

6/12/2023

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

Remote location using Microsoft® Teams
Monday, June 12, 2023
10:00 a.m.

PRESENT:

COUNCILWOMAN QUETCY M. LOZADA, CHAIR
COUNCILMAN MARK SQUILLA, VICE-CHAIR
COUNCILMAN MICHAEL DRISCOLL
COUNCILWOMAN JAMIE GAUTHIER
COUNCILMAN JIM HARRITY
COUNCILWOMAN SHARON VAUGHN

BILLS: 230354, 230355, 230357, 230360,
230361, 230362, 230363, 230413,
230414

6/12/2023

1 - - -

2 COUNCILWOMAN LOZADA: Good
3 morning, and thank you for joining us
4 for the Committee on Public Property
5 and Public Works. Today is Monday,
6 June 12th.

7 Before we begin this public
8 hearing, I will make the following
9 announcement: City Council
10 Committees are currently meeting
11 remotely. We are using Microsoft
12 Teams to make these remote hearings
13 possible. Instructions for how the
14 public may view and offer public
15 testimony at public hearings for
16 Council Committees are included in
17 the public hearing notices that are
18 published in the Daily News, Inquirer
19 and Legal Intelligencer prior to the
20 hearing and can also be found on
21 PHLCouncil.com. I now note that the
22 hour has come.

23 Mr. Clerk, will you please
24 call the roll to take attendance of
25 Members. Members that are in

6/12/2023

1 attendance, please indicate that you
2 are present when you hear your name
3 is called. Also, please say a few
4 words when you respond so that your
5 image will be displayed on the screen
6 when you speak.

7 THE CLERK: Madam Chair Quetcy
8 Lozada.

9 COUNCILWOMAN LOZADA: Present.

10 THE CLERK: Vice-Chair Mark
11 Squilla.

12 COUNCILMAN SQUILLA: Good
13 morning, Madam Chair, colleagues.
14 Present.

15 THE CLERK: Councilmember
16 Jamie Gauthier.

17 COUNCILWOMAN GAUTHIER: Good
18 morning, Madam Chair and colleagues.
19 Present.

20 THE CLERK: Councilmember
21 Michael Driscoll.

22 COUNCILMAN DRISCOLL: Morning,
23 Madam Chair. I am present.

24 COUNCILWOMAN LOZADA: Good
25 morning.

6/12/2023

1 THE CLERK: Councilmember Jim
2 Harrity.

3 COUNCILMAN HARRITY: Good
4 morning, everyone. I am present.

5 THE CLERK: Councilmember
6 Sharon Vaughn.

7 COUNCILWOMAN VAUGHN: Good
8 morning, everyone.

9 COUNCILWOMAN LOZADA: Thank
10 you. A quorum for the Committee is
11 present and this hearing is now
12 called to order.

13 This is the public hearing of
14 the Committee on Public Property and
15 Public Works. The purpose of the
16 public hearing is to hear testimony
17 on Bill Nos. 230354, 230355, 230357,
18 230360, 230361, 230362, 230363,
19 230414, and 230413.

20 Before we begin to hear
21 testimony from the witnesses we have
22 today, everyone who has been invited
23 to the meeting to testify should be
24 aware that this public hearing is
25 being recorded. Because the hearing

6/12/2023

1 is public, participants and viewers
2 have no reasonable expectation of
3 privacy. By continuing to be in the
4 meeting, you are consenting to being
5 recorded.

6 Additionally, prior to
7 recognizing Members for the questions
8 or comments they have for witnesses,
9 I will note for the record that at
10 this time we will use the chat
11 feature available in Microsoft Teams
12 to allow Members to signify that they
13 wish to be recognized. In order to
14 comply with the Sunshine Act, the
15 chat feature must only be used for
16 that purpose.

17 The Clerk will please read the
18 title of Bill No. 230354.

19 THE CLERK: Bill No. 230354,
20 an ordinance authorizing the
21 Commissioner of Public Property to
22 enter into a sublease agreement with
23 The Magee Hospital for Convalescents
24 d/b/a Magee Rehabilitation Hospital
25 Jefferson Health for use by the City

6/12/2023

1 for all or a portion of the premises
2 located at 1617 John F. Kennedy
3 Boulevard, under certain terms and
4 conditions.

5 COUNCILWOMAN LOZADA: Thank
6 you. Will the Clerk please call the
7 first witness we have to testify on
8 the bill.

9 THE CLERK: We would like to
10 call Mr. Thomas McDade and
11 Mr. Patrick Livingston.

12 MR. McDADE: Good morning,
13 Chairperson Lozada and members of the
14 Committee on Public Property and
15 Public Works. My name is Thomas
16 McDade. I am the Deputy Chief of
17 Staff with the Department of Public
18 Property, and I'm here to testify in
19 favor of Bill No. 230354, authorizing
20 the Department of Public Property on
21 behalf of the City of Philadelphia to
22 enter into a sublease agreement with
23 The Magee Memorial Hospital for
24 Convalescents doing business as Magee
25 Rehabilitation Hospital at Jefferson

6/12/2023

1 Health for office space at 1617 John
2 F. Kennedy Boulevard, also known as
3 One Penn Center.

4 The Office of Community
5 Empowerment and Opportunity of the
6 previous agreement at 1234 Market
7 Street had been year-to-year and
8 expired last summer. The pandemic's
9 disruption of the Center City office
10 market allowed DPP and CEO to take
11 advantage of the current subtenants
12 market. And if approved by City
13 Council, CEO will receive Class A
14 office space through February 2030 at
15 a substantial discount.

16 Located directly above
17 Suburban Station, One Penn Center
18 provides CEO a preferred location
19 near the triplex. The building also
20 offers recently renovated corridors,
21 a brand new main lobby, new bathrooms
22 and new elevators throughout the
23 building's common areas.

24 The Department of Public
25 Property supports this measure. And

6/12/2023

1 accordingly, I respectfully ask that
2 City Council approve Bill No. 230354.
3 I'm requesting suspension of all
4 rules so as to allow for first
5 reading at the next session of
6 Council. Thank you. And I'll be
7 happy to answer any questions you may
8 have.

9 COUNCILWOMAN LOZADA: Thank
10 you, Mr. McDade.

11 Are there any questions or
12 comments from members of the
13 Committee for this witness?

14 (No response.)

15 COUNCILWOMAN LOZADA: There
16 being none, thank you for your
17 testimony.

18 Mr. Clerk, will you please
19 call the next witness we have to
20 testify on the bill.

21 THE CLERK: I'm sorry. Madam
22 Chair, can you repeat that last part?

23 COUNCILWOMAN LOZADA: Are
24 there any other witnesses for this
25 bill?

6/12/2023

1 THE CLERK: No, there is not.

2 COUNCILWOMAN LOZADA: Will you
3 please call the -- Mr. Clerk, will
4 you please read the title of Bill No.
5 230355.

6 THE CLERK: Bill No. 230355,
7 an ordinance authorizing the
8 Commissioner of Public Property on
9 behalf of the City of Philadelphia to
10 enter into a lease agreement with the
11 Innerport Business Complex
12 Associates, L.P. for use by the City
13 of all or a portion of the premises
14 located at 7801 Essington Avenue,
15 under certain terms and conditions.

16 COUNCILWOMAN LOZADA: Thank
17 you, Mr. Clerk. Please call the
18 first witness we have to testify on
19 this bill.

20 THE CLERK: The witnesses will
21 be again Mr. Thomas McDade and
22 Mr. Patrick Livingston.

23 MR. MCDADE: Good morning,
24 Chairperson Lozada, members of the
25 Committee on Public Property and

6/12/2023

1 Public Works. Again, my name is
2 Thomas McDade. I'm the Deputy Chief
3 of Staff of the Department of Public
4 Property, and I'm here to testify in
5 favor of Bill No. 230355, authorizing
6 the Department of Public Property on
7 behalf of the City of Philadelphia to
8 enter into a lease agreement with
9 Innerport Business Complex
10 Associates, L.P. for office space at
11 7801 Essington Avenue.

12 Upon City Council's approval
13 of Property Bill No. 190892, an
14 ordinance authorizing the
15 Commissioner of Public Property on
16 behalf of the City to convey the
17 former Medical Examiner's Office to
18 the Philadelphia Authority for
19 Industrial Development, DPP and
20 Philadelphia Department of Public
21 Health began searching for space for
22 the PDPH employees not scheduled to
23 move to 400 North Broad Street.

24 PDPH's Environmental Health
25 Services and Air Management Services

6/12/2023

1 have been located at 321 University
2 Avenue, a building built in 1960 for
3 decades. This proposed new lease at
4 7801 Essington Avenue would give EHS
5 AMS and Lead Healthy Homes Program
6 employees the opportunity to enjoy
7 custom-built brand new space for the
8 next 15 years. A move to more modern
9 space has been long overdue.

10 The Department of Public
11 Property supports this measure. And
12 accordingly, I respectfully ask that
13 City Council approve Bill No. 230355.
14 I'm requesting a suspension of all
15 rules so as to allow for first
16 reading at the next session of
17 Council. Thank you. Again, I'll be
18 happy to answer any questions you may
19 have.

20 COUNCILWOMAN LOZADA: Thank
21 you, Mr. McDade, for your testimony.

22 Are there any questions or
23 comments from Committee members for
24 this witness?

25 (No response.)

