired and the other one is about a year or
4 so away?

5 MR. GYORY: I think maybe our legal
6 representative can answer that question.

7 COUNCILMAN KENNEY: Please identify
8 yourself for the record.

9 MS. GUZMAN: My name is Raquel Guzman.
10 I'm an attorney with the legal department of PGW.

11 One of the easement agreements, one of
12 the agreements was in fact due to expire this year,
13 but we got a one-year extension from Tetco, so they
14 both expired roughly around the same time.

15 COUNCILMAN KENNEY: What's it like in
16 the time that we normally deal with these kinds
17 of -- I mean it seems as if the 6740 Essington
18 Avenue is really right at the last minute here.
19 What would happen if we went by the deadline?

20 MS. GUZMAN: If we went by the deadline,
21 we would approach the property owners for an
22 extension as we did with Tetco.

23 COUNCILMAN KENNEY: Councilman Rizzo?

24 COUNCILMAN RIZZO: I'm trying to get my
25 geography down here, but I know I just recently

1 3/13/01 - PUBLIC PROPERTY PUBLIC WORKS - BILL 010123/010124
2 attended a community meeting in southwest in
3 reference to the development of a light rail
4 station, and I recollect that there was a concern, a
5 substantial cost associated with potential
6 relocation of a natural gas supply line somewhere
7 out there, and I'm wondering if you are aware of any
8 interaction or any involvement with SEPTA in this
9 area because I know that there was a significant
10 concern about the transmission line somewhere in
11 this immediate area.

12 MR. GYORY: Again, I'm not aware of -- I
13 would have to know the specific property and
14 actually go back and find out exactly what the --

15 COUNCILMAN RIZZO: You might want to
16 check on that because I know that there is a project
17 being planned to put in a new light rail facility
18 and that -- a new station, and one of the concerns
19 is that they wanted to have the platforms that are
20 level with the train entry, and one of the concerns
21 during construction was the potential relocation of
22 this natural gas line near this construction site,
23 and it kind of -- there is something telling me that
24 that line is -- it is reminding me that it could be
25 associated with this, so I might be a few blocks off

1 3/13/01 - PUBLIC PROPERTY PUBLIC WORKS - BILL 00714
2 in either direction, but I know that there is a
3 significant construction project that could impact
4 this transmission line.

5 MR. GYORY: I'll refer that back to our
6 distribution department. If there is such a
7 project, they have been dealing with the owners as
8 of this date. Based on my recollection of this
9 line, it may not be this line.

10 COUNCILMAN RIZZO: I hope so.

11 Thank you, Mr. Chairman.

12 COUNCILMAN KENNEY: Any other questions
13 for these witnesses?

14 (No response.)

15 COUNCILMAN KENNEY: Thank you. Anyone
16 else testifying on these bills?

17 Hearing none, that will conclude our
18 public hearing.

19 We now convene a public meeting. The
20 Chair recognizes Councilwoman Blackwell for a motion
21 on Bill No. 00714.

22 COUNCILWOMAN BLACKWELL: Thank you, Mr.
23 Chairman.

24 I move that Bill No. 000714 be reported
25 out of committee with a favorable recommendation.

1 3/13/01 - PUBLIC PROPERTY PUBLIC WORKS - BILL 00718

2 (Duly seconded.)

3 COUNCILMAN KENNEY: It is moved and
4 seconded. All in favor?

5 MEMBERS: Aye.

6 COUNCILMAN KENNEY: There are none
7 opposed. Bill No. 00714 is reported out of this
8 committee favorably.

9 The Chair recognizes Councilmember
10 Blackwell for a motion on 000718 with a rule
11 suspension request.

12 COUNCILWOMAN BLACKWELL: Thank you, Mr.
13 Chairman.

14 I move that Bill No. 000718 be reported
15 out of committee with a favorable recommendation;
16 also a recommendation that the rules of Council be
17 suspended so as to permit first consideration at our
18 next session.

19 (Duly seconded.)

20 COUNCILMAN KENNEY: It has been moved
21 and seconded. All in favor say aye.

22 MEMBERS: Aye.

23 COUNCILMAN KENNEY: There are none
24 opposed. Bill No. 000718 will report out of this
25 committee favorably. An additional request will be

1 3/14/01 - PUBLIC PROPERTY PUBLIC WORKS - BILL 010127
2 made for a rule suspension to allow first reading at
3 our next Council session.

4 The Chair recognizes Councilmember
5 Blackwell for a motion on Bill 010127.

6 COUNCILWOMAN BLACKWELL: Mr. Chairman, I
7 move that Bill No. 010127 be reported out of
8 committee with a favorable recommendation.

9 (Duly seconded.)

10 COUNCILMAN KENNEY: It is moved and
11 seconded. All in favor?

12 MEMBERS: Aye.

13 COUNCILMAN KENNEY: There are none
14 opposed. Bill No. 010127 will report out of this
15 committee favorably and a request will be made for
16 rule suspension to allow first reading at our next
17 Council session.

18 The chair recognizes Councilmember
19 Blackwell for a motion on Bill No. 010123 with a
20 rule suspension.

21 COUNCILWOMAN BLACKWELL: Mr. Chairman, I
22 move that Bill No. 010123 be reported out of
23 committee with a favorable recommendation and also a
24 recommendation that the rules of Council be
25 suspended so as to permit first consideration at our

1 3/14/01 - PUBLIC PROPERTY PUBLIC WORKS - BILL 123-24

2 next session.

3 (Duly seconded.)

4 COUNCILMAN KENNEY: It has been moved
5 and seconded. All those in favor?

6 MEMBERS: Aye.

7 COUNCILMAN KENNEY: There are none
8 opposed. Bill No. 010123 reported out of this
9 committee favorably and a request will be made for
10 rule suspension to allow first reading at our next
11 session.

12 The Chair recognizes Councilwoman
13 Blackwell for a motion on Bill No. 010124.

14 COUNCILWOMAN BLACKWELL: I move that
15 Bill NO. 010124 be reported out of committee with a
16 favorable recommendation and also a recommendation
17 that the rules of Council be suspended so as to
18 permit first consideration at our next Council
19 session.

20 (Duly seconded.)

21 COUNCILMAN KENNEY: It is moved and
22 seconded. All those in favor?

23 MEMBERS: Aye.

24 COUNCILMAN KENNEY. There are none
25 opposed. Bill No. 010124 will report out of this

1 3/14/01 - PUBLIC PROPERTY PUBLIC WORKS - BILL 123-24
2 committee favorably. A request will be made for
3 rule suspension to allow first reading at our next
4 Council session.

5 That concludes the business of the
6 Public Property and Public Works Committee. Thank
7 you very much for your attendance.

8 (Adjourned at 2:40 p.m.)

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1 3/14/01 - PUBLIC PROPERTY PUBLIC WORKS

2 CERTIFICATE

3 I HEREBY CERTIFY that the foregoing
4 proceedings of the Public Property and Public
5 Works Committee of the Council of the City of
6 Philadelphia of March 14, 2001, were reported
7 fully and accurately by me, and that this is a
8 correct transcript of same.

9

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14 _____
 Cynthia A. Whyte, RPR

15

16

17 (The foregoing certification of this
18 transcript does not apply to any reproduction of
19 the same by any means, unless under the direct
20 control and/or supervision of the certifying
21 reporter.)

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