

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

Room 400, City Hall
Philadelphia, Pennsylvania
Thursday, June 4, 2015
1:35 p.m.

PRESENT:

COUNCILMAN BOBBY HENON, CHAIR
COUNCILWOMAN JANNIE BLACKWELL
COUNCILMAN WILLIAM K. GREENLEE
COUNCILMAN BRIAN J. O'NEILL
COUNCILMAN MARK SQUILLA

BILLS 150469, 150475, 150501, 150370, and
150512

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COUNCILMAN HENON: Good
afternoon, ladies and gentlemen. The
Committee of Public Property and Public
Works is now in session.
Would the Clerk please read the
titles of the bills.
THE CLERK: Bill No. 150469, an
ordinance authorizing the Commissioner of
Public Property, on behalf of the City of
Philadelphia, to convey to the
Philadelphia Authority for Industrial
Development, all or part of a parcel of
land bounded by West Westmoreland Street,
North Hope Street, West Ontario Street,
and North Front Street, for further
conveyance, under certain terms and
conditions; and
Bill No. 150501, an ordinance
authorizing the Department of Public
Property to acquire, on behalf of the
City, an easement in the area bounded by
Market Street, 11th Street, Chestnut
Street and 12th Street, all under certain
terms and conditions; and

1 6/4/15 - PUBLIC PROPERTY - BILL 150469, etc.

2 Bill No. 150370, an ordinance
3 authorizing the Commissioner of Public
4 Property, on behalf of the City, to enter
5 into a sublease agreement with the
6 Philadelphia Authority for Industrial
7 Development for use by the City of
8 premises located at 2800 South 20th
9 Street, all under certain terms and
10 conditions; and

11 Bill No. 150512, an ordinance
12 authorizing the Commerce Director and the
13 Commissioner of Public Property, on
14 behalf of the City, to acquire an
15 approximately 27-acre property known as
16 International Plaza, located at S.S.
17 Route 291 and Tinicum Island Road,
18 Tinicum Township, Delaware County,
19 together with improvements thereon, and
20 to enter into a Master Lease agreement
21 with the Philadelphia Authority for
22 Industrial Development pursuant to which
23 the City will lease the property to
24 Philadelphia Authority for Industrial
25 Development and the Philadelphia

1 6/4/15 - PUBLIC PROPERTY - BILL 150469, etc.

2 Authority for Industrial Development will
3 sublease portions of the property to
4 tenants under existing leases or future
5 leases, all under certain terms and
6 conditions.

7 COUNCILMAN HENON: Thank you.

8 I'd like to recognize that a
9 quorum is present. To my left, and only
10 to my left, is Councilman Greenlee,
11 Councilman Squilla, and Councilman
12 O'Neill.

13 Is there anyone from the
14 Administration that wishes to testify on
15 Bill No. 150469 today.

16 (Witness approached witness
17 table.)

18 COUNCILMAN HENON: State your
19 name for the record and proceed with your
20 testimony.

21 First I'd like to recognize to
22 my right is Councilwoman Blackwell.

23 COMMISSIONER GREENWALD: Good
24 afternoon, Chairman Henon and members of
25 the Committee on Public Property and

1 6/4/15 - PUBLIC PROPERTY - BILL 150469, etc.

2 Public Works. My name is Bridget
3 Collins-Greenwald and I am the
4 Commissioner of the Department of Public
5 Property. I am here today to testify in
6 support of Bill No. 150469, an ordinance
7 authorizing the Commissioner of Public
8 Property, on behalf of the City
9 Philadelphia, to convey to the
10 Philadelphia Authority for Industrial
11 Development, all or part of a parcel of
12 land bounded by West Westmoreland Street,
13 North Hope Street, West Ontario Street,
14 and North Front Street, for further
15 conveyance, under certain terms and
16 conditions.

17 J&P Laundromat, LLC is
18 developing the parcel into a laundromat
19 that will serve the local community. The
20 principal of the LLC is Jose Peralta.
21 The \$170,000 proceeds from the sale will
22 be deposited into the General Fund.