6/12/2023

1 COUNCILWOMAN LOZADA: There
2 being none, thank you for your
3 testimony, Mr. McDade.

4 Will the Clerk please call the
5 next witness we have to testify on
6 this bill.

7 THE CLERK: There are no
8 further witnesses, Madam Chair.

9 COUNCILWOMAN LOZADA: Thank
10 you.

11 Mr. Clerk, please read the
12 title of Bill No. 230357.

13 THE CLERK: Bill No. 230357,
14 an ordinance authorizing the
15 Commissioner of Public Property on
16 behalf of the City of Philadelphia to
17 enter into a lease agreement with
18 Impact Services Corporation for use
19 by the City of the premises located
20 at 1952 East Allegheny Avenue, under
21 certain terms and conditions.

22 COUNCILWOMAN LOZADA: Thank
23 you, Mr. Clerk. Please call the
24 first witness we have to testify for
25 this bill.

6/12/2023

1 THE CLERK: And that would be
2 Mr. Thomas McDade and Mr. Patrick
3 Livingston.

4 COUNCILMAN THOMAS: Good
5 morning, Chairperson Lozada and
6 members of the Committee on Public
7 Property and Public Works. My name
8 is Thomas McDade and I'm Deputy Chief
9 of Staff of the Department of Public
10 Property. And I'm here to testify in
11 favor of Bill No. 230357, authorizing
12 the Department of Public Property on
13 behalf of the City of Philadelphia to
14 enter into a lease agreement with
15 Impact Services Corporation for space
16 at 1952 East Allegheny Avenue.

17 In 2021, DPP was tasked with
18 the request to find space for a new
19 Philadelphia Police Department, PPD
20 Special Services District in
21 Kensington. The opportunity to
22 partner with Impact Services
23 Corporation, a nonprofit community
24 action organization, with a focus on
25 helping to advance equity in

6/12/2023

1 Kensington and across Philadelphia
2 since 1974 was well received
3 internally.

4 A new mini PPD station similar
5 to the one located at 9th and South
6 Street was designed for police
7 presence in Kensington and to
8 strengthen ties with community
9 residents. This new PPD Special
10 Services District serves businesses
11 and residents between Somerset
12 Street and Allegheny Avenue and from
13 D Street and Frankford Avenue.

14 The new PPD Special Services
15 District's primary focus is on
16 patrolling the Kensington Avenue
17 corridor and streets surrounding
18 McPherson Square. The building is
19 staffed daily and the corridor is
20 patrolled by officers on bicycles and
21 foot.

22 The Department of Public
23 Property supports this measure. And
24 accordingly, I respectfully ask that
25 City Council approves Bill No.

6/12/2023

1 230357. I'm requesting a suspension
2 of all rules so as to allow the first
3 reading at the next session of
4 Council. Thank you. I'll be happy
5 to answer any questions.

6 COUNCILWOMAN LOZADA: Thank
7 you again, Mr. McDade.

8 Are there any questions or
9 comments for this witness?

10 (No response.)

11 COUNCILWOMAN LOZADA: There
12 being none, Mr. Clerk, please call
13 the next witness we have to testify
14 on this bill.

15 THE CLERK: There are no
16 further witnesses for this bill,
17 Madam Chair.

18 COUNCILWOMAN LOZADA: Thank
19 you, Mr. Clerk.

20 Will you please read the title
21 of Bill No. 230360.

22 THE CLERK: Bill No. 230360,
23 an ordinance authorizing the
24 Commissioner of Public Property on
25 behalf of the City of Philadelphia to

6/12/2023

1 acquire fee simple title or a lesser
2 real estate interest to all or a
3 portion of a parcel of land located
4 in and about the area bounded by
5 Castor Avenue, Richmond Street, Lewis
6 Street and North Delaware; all under
7 certain terms and conditions.

8 COUNCILWOMAN LOZADA: Thank
9 you.

10 Mr. Clerk, please call the
11 first witness we have to testify on
12 this bill.

13 THE CLERK: Madam Chair, I
14 think the witnesses are Thomas McDade
15 and Patrick Livingston.

16 MR. McDADE: Good morning,
17 Chairperson Lozada and members of the
18 Committee on Public Property and
19 Public Works. My name's Thomas
20 McDade. I'm Deputy Chief of Staff of
21 the Department of Public Property and
22 I'm here to testify in favor of Bill
23 No. 230360, authorizing the
24 Department of Public Property on
25 behalf of the City of Philadelphia to

6/12/2023

1 acquire fee simple title or a lesser
2 real estate interest to all or a
3 portion of the land and structures
4 located at the property known as 3001
5 Castor Avenue.

6 On behalf of the Philadelphia
7 Water Department, DPP is requesting
8 to purchase 3001 Castor Avenue of the
9 future expansion of the Northeast
10 Water Pollution Control Plant. The
11 Northeast Water Pollution Control
12 Plant provides services to the
13 Northeast and parts of North and
14 Northwest Philadelphia.

15 It's the only current PWD
16 plant with a high flow management
17 system and co-generation
18 capabilities. The purpose of the
19 acquisition is the plant expansion.
20 In the future, PWD will be utilizing
21 the property to house field staff
22 upon conveyance. Plant expansion has
23 long been a part of PWD's plan due to
24 aging infrastructure, competing
25 regulatory requirements and climate

6/12/2023

1 change resiliency.

2 Pursuant to Section 16-202 of
3 the Home Rule Charter, I filed with
4 the Chief Clerk of Council an
5 independent appraisal of the value of
6 such real estate. The Department of
7 the Public Property supports this
8 measure. And accordingly, I
9 respectfully ask that City Council
10 approve Bill No. 230360. I'm
11 requesting suspension of all rules so
12 as to allow for first reading at the
13 next session of Council. Thank you.
14 Patrick and I will be happy to answer
15 any questions you may have.

16 COUNCILWOMAN LOZADA: Thank
17 you, Mr. McDade.

18 Are there any questions or
19 comments from the members of this
20 Committee for this witness?

21 (No response.)

22 COUNCILWOMAN LOZADA: There
23 being none, thank you for your
24 testimony.

25 Mr. Clerk, will you please

6/12/2023

1 call the next witness.

2 THE CLERK: There are no
3 further witnesses.

4 COUNCILWOMAN LOZADA: Thank
5 you, Mr. Clerk. Please read the
6 title for Bill No. 230361.

7 THE CLERK: Bill No. 230361,
8 an ordinance authorizing the
9 Commissioner of Public Property on
10 behalf of the City of Philadelphia to
11 enter into a sublease agreement with
12 the Philadelphia Municipal Authority
13 for use by the City of the premises
14 located at 8716-20 Frankford Avenue,
15 Philadelphia, Pennsylvania, under
16 certain terms and conditions.

17 COUNCILWOMAN LOZADA: Thank
18 you, Mr. Clerk. Please call the
19 first witness we have to testify on
20 this bill.

21 THE CLERK: The witnesses will
22 be Mr. Thomas McDade and Patrick
23 Livingston.

24 MR. McDADE: Good morning,
25 Chairperson Lozada and members of the

6/12/2023

1 Committee on Public Property and
2 Public Works. My name's Thomas
3 McDade. I'm the Deputy Chief of
4 Staff of the Department of Public
5 Property, and I'm here to testify in
6 favor of Bill No. 230361, authorizing
7 the Department of Public Property on
8 behalf of the City of Philadelphia to
9 enter into a sublease agreement with
10 the Philadelphia Municipal Authority
11 for office and storage space at
12 8716-20 Frankford Avenue.

13 The City of Philadelphia's
14 Community Life Improvement Program,
15 commonly referred to as CLIP, has
16 been located on the other side of
17 Frankford Avenue since 2003. With
18 CLIP's need for additional space, DPP
19 was pleased to learn there was an
20 opportunity to move CLIP across the
21 street into a largely and more modern
22 premise.

23 With City Council approval,
24 CLIP would receive a custom fit-out
25 that would serve as both office space

6/12/2023

1 and light storage space for the next
2 10 years. Because CLIP works with
3 residents, community groups and
4 businesses, moving across the street
5 makes this change in location very
6 easy for the public to continue to
7 find CLIP.

8 The increase to storage space
9 will allow CLIP to store additional
10 equipment to help improve
11 neighborhood clean-ups overall. The
12 Department of Public Property
13 supports this measure. And
14 accordingly, I respectfully ask that
15 City Council approve Bill No. 230361.
16 I'm requesting a suspension of all
17 rules so as to allow for first
18 reading at the next session of
19 Council. Thank you. Patrick and I
20 are here to answer any questions you
21 may have.

22 COUNCILWOMAN LOZADA: Thank
23 you.

24 Patrick, do you have anything
25 to add? I'm sorry. I should have

6/12/2023

1 asked you that before.

2 MR. LIVINGSTON: No. Tom said
3 it very well.

4 COUNCILWOMAN LOZADA: Okay.
5 Are there any questions or comments
6 from the members of this Committee
7 for this witness?

8 (No response.)

9 COUNCILWOMAN LOZADA: There
10 being none, thank you for your
11 testimony.

12 Mr. Clerk, will you please
13 read the title of Bill No. 230362.

14 THE CLERK: Bill No. 230362,
15 an ordinance authorizing the
16 Commissioner of Public Property on
17 behalf of the City of Philadelphia to
18 enter into a lease agreement with the
19 BAM RBC I LLC, for use by the City of
20 all or a portion of the premises
21 located at 2807-2817 Southampton
22 Road, all under certain terms and
23 conditions.

24 COUNCILWOMAN LOZADA: Thank
25 you. Will the Clerk please call the

6/12/2023

1 first witness to testify on this
2 bill.

3 THE CLERK: The witnesses will
4 be Mr. Thomas McDade and Mr. Patrick
5 Livingston.

6 COUNCILMAN THOMAS: Good
7 morning, Chairperson Lozada and
8 members of the Committee on Public
9 Property and Public Works. My name's
10 Thomas McDade. I am the Deputy Chief
11 of Staff of the Department of Public
12 Property. I'm here to testify in
13 favor of Bill No. 230362, authorizing
14 the Department of Public Property on
15 behalf of the City of Philadelphia to
16 enter into a lease agreement with BAM
17 RBC I LLC, for warehouse and office
18 space located at 2807-17 Southampton
19 Road.

20 The City of Philadelphia's
21 Office of Emergency Management has
22 been utilizing warehouse space at
23 2807-17 Southampton Road since 2014.
24 During the early stages of the
25 pandemic, the OEM warehouse became

6/12/2023

1 indispensable with the sudden influx
2 of FEMA PPE supplies the OEM was
3 tasked to receive. Currently DPP is
4 working with the landlord on a seven-
5 year lease extension that would allow
6 OEM to grow by roughly 13,000 square
7 feet.

8 Additional space is needed
9 because since the pandemic, OEM has
10 struggled to find room for new
11 equipment and supplies within their
12 current premises. The warehouse
13 remains vital to OEM and its
14 operations. Extending 2807-17
15 Southampton Road will allow OEM to
16 continue to ensure that the City of
17 Philadelphia is ready for any and all
18 possible emergencies.

19 The Department of Public
20 Property supports this measure. And
21 accordingly, I respectfully ask that
22 City Council approve Bill No. 230362.
23 I'm requesting a suspension of all
24 rules to allow for first reading at
25 the next session of Council. Thank

6/12/2023

1 you again. Patrick and I are here to
2 answer any questions you may have.

3 COUNCILWOMAN LOZADA:

4 Mr. Livingston, anything you'd like
5 to add?

6 MR. LIVINGSTON: No. Thank
7 you though.

8 COUNCILWOMAN LOZADA: Are
9 there any questions or comments from
10 the members of the Committee for this
11 witness?

12 (No response.)

13 COUNCILWOMAN LOZADA: There
14 being none, Mr. Clerk, will you
15 please read the title of Bill No.
16 230363.

17 THE CLERK: Bill No. 230363,
18 an ordinance authorizing the
19 Commissioner of Public Property on
20 behalf of the City of Philadelphia to
21 enter into a lease agreement with
22 Hope Plaza, Inc., for use by the City
23 of all or a portion of the premises
24 located at 2150 West Somerset Street,
25 under certain terms and conditions.

6/12/2023

1 COUNCILWOMAN LOZADA: Thank
2 you. Will the Clerk please call the
3 first witness we have to testify on
4 this bill.

5 THE CLERK: Mr. Thomas McDade
6 and Mr. Patrick Livingston.

7 MR. McDADE: Good morning,
8 Chairperson Lozada and members of the
9 Committee on Public Property and
10 Public Works. My name is Thomas
11 McDade and I'm the Deputy Chief of
12 Staff of the Department of Public
13 Property, and I'm here to testify in
14 favor of Bill No. 230363, authorizing
15 the Department of Public Property on
16 behalf of the City of Philadelphia to
17 enter into a lease agreement with
18 Hope Plaza, Inc. with office space
19 located at 2150 Somerset Street, also
20 known as Hope Plaza.

21 The City of Philadelphia's
22 Department of Revenue has operated a
23 Tax and Water Payment Center out of
24 Hope Plaza since 1987. The location
25 also doubles as a polling place twice

6/12/2023

1 a year during elections. DPP is
2 currently negotiating with its
3 landlord, otherwise known as
4 Deliverance Evangelistic Church, a
5 lease extension that would extend
6 this 36-year partnership another 10
7 years.

8 Before closing due to the
9 pandemic, the Tax and Water Payment
10 Center had been heavily utilized by
11 the general public and provided the
12 public with another option besides
13 traveling to Center City to make
14 payments at the MSB concourse level.
15 After decades of operations at Hope
16 Plaza, the Revenue Department
17 employees are eager to receive the
18 very much needed renovations and
19 reopen the payment center during the
20 upcoming fiscal year.

21 The Department of Public
22 Property supports this measure. And
23 accordingly, I'm respectfully asking
24 that City Council approve Bill No.
25 230363. I'm requesting a suspension

6/12/2023

1 of all rules so as to allow for first
2 reading at the next session of
3 Council. Thank you very much.

4 Patrick and I are here to answer any
5 questions that you may have.

6 COUNCILWOMAN LOZADA:

7 Mr. Livingston?

8 MR. LIVINGSTON: I have
9 nothing to add. Thank you,
10 Council -- or Chairperson.

11 COUNCILWOMAN LOZADA: Are
12 there any other questions from
13 members of this Committee for these
14 witnesses?

15 (No response.)

16 COUNCILWOMAN LOZADA: There
17 being none, will the Clerk please
18 read the title of Bill No. 230413.

19 THE CLERK: Bill No. 230413,
20 an ordinance authorizing the
21 Commissioner of Public Property on
22 behalf of the City of Philadelphia to
23 acquire fee simple title or a lesser
24 real estate interest in all or a
25 portion of a parcel or parcels of

6/12/2023

1 land containing approximately 23,595
2 square feet, located in and about the
3 area bounded by Market Street, 39th
4 Street, Ludlow Street and 40th
5 Street, under certain terms and
6 conditions.

7 COUNCILWOMAN LOZADA: Thank
8 you, Mr. Clerk. Please call the
9 first witness we have to testify on
10 this bill.

11 THE CLERK: That will be
12 Mr. Thomas McDade and Mr. Patrick
13 Livingston.

14 MR. McDADE: Good morning,
15 Chairperson Lozada and members of the
16 Committee on Public Property and
17 Public Works. My name's Thomas
18 McDade and I'm the Deputy Chief of
19 Staff at the Department of Public
20 Property, and I'm here to testify in
21 favor of Bill No. 230413, authorizing
22 the City to acquire a certain parcel
23 of land for the development of
24 affordable housing.

25 The '22 litigation was

6/12/2023

1 instigated in the District Court for
2 the Eastern District of Pennsylvania.
3 To resolve that litigation and in
4 furtherance of the City's desire to
5 create and preserve affordable
6 housing, the City has entered into an
7 agreement with IBID Associates. As
8 part of that agreement, the City will
9 receive a parcel of land containing
10 approximately 23,595 square feet in
11 the area bounded by Market Street,
12 39th Street, Ludlow Street and 40th
13 Street.

14 The Department of Public
15 Property fully supports this bill.
16 Accordingly, I respectfully request
17 that City Council approve Bill No.
18 230413. I'm requesting a suspension
19 of the rules so as to allow for the
20 first reading at the next session of
21 Council. Thank you. And again,
22 Patrick and I will be happy to answer
23 any questions you may have.

24 COUNCILWOMAN LOZADA: Are
25 there any questions or comments from

6/12/2023

1 the Committee for these witnesses?

2 (No response.)

3 COUNCILWOMAN LOZADA: There
4 being none, will the Clerk please
5 read the title of the bill for No.
6 230414.

7 THE CLERK: Bill No. 230414,
8 an ordinance authorizing the
9 Commissioner of Public Property on
10 behalf of the City of Philadelphia to
11 convey to the Commonwealth of
12 Pennsylvania, all or a portion of a
13 parcel or parcels of land in and
14 about the area bounded by Belmont
15 Avenue, Mantua Avenue, 42nd Street
16 and West Girard Avenue, under certain
17 terms and conditions.

18 COUNCILWOMAN LOZADA: Thank
19 you. Mr. Clerk, please call the
20 first witness we have to testify on
21 this bill.

22 THE CLERK: Mr. Thomas McDade
23 and Mr. Patrick Livingston.

24 MR. McDADE: Good morning,
25 Chairperson Lozada and members of the

6/12/2023

1 Committee on Public Property and
2 Public Works. My name's Thomas
3 McDade. I'm the Deputy Chief of
4 Staff of the Department of Public
5 Property. I'm here today to testify
6 in support of Bill No. 230414, an
7 ordinance authorizing the
8 Commissioner of Public Property on
9 behalf of the City of Philadelphia to
10 convey to the Commonwealth of
11 Pennsylvania all or a portion of a
12 parcel or parcels of land in and
13 about the area bounded by Belmont
14 Avenue, Mantua Avenue, 42nd Street
15 and West Girard Avenue, under certain
16 terms and conditions.

17 Specifically, an easement on a
18 small portion of the property is
19 located at 4305, 4307 and 4319 Mantua
20 Avenue will be sold to PennDOT to
21 allow for a drainage easement
22 required for the operation of the
23 Amtrak line that runs behind these
24 properties. Total square footage of
25 the area needed for the easements is

6/12/2023

1 133 square feet per parcel for each
2 of the three parcels.

3 The small square footage area
4 combined with the location of the
5 easements and the rear of the parcels
6 will allow for the parcel to continue
7 to be viable for resale or
8 development. The consideration for
9 the easements is \$1,928.50 per
10 parcel. All the terms represented by
11 PennDOT is part of a precondemnation
12 offer and have been reviewed and
13 found to be fair and reasonable. The
14 proceeds from the sale will be
15 deposited into the General Fund.

16 The Department of Public
17 Property supports this measure. And
18 accordingly, I respectfully ask that
19 City Council approve Bill No. 230414.
20 I'm requesting a suspension of the
21 rules so as to allow for first
22 reading at the next session of
23 Council. Thank you once again.
24 Patrick and I are here to answer any
25 questions you may have.