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

1 6/4/15 - PUBLIC PROPERTY - BILL 150469, etc.

2 Council approve Bill No. 150469.

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

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

8 COUNCILMAN HENON: Thank you.
9 I have no questions as Chair.

10 Are there any questions from
11 members of the Committee regarding this
12 bill?

13 (No response.)

14 COUNCILMAN HENON: Is there
15 anyone here who wishes to testify on Bill
16 No. 150469?

17 (No response.)

18 COUNCILMAN HENON: Thank you.
19 Is there anyone from the
20 Administration here that wishes to
21 testify on Bill No. 150501 today.

22 COUNCILWOMAN BLACKWELL:
23 Mr. Chairman, I only wish I had all these
24 people here to testify on my bills when I
25 get them.

1 6/4/15 - PUBLIC PROPERTY - BILL 150469, etc.

2 (Witness approached witness
3 table.)

4 COUNCILMAN HENON: You want to
5 state your name for the record and
6 proceed with your testimony.

7 MR. MONDLAK: Good afternoon.
8 My name is John Mondlak. I'm the Senior
9 Director of Real Estate Development,
10 Commerce Department. I'm here to testify
11 in support of Bill 150501, which
12 authorizes the City to acquire an
13 easement connecting 11th and 12th Street
14 just south and parallel to Market Street
15 and a second easement connecting the
16 middle of Market Street, 1100 block, to
17 that east/west easement. The east/west
18 easement will be a 40-foot-wide easement
19 traversable by automobiles and
20 pedestrians. The north/south easement
21 connecting to Market Street would be a
22 30-foot pedestrian easement. Currently,
23 this is private property and potentially
24 closable by the property owner at any
25 time. These easements would ensure

1 6/4/15 - PUBLIC PROPERTY - BILL 150469, etc.

2 public access to this particular site and
3 allow a redevelopment, which it would be
4 smaller in scale and allow greater
5 connectivity and better pedestrian
6 experience, similar to the Midtown
7 Village area along 13th Street directly
8 southwest of this site.

9 The City is very excited to see
10 this development come to fruition. The
11 development proposal represents a \$158
12 million investment in the Market Street
13 retail corridor, an area that the City
14 has been trying to revitalize for many
15 years and comes on the heels of a
16 favorable vote yesterday on the Gallery
17 project. The development will create an
18 estimated 1,200 construction jobs and 200
19 permanent full-time jobs upon completion.

20 The FY16 Capital Budget
21 includes a line item for the Market East
22 public infrastructure with \$2 million
23 available in 2016, if approved, and an
24 additional \$2 million proposed for
25 hopefully going into the 2017 budget.

1 6/4/15 - PUBLIC PROPERTY - BILL 150469, etc.

2 The City would plan to utilize the
3 identified capital funds in support of
4 this project. Creating public easements
5 within the private development will
6 ensure that the identified capital
7 funding is used for walkways and other
8 infrastructure that's open to and
9 benefiting the public and meets the
10 public purpose test required for City
11 capital bonds.

12 I ask that you move 150501 out
13 of Committee with a favorable
14 recommendation and suspend the rules of
15 Council to allow first reading at the
16 next session and permit passage on June
17 28 -- June 18th.

18 Thank you.

19 COUNCILMAN HENON: Thank you
20 for your testimony. I just have a few
21 questions. How many business owners are
22 affected by the easement acquisition in
23 the targeted area?

24 MR. MONDLAK: No business
25 owners are affected by the easement. The

1 6/4/15 - PUBLIC PROPERTY - BILL 150469, etc.

2 block is currently owned by Girard

3 Estates, which holds a long-term lease

4 with the developer, NREA/SSH Development.

5 COUNCILMAN HENON: Can you pull
6 your mike a little bit closer, please.

7 MR. MONDLAK: Sure. Sorry.

8 COUNCILMAN HENON: In your
9 testimony you mentioned 1,200 temporary
10 construction jobs and 200 permanent
11 full-time jobs. What type of full-time
12 jobs will be created and will they all be
13 retail?