6/12/2023

1 COUNCILWOMAN LOZADA: Thank
2 you for your testimony.

3 Are there any questions or
4 comments from members of this
5 Committee for this witness?

6 (No response.)

7 COUNCILWOMAN LOZADA: There
8 being none, Mr. Clerk, are there any
9 more witnesses to testify on this
10 bill?

11 THE CLERK: No further
12 witnesses.

13 COUNCILWOMAN LOZADA: There
14 being no further witnesses to testify
15 on this bill, I will ask if there is
16 anyone else present that wishes to
17 testify on any bills before this
18 Committee today?

19 (No response.)

20 COUNCILWOMAN LOZADA: Hearing
21 none, I want to thank all of the
22 panels and witnesses for
23 participating today. We value your
24 opinion, and I now invite all panels
25 and witnesses to please disconnect

6/12/2023

1 from the meeting before we go into
2 our public meeting. We will now
3 pause the proceedings briefly as
4 multiple participants leave the
5 hearing. Thank you.

6 Thank you for your patience.
7 We will now convene the public
8 meeting.

9 Mr. Clerk, will you please
10 call the roll to take attendance.
11 Members that are in attendance,
12 please indicate that you are present
13 when you hear your name called.
14 Also, please say a few brief words
15 when responding so that your image
16 will be displayed on the screen when
17 you speak. Mr. Clerk.

18 THE CLERK: Chair Quetcy
19 Lozada.

20 COUNCILWOMAN LOZADA: Present.

21 THE CLERK: Vice-Chair Mark
22 Squilla.

23 COUNCILMAN SQUILLA: Good
24 morning, Madam Chair and colleagues.
25 Present.

6/12/2023

1 THE CLERK: Councilmember
2 Jamie Gauthier.

3 COUNCILWOMAN GAUTHIER:
4 Present.

5 THE CLERK: Councilmember
6 Michael Driscoll.

7 COUNCILMAN DRISCOLL: Good
8 morning, Madam Chair. I'm present.

9 THE CLERK: Councilmember Jim
10 Harrity.

11 COUNCILMAN HARRITY: I am
12 present.

13 THE CLERK: Councilmember
14 Sharon Vaughn.

15 COUNCILWOMAN VAUGHN: Good
16 morning, everyone. I am present.

17 COUNCILWOMAN LOZADA: Thank
18 you all. We will now go into our
19 public meeting.

20 The Chair recognizes
21 Councilmember Mike -- or Mark Squilla
22 for a motion on Bill No. 230354.

23 COUNCILMAN SQUILLA: Thank
24 you, Madam Chair.

25 I move that Bill No. 230354 be

6/12/2023

1 reported from this Committee with a
2 favorable recommendation and further
3 move that the rules of Council be
4 suspended as to permit the first
5 reading of this bill at the next
6 session of Council.

7 COUNCILWOMAN VAUGHN: Second.

8 COUNCILWOMAN LOZADA: The
9 Chair notes for the record that
10 Councilmember Vaughn seconds the
11 motion. It has been moved and
12 properly seconded that Bill No.
13 230354 be reported from this
14 Committee with a favorable
15 recommendation and further move that
16 the rules of this Council be
17 suspended to permit first reading of
18 this bill at the next session of
19 Council.

20 All those in favor of the
21 motion will signify by saying aye.

22 (Aye.)

23 COUNCILWOMAN LOZADA: Those
24 opposed?

25 (No response.)

6/12/2023

1 COUNCILWOMAN LOZADA: The ayes
2 have it and the motion carries.

3 The Chair recognizes Mark
4 Squilla for a motion on Bill No.
5 230355.

6 COUNCILMAN SQUILLA: Thank
7 you, Madam Chair.

8 I move that Bill No. 230355 be
9 reported from this Committee with a
10 favorable recommendation and further
11 move that the rules of Council be
12 suspended as to permit the first
13 reading of this bill at the next
14 session of Council.

15 COUNCILWOMAN VAUGHN: Second.

16 COUNCILWOMAN LOZADA: The
17 Chair recognizes that the motion has
18 been seconded by Councilmember
19 Vaughn. It has been moved and
20 properly seconded that Bill No.
21 230355 be reported from this
22 Committee with a favorable
23 recommendation and further move that
24 the rules of Council be suspended to
25 permit first reading of this bill at

6/12/2023

1 the next Council session.

2 All those in favor of the
3 motion will signify by saying aye.

4 (Aye.)

5 COUNCILMAN SQUILLA: Those
6 opposed?

7 (No response.)

8 COUNCILWOMAN LOZADA: The ayes
9 have it and the motion carries.

10 The Chair recognizes
11 Councilmember Mark Squilla for a
12 motion on Bill No. 230357.

13 COUNCILMAN SQUILLA: Thank
14 you, Madam Chair.

15 I move that Bill No. 230357 be
16 reported from this Committee with a
17 favorable recommendation and further
18 move that the rules of Council be
19 suspended as to permit the first
20 reading of this bill at the next
21 session of Council.

22 COUNCILWOMAN VAUGHN: Second.

23 COUNCILWOMAN LOZADA: It has
24 been moved -- or it has been seconded
25 by Councilmember Sharon Vaughn that

6/12/2023

1 Bill No. 230357 be reported from this
2 Committee with a favorable
3 recommendation and further move that
4 the rules of Council be suspended to
5 permit first reading of this bill at
6 the next Council session.

7 All those in favor please
8 signify by saying aye.

9 (Aye.)

10 COUNCILWOMAN LOZADA: Those
11 opposed?

12 (No response.)

13 COUNCILWOMAN LOZADA: The ayes
14 have it and the motion carries.

15 The Chair recognizes
16 Councilmember Mark Squilla for a
17 motion on Bill No. 230360.

18 COUNCILMAN SQUILLA: Thank
19 you, Madam Chair.

20 I move that Bill No. 230360 be
21 reported from this Committee with a
22 favorable recommendation and further
23 move that the rules of Council be
24 suspended as to permit the first
25 reading of this bill at the next

6/12/2023

1 session of Council.

2 COUNCILWOMAN VAUGHN: Second.

3 COUNCILWOMAN LOZADA: The
4 Chair recognizes for the record that
5 Councilmember Sharon Vaughn seconds
6 the motion.

7 It has been moved and properly
8 seconded that Bill No. 230360 be
9 reported from this Committee with a
10 favorable recommendation and further
11 move that the rules of Council be
12 suspended to permit first reading of
13 this bill at the next Council
14 session.

15 All those in favor please
16 signify by saying aye.

17 (Aye.)

18 COUNCILWOMAN LOZADA: Those
19 opposed?

20 (No response.)

21 COUNCILWOMAN LOZADA: The ayes
22 have it and the motion carries.

23 The Chair recognizes
24 Councilmember Mark Squilla for a
25 motion on Bill No. 230361.

6/12/2023

1 COUNCILMAN SQUILLA: Thank
2 you, Madam Chair.

3 I move that Bill No. 230361 be
4 reported from this Committee with a
5 favorable recommendation and further
6 move that the rules of Council be
7 suspended as to permit the first
8 reading of this bill at the next
9 session of Council.

10 COUNCILWOMAN VAUGHN: Second.

11 COUNCILWOMAN LOZADA: The
12 Chair notes for the record that
13 Councilmember Sharon Vaughn seconds
14 the motion. It has been moved and
15 properly seconded that Bill No.
16 230361 be reported from this
17 Committee with a favorable
18 recommendation and further move that
19 the rules of Council be suspended to
20 permit first reading of this bill at
21 the next session of Council.

22 All those in favor will
23 signify by saying aye.

24 (Aye.)

25 COUNCILWOMAN LOZADA: Those

6/12/2023

1 opposed?

2 (No response.)

3 COUNCILWOMAN LOZADA: The ayes
4 have it and the motion carries.

5 The Chair recognizes
6 Councilmember Mark Squilla for a
7 motion on Bill No. 230362.

8 COUNCILMAN SQUILLA: Thank
9 you, Madam Chair.

10 I move that Bill No. 230362 be
11 reported from this Committee with a
12 favorable recommendation and further
13 move that the rules of Council be
14 suspended as to permit the first
15 reading of this bill at the next
16 session of Council.

17 COUNCILWOMAN VAUGHN: Second.

18 COUNCILWOMAN LOZADA: The
19 Chair notes for the record that
20 Councilmember Vaughn seconds the
21 motion, and it has been moved and
22 properly seconded that Bill No.
23 230362 be reported from this
24 Committee with a favorable
25 recommendation and further move that

6/12/2023

1 the rules of Council be suspended to
2 permit the first reading of this bill
3 at the next Council session.

4 All those in favor signify by
5 saying aye.

6 (Aye.)

7 COUNCILWOMAN LOZADA: Those
8 opposed?

9 (No response.)

10 COUNCILWOMAN LOZADA: The ayes
11 have it. The motion carries.

12 The Chair recognizes
13 Councilmember Mark Squilla for a
14 motion on Bill No. 230363.

15 COUNCILMAN SQUILLA: Thank
16 you, Madam Chair.

17 I move that Bill No. 230363 be
18 reported from this Committee with a
19 favorable recommendation and further
20 move that the rules of Council be
21 suspended as to permit the first
22 reading of this bill.

23 COUNCILWOMAN VAUGHN: Second.

24 COUNCILWOMAN LOZADA: The
25 Chair notes for the record that

6/12/2023

1 Councilmember Sharon Vaughn seconds
2 the motion. It has been moved and
3 properly seconded that Bill No.
4 230363 be reported from this
5 Committee with a favorable
6 recommendation and further move that
7 the rules of Council be suspended to
8 permit first reading of this bill at
9 the next Council session.

10 All those in favor please
11 signify by saying aye.

12 (Aye.)

13 COUNCILWOMAN LOZADA: Those
14 opposed?

15 (No response.)

16 COUNCILWOMAN LOZADA: The ayes
17 have it. The motion carries.

18 The Chair recognizes
19 Councilmember Mark Squilla for a
20 motion on Bill No. 230413.

21 COUNCILMAN SQUILLA: Thank
22 you, Madam Chair.

23 I move that Bill No. 230413 be
24 reported from this Committee with a
25 favorable recommendation and further

6/12/2023

1 move that the rules of Council be
2 suspended as to permit the first
3 reading of this bill at the next
4 session of Council.

5 COUNCILWOMAN VAUGHN: Second.

6 COUNCILWOMAN LOZADA: The
7 Chair notes for the record that
8 Councilmember Sharon Vaughn seconds
9 the motion. It has been moved and
10 properly seconded that Bill No.
11 230413 be reported from this
12 Committee with a favorable
13 recommendation and further move that
14 the rules of Council be suspended to
15 permit first reading of this bill at
16 the next Council session.

17 All those in favor will
18 signify by saying aye.

19 (Aye.)

20 COUNCILWOMAN LOZADA: Those
21 opposed?

22 (No response.)

23 COUNCILWOMAN LOZADA: The ayes
24 have it. The motion carries.

25 The Chair recognizes

6/12/2023

1 Councilmember Mark Squilla for a
2 motion on Bill No. 230414.

3 COUNCILMAN SQUILLA: Thank
4 you, Madam Chair.

5 I move that Bill No. 230414 be
6 reported from this Committee with a
7 favorable recommendation and further
8 move that the rules of Council be
9 suspended as to permit the first
10 reading of this bill at the next
11 session of Council.

12 COUNCILWOMAN VAUGHN: Second.

13 COUNCILWOMAN LOZADA: The
14 Chair notes for the record that
15 Councilmember Sharon Vaughn seconds
16 the motion. It has been moved and
17 properly seconded that Bill No.
18 230414 be reported from this
19 Committee with a favorable
20 recommendation and further move that
21 the rules of Council be suspended to
22 permit first reading of this bill at
23 the next Council session.

24 All those in favor please
25 signify by saying aye.

6/12/2023

1 (Aye.)

2 COUNCILWOMAN LOZADA: Those

3 opposed?

4 (No response.)

5 COUNCILWOMAN LOZADA: The ayes

6 have it. The motion carries.

7 This concludes the business of

8 the Committee of the Public Works and

9 Public Property for today. Thank you

10 all very much for your attendance and

11 your participation. Have a great

12 day.

13 (Committee on Public Property

14 and Public Works concluded at

15 10:55 a.m.)

16

17

18

19

20

21

22

23

24

25

6/12/2023

1 C E R T I F I C A T I O N

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

I, hereby certify that the
proceedings and evidence noted are
contained fully and accurately in the
stenographic notes taken by me in the
foregoing matter, and this is a correct
transcript of the same.

TANEHA CARROLL
Court Reporter - Notary Public

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

6/12/2023

<u>WORD</u> <u>INDEX</u>					
< \$ >	23:13 24:22	add 21:25	25 33:3	23:15 25:20	businesses
\$1,928.50 33:9	43:7, 10, 23	25:5 28:9	areas 7:23	26:16 28:22	14:10 21:4
< 1 >	230363 1:1	additional	asked 22:1	31:10 32:9	< C >
10 21:2 27:6	4:18 25:16, 17	20:18 21:9	asking 27:23	Belmont 31:14	call 2:24 6:6,
10:00 1:1	26:14 27:25	24:8	Associates	32:13	10 8:19 9:3,
10:55 48:15	44:14, 17 45:4	Additionally	9:12 10:10	bicycles 14:20	17 12:4, 23
12 1:1	230413 1:1	5:6	30:7	Bill 4:17 5:18,	15:12 16:10
1234 7:6	4:19 28:18, 19	advance 13:25	attendance	19 6:8, 19 8:2,	19:1, 18 22:25
12th 2:6	29:21 30:18	advantage 7:11	2:24 3:1	20, 25 9:4, 6,	26:2 29:8
13,000 24:6	45:20, 23	affordable	35:10, 11	19 10:5, 13	31:19 35:10
133 33:1	46:11	29:24 30:5	48:10	11:13 12:6, 12,	called 3:3
15 11:8	230414 1:1	aging 17:24	Authority	13, 25 13:11	4:12 35:13
1617 6:2 7:1	4:19 31:6, 7	agreement	10:18 19:12	14:25 15:14,	capabilities
16-202 18:2	32:6 33:19	5:22 6:22 7:6	20:10	16, 21, 22	17:18
190892 10:13	47:2, 5, 18	9:10 10:8	authorizing	16:12, 22	carries 38:2
1952 12:20	2807-17 23:18,	12:17 13:14	5:20 6:19 9:7	18:10 19:6, 7,	39:9 40:14
13:16	23 24:14	19:11 20:9	10:5, 14 12:14	20 20:6 21:15	41:22 43:4
1960 11:2	2807-2817	22:18 23:16	13:11 15:23	22:13, 14 23:2,	44:11 45:17
1974 14:2	22:21	25:21 26:17	16:23 19:8	13 24:22	46:24 48:6
1987 26:24	< 3 >	30:7, 8	20:6 22:15	25:15, 17 26:4,	CARROLL
< 2 >	3001 17:4, 8	Air 10:25	23:13 25:18	14 27:24	49:14
2003 20:17	301 11:1	Allegheny	26:14 28:20	28:18, 19	Castor 16:5
2014 23:23	321 11:1	12:20 13:16	29:21 31:8	29:10, 21	17:5, 8
2021 13:17	36-year 27:6	14:12	32:7	30:15, 17 31:5,	Center 7:3, 9,
2023 1:1	39th 29:3	allow 5:12	available 5:11	7, 21 32:6	17 26:23
2030 7:14	30:12	8:4 11:15	Avenue 9:14	33:19 34:10,	27:10, 13, 19
2150 25:24	< 4 >	15:2 18:12	10:11 11:2, 4	15 36:22, 25	CEO 7:10, 13,
26:19	400 10:23	21:9, 17 24:5,	12:20 13:16	37:5, 12, 18	18
22 29:25	40th 29:4	15, 24 28:1	14:12, 13, 16	38:4, 8, 13, 20,	certain 6:3
23,595 29:1	30:12	30:19 32:21	16:5 17:5, 8	25 39:12, 15,	9:15 12:21
30:10	42nd 31:15	33:6, 21	19:14 20:12,	20 40:1, 5, 17,	16:7 19:16
230354 1:1	32:14	allowed 7:10	17 31:15, 16	20, 25 41:8, 13,	22:22 25:25
4:17 5:18, 19	4305 32:19	AMS 11:5	32:14, 15, 20	25 42:3, 8, 15,	29:5, 22 31:16
6:19 8:2	4307 32:19	Amtrak 32:23	aware 4:24	20 43:7, 10, 15,	32:15
36:22, 25	4319 32:19	and/or 49:15	aye 37:21, 22	22 44:2, 14, 17,	certification
37:13	< 7 >	announcement	39:3, 4 40:8, 9	22 45:3, 8, 20,	49:15
230355 1:1	7801 9:14	2:9	41:16, 17	23 46:3, 10, 15	certify 49:1
4:17 9:5, 6	10:11 11:4	answer 8:7	42:23, 24 44:5,	47:2, 5, 10, 17,	certifying
10:5 11:13	< 8 >	11:18 15:5	6 45:11, 12	22	49:15
38:5, 8, 21	8716-20 19:14	18:14 21:20	46:18, 19	BILLS 1:1	CHAIR 1:1
230357 1:1	20:12	25:2 28:4	47:25 48:1	34:17	3:7, 13, 18, 23
4:17 12:12, 13	< 9 >	30:22 33:24	ayes 38:1	Boulevard 6:3	8:22 12:8
13:11 15:1	9th 14:5	apply 49:15	39:8 40:13	7:2	15:17 16:13
39:12, 15 40:1	< A >	appraisal 18:5	41:21 43:3	bounded 16:4	35:18, 24 36:8,
230360 1:1	a.m 1:1 48:15	approval	44:10 45:16	29:3 30:11	20, 24 37:9
4:18 15:21, 22	accurately	10:12 20:23	46:23 48:5	31:14 32:13	38:3, 7, 17
16:23 18:10	49:1	approve 8:2	< B >	brand 7:21	39:10, 14
40:17, 20 41:8	acquire 16:1	11:13 18:10	BAM 22:19	11:7	40:15, 19 41:4,
230361 1:1	17:1 28:23	21:15 24:22	23:16	brief 35:14	23 42:2, 12
4:18 19:6, 7	29:22	27:24 30:17	bathrooms	briefly 35:3	43:5, 9, 19
20:6 21:15	acquisition	33:19	7:21	Broad 10:23	44:12, 16, 25
41:25 42:3, 16	17:19	approved 7:12	began 10:21	building 7:19	45:18, 22 46:7,
230362 1:1	Act 5:14	approves 14:25	behalf 6:21	11:2 14:18	25 47:4, 14
4:18 22:13, 14	action 13:24	approximately	9:9 10:7, 16	building's 7:23	Chairperson
		29:1 30:10	12:16 13:13	built 11:2	6:13 9:24
		area 16:4	15:25 16:25	business 6:24	13:5 16:17
		29:3 30:11	17:6 19:10	9:11 10:9	19:25 23:7
		31:14 32:13,	20:8 22:17	48:7	