14 MR. MONDLAK: Primarily retail.
15 There's going to be two floors of retail
16 wrapping around each of the buildings on
17 this block. There will be a number of
18 jobs, I would say in the neighborhood of
19 a dozen, to support the residential
20 towers above, and there will be a certain
21 number of jobs, maybe another dozen or
22 so, to support the operations of the
23 retail facilities.

24 COUNCILMAN HENON: What did you
25 base those numbers on?

1 6/4/15 - PUBLIC PROPERTY - BILL 150469, etc.

2 MR. MONDLAK: I'm sorry?

3 COUNCILMAN HENON: What did you
4 base those numbers on? An economic --

5 MR. MONDLAK: It's an economic
6 report done by Econsult.

7 COUNCILMAN HENON: I have no
8 further questions. I know this is
9 Councilman Squilla's bill and district.

10 COUNCILMAN SQUILLA: Thank you,
11 Mr. Chairman.

12 I support this bill. I think
13 it's something that really caters to the
14 growth of East Market and enables the
15 neighborhood transformation to move
16 through the Village onto Market Street.
17 So I'm very much in favor of this and
18 looking forward to seeing it pass.

19 COUNCILMAN HENON: Thank you,
20 Councilman.

21 Any other members?

22 (No response.)

23 COUNCILMAN HENON: Is there
24 anyone else here that wishes to testify
25 on Bill No. 150501?

1 6/4/15 - PUBLIC PROPERTY - BILL 150469, etc.

2 (No response.)

3 COUNCILMAN HENON: Thank you
4 for your testimony and coming in today.

5 MR. MONDLAK: Thank you.

6 COUNCILMAN HENON: For the
7 record, Bill No. 150475 is being held at
8 the call of the Chair.

9 Is there anyone here from the
10 Administration that wishes to testify on
11 Bill No. 150512?

12 (Witnesses approached witness
13 table.)

14 COUNCILMAN HENON: How you
15 doing? Please state your name for the
16 record and you may begin with your
17 testimony.

18 MR. GALE: Good afternoon,
19 Mr. Chairman, members of the Committee of
20 Public Property and Public Works. My
21 name is Mark Gale, Chief Executive
22 Officer for Philadelphia International
23 Airport. I'm pleased to be here today
24 testifying on behalf and in support of
25 Bill No. 150512. With me at the table

1 6/4/15 - PUBLIC PROPERTY - BILL 150469, etc.

2 are Chief Operating Officer, Chellie
3 Cameron, and my Deputy Director of
4 Aviation for Property Management and
5 Business Development, Mr. James Tyrrell.

6 This bill will authorize the
7 City of Philadelphia, through its
8 Department of Commerce, Division of
9 Aviation, and the Department of Public
10 Property, to acquire 27.1 acres of
11 property in Tinicum Township, Delaware
12 County, which is needed for the Airport's
13 Capacity Enhancement Program.

14 This property is currently
15 known as International Plaza, located
16 along State Route 291. The facility is
17 approximately 500,000 square feet of
18 modern commercial office space that is
19 currently almost 98 percent leased. The
20 purchase price is 90 million and will be
21 funded through the Aviation Fund. The
22 purchase will not impact the General
23 Fund.

24 This property is eligible for
25 funding under an FAA, or Federal Aviation

1 6/4/15 - PUBLIC PROPERTY - BILL 150469, etc.

2 Administration, Letter of Intent for an
3 amount up to but not greater than the
4 federal government's allowable
5 contribution, which generally is 75
6 percent of qualified project costs. For
7 federal Fiscal Year 2015, the City may be
8 eligible to request 8 million in grant
9 funds for projects related to the
10 Capacity Enhancement Program. In order
11 to be able to apply for these funds, if
12 deemed eligible, the purchase must be
13 completed by July 3rd, 2015. If the City
14 is not able to complete the purchase of
15 the property by that time, the City may
16 potentially lose this grant funding.

17 I greatly appreciate the
18 opportunity to speak to you today in
19 support of Bill 150512 and respectfully
20 request that the rules be suspended to
21 allow the first reading at the next
22 Council session.