6/12/2023

26:8 28:10 29:15 31:25 change 18:1 21:5 Charter 18:3 chat 5:10, 15 Chief 6:16 10:2 13:8 16:20 18:4 20:3 23:10 26:11 29:18 32:3 Church 27:4 CITY 1:1 2:9 5:25 6:21 7:9, 12 8:2 9:9, 12 10:7, 12, 16 11:13 12:16, 19 13:13 14:25 15:25 16:25 18:9 19:10, 13 20:8, 13, 23 21:15 22:17, 19 23:15, 20 24:16, 22 25:20, 22 26:16, 21 27:13, 24 28:22 29:22 30:6, 8, 17 31:10 32:9 33:19 City's 30:4 Class 7:13 clean-ups 21:11 Clerk 2:23 3:7, 10, 15, 20 4:1, 5 5:17, 19 6:6, 9 8:18, 21 9:1, 3, 6, 17, 20 12:4, 7, 11, 13, 23 13:1 15:12, 15, 19, 22 16:10, 13 18:4, 25 19:2, 5, 7, 18, 21 22:12, 14, 25 23:3 25:14, 17 26:2, 5 28:17, 19 29:8, 11 31:4, 7, 19, 22 34:8, 11 35:9, 17, 18, 21 36:1, 5, 9, 13 climate 17:25	CLIP 20:15, 20, 24 21:2, 7, 9 CLIP's 20:18 closing 27:8 co-generation 17:17 colleagues 3:13, 18 35:24 combined 33:4 come 2:22 comments 5:8 8:12 11:23 15:9 18:19 22:5 25:9 30:25 34:4 Commissioner 5:21 9:8 10:15 12:15 15:24 19:9 22:16 25:19 28:21 31:9 32:8 COMMITTEE 1:1 2:4 4:10, 14 6:14 8:13 9:25 11:23 13:6 16:18 18:20 20:1 22:6 23:8 25:10 26:9 28:13 29:16 31:1 32:1 34:5, 18 37:1, 14 38:9, 22 39:16 40:2, 21 41:9 42:4, 17 43:11, 24 44:18 45:5, 24 46:12 47:6, 19 48:8, 13 Committees 2:10, 16 common 7:23 commonly 20:15 Commonwealth 31:11 32:10 Community 7:4 13:23 14:8 20:14 21:3 competing 17:24 Complex 9:11 10:9 comply 5:14	concluded 48:14 concludes 48:7 concourse 27:14 conditions 6:4 9:15 12:21 16:7 19:16 22:23 25:25 29:6 31:17 32:16 consenting 5:4 consideration 33:8 contained 49:1 containing 29:1 30:9 continue 21:6 24:16 33:6 continuing 5:3 Control 17:10, 11 49:15 Convalescents 5:23 6:24 convene 35:7 convey 10:16 31:11 32:10 conveyance 17:22 Corporation 12:18 13:15, 23 correct 49:1 corridor 14:17, 19 corridors 7:20 COUNCIL 1:1 2:9, 16 7:13 8:2, 6 11:13, 17 14:25 15:4 18:4, 9, 13 20:23 21:15, 19 24:22, 25 27:24 28:3, 10 30:17, 21 33:19, 23 37:3, 6, 16, 19 38:11, 14, 24 39:1, 18, 21 40:4, 6, 23 41:1, 11, 13 42:6, 9, 19, 21 43:13, 16 44:1, 3, 20 45:7, 9 46:1, 4, 14, 16 47:8, 11, 21, 23 COUNCILMA N 1:1 3:12, 22 4:3 13:4	23:6 35:23 36:7, 11, 23 38:6 39:5, 13 40:18 42:1 43:8 44:15 45:21 47:3 Councilmember 3:15, 20 4:1, 5 36:1, 5, 9, 13, 21 37:10 38:18 39:11, 25 40:16 41:5, 24 42:13 43:6, 20 44:13 45:1, 19 46:8 47:1, 15 Council's 10:12 COUNCILWO MAN 1:1 2:2 3:9, 17, 24 4:7, 9 6:5 8:9, 15, 23 9:2, 16 11:20 12:1, 9, 22 15:6, 11, 18 16:8 18:16, 22 19:4, 17 21:22 22:4, 9, 24 25:3, 8, 13 26:1 28:6, 11, 16 29:7 30:24 31:3, 18 34:1, 7, 13, 20 35:20 36:3, 15, 17 37:7, 8, 23 38:1, 15, 16 39:8, 22, 23 40:10, 13 41:2, 3, 18, 21 42:10, 11, 25 43:3, 17, 18 44:7, 10, 23, 24 45:13, 16 46:5, 6, 20, 23 47:12, 13 48:2, 5 Court 30:1 49:15 create 30:5 current 7:11 17:15 24:12 currently 2:10 24:3 27:2 custom 20:24 custom-built 11:7 < D > d/b/a 5:24	Daily 2:18 14:19 day 48:12 decades 11:3 27:15 Delaware 16:6 Deliverance 27:4 Department 6:17, 20 7:24 10:3, 6, 20 11:10 13:9, 12, 19 14:22 16:21, 24 17:7 18:6 20:4, 7 21:12 23:11, 14 24:19 26:12, 15, 22 27:16, 21 29:19 30:14 32:4 33:16 deposited 33:15 Deputy 6:16 10:2 13:8 16:20 20:3 23:10 26:11 29:18 32:3 designed 14:6 desire 30:4 Development 10:19 29:23 33:8 direct 49:15 directly 7:16 disconnect 34:25 discount 7:15 displayed 3:5 35:16 disruption 7:9 District 13:20 14:10 30:1, 2 District's 14:15 doing 6:24 doubles 26:25 DPP 7:10 10:19 13:17 17:7 20:18 24:3 27:1 drainage 32:21 DRISCOLL 1:1 3:21, 22 36:6, 7 due 17:23 27:8 < E >	eager 27:17 early 23:24 easement 32:17, 21 easements 32:25 33:5, 9 East 12:20 13:16 Eastern 30:2 easy 21:6 EHS 11:4 elections 27:1 elevators 7:22 emergencies 24:18 Emergency 23:21 employees 10:22 11:6 27:17 Empowerment 7:5 enjoy 11:6 ensure 24:16 enter 5:22 6:22 9:10 10:8 12:17 13:14 19:11 20:9 22:18 23:16 25:21 26:17 entered 30:6 Environmental 10:24 equipment 21:10 24:11 equity 13:25 Essington 9:14 10:11 11:4 estate 16:2 17:2 18:6 28:24 Evangelistic 27:4 evidence 49:1 Examiner's 10:17 expansion 17:9, 19, 22 expectation 5:2 expired 7:8 extend 27:5 Extending 24:14 extension 24:5 27:5
--	--	--	--	---	---

6/12/2023

< F > fair 33:13 favor 6:19 10:5 13:11 16:22 20:6 23:13 26:14 29:21 37:20 39:2 40:7 41:15 42:22 44:4 45:10 46:17 47:24 favorable 37:2, 14 38:10, 22 39:17 40:2, 22 41:10 42:5, 17 43:12, 24 44:19 45:5, 25 46:12 47:7, 19 feature 5:11, 15 February 7:14 fee 16:1 17:1 28:23 feet 24:7 29:2 30:10 33:1 FEMA 24:2 field 17:21 filed 18:3 find 13:18 21:7 24:10 first 6:7 8:4 9:18 11:15 12:24 15:2 16:11 18:12 19:19 21:17 23:1 24:24 26:3 28:1 29:9 30:20 31:20 33:21 37:4, 17 38:12, 25 39:19 40:5, 24 41:12 42:7, 20 43:14 44:2, 21 45:8 46:2, 15 47:9, 22 fiscal 27:20 fit-out 20:24 flow 17:16 focus 13:24 14:15 following 2:8 foot 14:21 footage 32:24 33:3 foregoing 49:1, 15 former 10:17 found 2:20 33:13	Frankford 14:13 19:14 20:12, 17 fully 30:15 49:1 Fund 33:15 further 12:8 15:16 19:3 34:11, 14 37:2, 15 38:10, 23 39:17 40:3, 22 41:10 42:5, 18 43:12, 25 44:19 45:6, 25 46:13 47:7, 20 furtherance 30:4 future 17:9, 20 < G > GAUTHIER 1:1 3:16, 17 36:2, 3 general 27:11 33:15 Girard 31:16 32:15 give 11:4 go 35:1 36:18 Good 2:2 3:12, 17, 24 4:3, 7 6:12 9:23 13:4 16:16 19:24 23:6 26:7 29:14 31:24 35:23 36:7, 15 great 48:11 groups 21:3 grow 24:6 < H > happy 8:7 11:18 15:4 18:14 30:22 HARRITY 1:1 4:2, 3 36:10, 11 Health 5:25 7:1 10:21, 24 Healthy 11:5 hear 3:2 4:16, 20 35:13 hearing 2:8, 17, 20 4:11, 13, 16, 24, 25 34:20 35:5 hearings 2:12, 33:13	15 heavily 27:10 help 21:10 helping 13:25 high 17:16 Home 18:3 Homes 11:5 Hope 25:22 26:18, 20, 24 27:15 Hospital 5:23, 24 6:23, 25 hour 2:22 house 17:21 housing 29:24 30:6 < I > IBID 30:7 image 3:5 35:15 Impact 12:18 13:15, 22 improve 21:10 Improvement 20:14 included 2:16 increase 21:8 independent 18:5 indicate 3:1 35:12 indispensable 24:1 Industrial 10:19 influx 24:1 infrastructure 17:24 Innerport 9:11 10:9 Inquirer 2:18 instigated 30:1 Instructions 2:13 Intelligencer 2:19 interest 16:2 17:2 28:24 internally 14:3 invite 34:24 invited 4:22 its 24:13 27:2 < J > JAMIE 1:1 3:16 36:2 Jefferson 5:25 6:25	JIM 1:1 4:1 36:9 John 6:2 7:1 joining 2:3 June 1:1 2:6 < K > Kennedy 6:2 7:2 Kensington 13:21 14:1, 7, 16 known 7:2 17:4 26:20 27:3 < L > L.P 9:12 10:10 land 16:3 17:3 29:1, 23 30:9 31:13 32:12 landlord 24:4 27:3 largely 20:21 Lead 11:5 learn 20:19 lease 9:10 10:8 11:3 12:17 13:14 22:18 23:16 24:5 25:21 26:17 27:5 leave 35:4 Legal 2:19 lesser 16:1 17:1 28:23 level 27:14 Lewis 16:5 Life 20:14 light 21:1 line 32:23 litigation 29:25 30:3 Livingston 6:11 9:22 13:3 16:15 19:23 22:2 23:5 25:4, 6 26:6 28:7, 8 29:13 31:23 LLC 22:19 23:17 lobby 7:21 located 6:2 7:16 9:14 11:1 12:19 14:5 16:3	17:4 19:14 20:16 22:21 23:18 25:24 26:19 29:2 32:19 location 1:1 7:18 21:5 26:24 33:4 long 11:9 17:23 LOZADA 1:1 2:2 3:8, 9, 24 4:9 6:5, 13 8:9, 15, 23 9:2, 16, 24 11:20 12:1, 9, 22 13:5 15:6, 11, 18 16:8, 17 18:16, 22 19:4, 17, 25 21:22 22:4, 9, 24 23:7 25:3, 8, 13 26:1, 8 28:6, 11, 16 29:7, 15 30:24 31:3, 18, 25 34:1, 7, 13, 20 35:19, 20 36:17 37:8, 23 38:1, 16 39:8, 23 40:10, 13 41:3, 18, 21 42:11, 25 43:3, 18 44:7, 10, 24 45:13, 16 46:6, 20, 23 47:13 48:2, 5 Ludlow 29:4 30:12 < M > Madam 3:7, 13, 18, 23 8:21 12:8 15:17 16:13 35:24 36:8, 24 38:7 39:14 40:19 42:2 43:9 44:16 45:22 47:4 Magee 5:23, 24 6:23, 24 main 7:21 Management 10:25 17:16 23:21 Mantua 31:15 32:14, 19	MARK 1:1 3:10 35:21 36:21 38:3 39:11 40:16 41:24 43:6 44:13 45:19 47:1 Market 7:6, 10, 12 29:3 30:11 matter 49:1 McDade 6:10, 12, 16 8:10 9:21, 23 10:2 11:21 12:3 13:2, 8 15:7 16:14, 16, 20 18:17 19:22, 24 20:3 23:4, 10 26:5, 7, 11 29:12, 14, 18 31:22, 24 32:3 McPherson 14:18 means 49:15 measure 7:25 11:11 14:23 18:8 21:13 24:20 27:22 33:17 Medical 10:17 meeting 2:10 4:23 5:4 35:1, 2, 8 36:19 Members 2:25 5:7, 12 6:13 8:12 9:24 11:23 13:6 16:17 18:19 19:25 22:6 23:8 25:10 26:8 28:13 29:15 31:25 34:4 35:11 Memorial 6:23 MICHAEL 1:1 3:21 36:6 Microsoft 2:11 5:11 Microsoft® 1:1 Mike 36:21 mini 14:4 modern 11:8 20:21 Monday 1:1 2:5 morning 2:3 3:13, 18, 22, 25
---	---	---	--	---	---

6/12/2023

4:4, 8 6:12 9:23 13:5 16:16 19:24 23:7 26:7 29:14 31:24 35:24 36:8, 16 motion 36:22 37:11, 21 38:2, 4, 17 39:3, 9, 12 40:14, 17 41:6, 22, 25 42:14 43:4, 7, 21 44:11, 14 45:2, 17, 20 46:9, 24 47:2, 16 48:6 move 10:23 11:8 20:20 36:25 37:3, 15 38:8, 11, 23 39:15, 18 40:3, 20, 23 41:11 42:3, 6, 18 43:10, 13, 25 44:17, 20 45:6, 23 46:1, 13 47:5, 8, 20 moved 37:11 38:19 39:24 41:7 42:14 43:21 45:2 46:9 47:16 moving 21:4 MSB 27:14 multiple 35:4 Municipal 19:12 20:10 < N > name 3:2 6:15 10:1 13:7 26:10 35:13 name's 16:19 20:2 23:9 29:17 32:2 near 7:19 need 20:18 needed 24:8 27:18 32:25 negotiating 27:2 neighborhood 21:11 new 7:21, 22 11:3, 7 13:18 14:4, 9, 14 24:10 News 2:18	nonprofit 13:23 North 10:23 16:6 17:13 Northeast 17:9, 11, 13 Northwest 17:14 Nos 4:17 Notary 49:15 note 2:21 5:9 noted 49:1 notes 37:9 42:12 43:19 44:25 46:7 47:14 49:1 notices 2:17 < O > OEM 23:25 24:2, 6, 9, 13, 15 offer 2:14 33:12 offers 7:20 office 7:1, 4, 9, 14 10:10, 17 20:11, 25 23:17, 21 26:18 officers 14:20 Okay 22:4 once 33:23 operated 26:22 operation 32:22 operations 24:14 27:15 opinion 34:24 Opportunity 7:5 11:6 13:21 20:20 opposed 37:24 39:6 40:11 41:19 43:1 44:8 45:14 46:21 48:3 option 27:12 order 4:12 5:13 ordinance 5:20 9:7 10:14 12:14 15:23 19:8 22:15 25:18 28:20 31:8 32:7 organization	13:24 overall 21:11 overdue 11:9 < P > pandemic 23:25 24:9 27:9 pandemic's 7:8 panels 34:22, 24 parcel 16:3 28:25 29:22 30:9 31:13 32:12 33:1, 6, 10 parcels 28:25 31:13 32:12 33:2, 5 part 8:22 17:23 30:8 33:11 participants 5:1 35:4 participating 34:23 participation 48:11 partner 13:22 partnership 27:6 parts 17:13 patience 35:6 Patrick 6:11 9:22 13:2 16:15 18:14 19:22 21:19, 24 23:4 25:1 26:6 28:4 29:12 30:22 31:23 33:24 patrolled 14:20 patrolling 14:16 pause 35:3 Payment 26:23 27:9, 19 payments 27:14 PDPH 10:22 PDPH's 10:24 Penn 7:3, 17 PennDOT 32:20 33:11 Pennsylvania 19:15 30:2 31:12 32:11 permit 37:4, 17 38:12, 25	39:19 40:5, 24 41:12 42:7, 20 43:14 44:2, 21 45:8 46:2, 15 47:9, 22 PHILADELPH IA 1:1 6:21 9:9 10:7, 18, 20 12:16 13:13, 19 14:1 15:25 16:25 17:6, 14 19:10, 12, 15 20:8, 10 22:17 23:15 24:17 25:20 26:16 28:22 31:10 32:9 Philadelphia's 20:13 23:20 26:21 PHLCouncil.co m 2:21 place 26:25 plan 17:23 Plant 17:10, 12, 16, 19, 22 Plaza 25:22 26:18, 20, 24 27:16 please 2:23 3:1, 3 5:17 6:6 8:18 9:3, 4, 17 12:4, 11, 23 15:12, 20 16:10 18:25 19:5, 18 22:12, 25 25:15 26:2 28:17 29:8 31:4, 19 34:25 35:9, 12, 14 40:7 41:15 45:10 47:24 pleased 20:19 Police 13:19 14:6 polling 26:25 Pollution 17:10, 11 portion 6:1 9:13 16:3 17:3 22:20 25:23 28:25 31:12 32:11, 18 possible 2:13 24:18 PPD 13:19 14:4, 9, 14 PPE 24:2	precondemnati on 33:11 preferred 7:18 premise 20:22 premises 6:1 9:13 12:19 19:13 22:20 24:12 25:23 presence 14:7 PRESENT 1:1 3:2, 9, 14, 19, 23 4:4, 11 34:16 35:12, 20, 25 36:4, 8, 12, 16 preserve 30:5 previous 7:6 primary 14:15 prior 2:19 5:6 privacy 5:3 proceedings 35:3 49:1 proceeds 33:14 Program 11:5 20:14 properly 37:12 38:20 41:7 42:15 43:22 45:3 46:10 47:17 properties 32:24 PROPERTY 1:1 2:4 4:14 5:21 6:14, 18, 20 7:25 9:8, 25 10:4, 6, 13, 15 11:11 12:15 13:7, 10, 12 14:23 15:24 16:18, 21, 24 17:4, 21 18:7 19:9 20:1, 5, 7 21:12 22:16 23:9, 12, 14 24:20 25:19 26:9, 13, 15 27:22 28:21 29:16, 20 30:15 31:9 32:1, 5, 8, 18 33:17 48:9, 13 proposed 11:3 provided 27:11 provides 7:18 17:12 PUBLIC 1:1 2:4, 5, 7, 14, 15,	17 4:13, 14, 15, 16, 24 5:1, 21 6:14, 15, 17, 20 7:24 9:8, 25 10:1, 3, 6, 15, 20 11:10 12:15 13:6, 7, 9, 12 14:22 15:24 16:18, 19, 21, 24 18:7 19:9 20:1, 2, 4, 7 21:6, 12 22:16 23:8, 9, 11, 14 24:19 25:19 26:9, 10, 12, 15 27:11, 12, 21 28:21 29:16, 17, 19 30:14 31:9 32:1, 2, 4, 8 33:16 35:2, 7 36:19 48:8, 9, 13, 14 49:15 published 2:18 purchase 17:8 purpose 4:15 5:16 17:18 Pursuant 18:2 PWD 17:15, 20 PWD's 17:23 < Q > questions 5:7 8:7, 11 11:18, 22 15:5, 8 18:15, 18 21:20 22:5 25:2, 9 28:5, 12 30:23, 25 33:25 34:3 QUETCY 1:1 3:7 35:18 quorum 4:10 < R > RBC 22:19 23:17 read 5:17 9:4 12:11 15:20 19:5 22:13 25:15 28:18 31:5 reading 8:5 11:16 15:3 18:12 21:18 24:24 28:2 30:20 33:22 37:5, 17 38:13, 25 39:20 40:5,
---	---	--	---	--	--

6/12/2023

25 41:12 42:8, 20 43:15 44:2, 22 45:8 46:3, 15 47:10, 22 ready 24:17 real 16:2 17:2 18:6 28:24 rear 33:5 reasonable 5:2 33:13 receive 7:13 20:24 24:3 27:17 30:9 received 14:2 recognized 5:13 recognizes 36:20 38:3, 17 39:10 40:15 41:4, 23 43:5 44:12 45:18 46:25 recognizing 5:7 recommendatio n 37:2, 15 38:10, 23 39:17 40:3, 22 41:10 42:5, 18 43:12, 25 44:19 45:6, 25 46:13 47:7, 20 record 5:9 37:9 41:4 42:12 43:19 44:25 46:7 47:14 recorded 4:25 5:5 referred 20:15 regulatory 17:25 Rehabilitation 5:24 6:25 remains 24:13 Remote 1:1 2:12 remotely 2:11 renovated 7:20 renovations 27:18 reopen 27:19 repeat 8:22 reported 37:1, 13 38:9, 21 39:16 40:1, 21 41:9 42:4, 16 43:11, 23	44:18 45:4, 24 46:11 47:6, 18 Reporter 49:15 represented 33:10 reproduction 49:15 request 13:18 30:16 requesting 8:3 11:14 15:1 17:7 18:11 21:16 24:23 27:25 30:18 33:20 required 32:22 requirements 17:25 resale 33:7 residents 14:9, 11 21:3 resiliency 18:1 resolve 30:3 respectfully 8:1 11:12 14:24 18:9 21:14 24:21 27:23 30:16 33:18 respond 3:4 responding 35:15 response 8:14 11:25 15:10 18:21 22:8 25:12 28:15 31:2 34:6, 19 37:25 39:7 40:12 41:20 43:2 44:9 45:15 46:22 48:4 Revenue 26:22 27:16 reviewed 33:12 Richmond 16:5 Road 22:22 23:19, 23 24:15 roll 2:24 35:10 room 24:10 roughly 24:6 Rule 18:3 rules 8:4 11:15 15:2 18:11 21:17 24:24 28:1	30:19 33:21 37:3, 16 38:11, 24 39:18 40:4, 23 41:11 42:6, 19 43:13 44:1, 20 45:7 46:1, 14 47:8, 21 runs 32:23 < S > sale 33:14 saying 37:21 39:3 40:8 41:16 42:23 44:5 45:11 46:18 47:25 scheduled 10:22 screen 3:5 35:16 searching 10:21 Second 37:7 38:15 39:22 41:2 42:10 43:17 44:23 46:5 47:12 seconded 37:12 38:18, 20 39:24 41:8 42:15 43:22 45:3 46:10 47:17 seconds 37:10 41:5 42:13 43:20 45:1 46:8 47:15 Section 18:2 serve 20:25 serves 14:10 Services 10:25 12:18 13:15, 20, 22 14:10, 14 17:12 session 8:5 11:16 15:3 18:13 21:18 24:25 28:2 30:20 33:22 37:6, 18 38:14 39:1, 21 40:6 41:1, 14 42:9, 21 43:16 44:3 45:9 46:4, 16 47:11, 23 seven 24:4 SHARON 1:1 4:6 36:14 39:25 41:5	42:13 45:1 46:8 47:15 side 20:16 signify 5:12 37:21 39:3 40:8 41:16 42:23 44:4 45:11 46:18 47:25 similar 14:4 simple 16:1 17:1 28:23 small 32:18 33:3 sold 32:20 Somerset 25:24 26:19 Sommerset 14:11 sorry 8:21 21:25 South 14:5 Southampton 22:21 23:18, 23 24:15 space 7:1, 14 10:10, 21 11:7, 9 13:15, 18 20:11, 18, 25 21:1, 8 23:18, 22 24:8 26:18 speak 3:6 35:17 Special 13:20 14:9, 14 Specifically 32:17 Square 14:18 24:6 29:2 30:10 32:24 33:1, 3 SQUILLA 1:1 3:11, 12 35:22, 23 36:21, 23 38:4, 6 39:5, 11, 13 40:16, 18 41:24 42:1 43:6, 8 44:13, 15 45:19, 21 47:1, 3 Staff 6:17 10:3 13:9 16:20 17:21 20:4 23:11 26:12 29:19 32:4 staffed 14:19 stages 23:24	Station 7:17 14:4 stenographic 49:1 storage 20:11 21:1, 8 store 21:9 Street 7:7 10:23 14:6, 12, 13 16:5, 6 20:21 21:4 25:24 26:19 29:3, 4, 5 30:11, 12, 13 31:15 32:14 streets 14:17 strengthen 14:8 structures 17:3 struggled 24:10 sublease 5:22 6:22 19:11 20:9 substantial 7:15 subtenants 7:11 Suburban 7:17 sudden 24:1 summer 7:8 Sunshine 5:14 supervision 49:15 supplies 24:2, 11 support 32:6 supports 7:25 11:11 14:23 18:7 21:13 24:20 27:22 30:15 33:17 surrounding 14:17 suspended 37:4, 17 38:12, 24 39:19 40:4, 24 41:12 42:7, 19 43:14 44:1, 21 45:7 46:2, 14 47:9, 21 suspension 8:3 11:14 15:1 18:11 21:16 24:23 27:25 30:18 33:20 system 17:17 < T >	take 2:24 7:10 35:10 taken 49:1 TANEHA 49:14 tasked 13:17 24:3 Tax 26:23 27:9 Teams 1:1 2:12 5:11 terms 6:3 9:15 12:21 16:7 19:16 22:22 25:25 29:5 31:17 32:16 33:10 testify 4:23 6:7, 18 8:20 9:18 10:4 12:5, 24 13:10 15:13 16:11, 22 19:19 20:5 23:1, 12 26:3, 13 29:9, 20 31:20 32:5 34:9, 14, 17 testimony 2:15 4:16, 21 8:17 11:21 12:3 18:24 22:11 34:2 thank 2:3 4:9 6:5 8:6, 9, 16 9:16 11:17, 20 12:2, 9, 22 15:4, 6, 18 16:8 18:13, 16, 23 19:4, 17 21:19, 22 22:10, 24 24:25 25:6 26:1 28:3, 9 29:7 30:21 31:18 33:23 34:1, 21 35:5, 6 36:17, 23 38:6 39:13 40:18 42:1 43:8 44:15 45:21 47:3 48:9 think 16:14 Thomas 6:10, 15 9:21 10:2 13:2, 4, 8 16:14, 19 19:22 20:2 23:4, 6, 10
--	---	--	---	---	---

6/12/2023

26:5, 10 29:12, 17 31:22 32:2 three 33:2 ties 14:8 time 5:10 title 5:18 9:4 12:12 15:20 16:1 17:1 19:6 22:13 25:15 28:18, 23 31:5 Today 2:5 4:22 32:5 34:18, 23 48:9 Tom 22:2 Total 32:24 transcript 49:1, 15 traveling 27:13 triplex 7:19 twice 26:25 < U > University 11:1 upcoming 27:20 use 5:10, 25 9:12 12:18 19:13 22:19 25:22 utilized 27:10 utilizing 17:20 23:22 < V > value 18:5 34:23 VAUGHN 1:1 4:6, 7 36:14, 15 37:7, 10 38:15, 19 39:22, 25 41:2, 5 42:10, 13 43:17, 20 44:23 45:1 46:5, 8 47:12, 15 viable 33:7 VICE-CHAIR 1:1 3:10 35:21 view 2:14 viewers 5:1 vital 24:13 < W > want 34:21	warehouse 23:17, 22, 25 24:12 Water 17:7, 10, 11 26:23 27:9 well 14:2 22:3 West 25:24 31:16 32:15 wish 5:13 wishes 34:16 witness 6:7 8:13, 19 9:18 11:24 12:5, 24 15:9, 13 16:11 18:20 19:1, 19 22:7 23:1 25:11 26:3 29:9 31:20 34:5 witnesses 4:21 5:8 8:24 9:20 12:8 15:16 16:14 19:3, 21 23:3 28:14 31:1 34:9, 12, 14, 22, 25 words 3:4 35:14 working 24:4 WORKS 1:1 2:5 4:15 6:15 10:1 13:7 16:19 20:2 21:2 23:9 26:10 29:17 32:2 48:8, 14 < Y > year 24:5 27:1, 20 years 11:8 21:2 27:7 year-to-year 7:7				
--	--	--	--	--	--