23 I and my colleagues are happy
24 to answer any questions that you have,
25 Mr. Chairman. Thank you.

1 6/4/15 - PUBLIC PROPERTY - BILL 150469, etc.

2 COUNCILMAN HENON: Thank you
3 for your testimony.

4 Anyone else there wishes to
5 testify on it?

6 (No response.)

7 COUNCILMAN HENON: Okay. I
8 have a few questions about the appraised
9 value of the property. My understanding
10 is that two independent appraisals were
11 conducted in 2012, which valued the
12 property 54 million and one in 2013 that
13 valued the property at 75 million. Is
14 that correct?

15 MR. TYRRELL: Mr. Chairman,
16 that is correct.

17 COUNCILMAN HENON: Can you move
18 the --

19 MR. TYRRELL: That is correct.

20 COUNCILMAN HENON: So it was
21 quite an increase. Is that your --

22 MR. TYRRELL: The --

23 COUNCILMAN HENON: -- demand?

24 MR. TYRRELL: The appraised
25 value performed was done in a number of

1 6/4/15 - PUBLIC PROPERTY - BILL 150469, etc.

2 different ways, but the interesting thing
3 about this property is, it has become
4 increasingly more valuable as the rent
5 rolls and the occupancy of the facility
6 has increased to what is now almost 100
7 percent occupied, with 98 percent of the
8 building being fully rented at a really
9 first-class rent. So there are two
10 reasons why the Airport has decided to
11 acquire the property today at this time.
12 A, we're ultimately going to need it for
13 Airport-related purposes, but also the
14 ownership is in the process of facing the
15 end of its financing vehicle and they
16 would be required to enter into a new
17 financing arrangement come October. So
18 there was some incentive for them to sell
19 the property. Their appraised value was
20 at \$101 million. Our appraisal was at
21 75. We kind of felt that -- split the
22 difference would be right around 89
23 million, but the \$90 million sale price
24 seemed very reasonable to us.

25 COUNCILMAN HENON: When was the

1 6/4/15 - PUBLIC PROPERTY - BILL 150469, etc.

2 owner's appraisal conducted and why
3 wasn't another independent appraisal of
4 the property obtained prior to agreeing
5 on the purchase price?

6 MR. TYRRELL: The Airport
7 follows a very strict process dictated by
8 the Federal Aviation Authority in terms
9 of acquiring real estate. It
10 specifically requires the Airport to go
11 out and obtain two independent appraisals
12 prior to making an offer to the owner to
13 acquire real estate, and we were
14 following that appraisal in order to be
15 eligible for reimbursement under that
16 program.

17 COUNCILMAN HENON: As you
18 should. As you should.

19 Who is going to be responsible
20 for the \$455,000 required repairs to be
21 conducted for the mechanical assessment,
22 the property structure?

23 MR. TYRRELL: I'm sorry,
24 Councilman. Is that real estate taxes?

25 COUNCILMAN HENON: Responsible

1 6/4/15 - PUBLIC PROPERTY - BILL 150469, etc.

2 for the 455,000 in required repairs.

3 MR. TYRRELL: The ownership is
4 doing some repairs. The Airport will
5 ultimately undertake some repairs over
6 the term of its ownership.

7 COUNCILMAN HENON: Do you have
8 a specific plan for the reuse of the site
9 under the Capital Enhancement Program?

10 MR. GALE: I can speak to that,
11 Mr. Chairman. Yes. This site is
12 intended to be used as part of the
13 Airport's Capacity Enhancement Program.
14 You may recall that in ongoing
15 discussions with Tinicum Township in
16 Delaware County with respect to the
17 Airport's expansion program and
18 specifically the relocation of United
19 Parcel Service, we entered into an
20 agreement, a settlement agreement, with
21 Tinicum Township in Delaware County that
22 moved UPS, or the proposed site of UPS,
23 further away from the community and
24 actually closer to the site and
25 potentially on the site at the

1 6/4/15 - PUBLIC PROPERTY - BILL 150469, etc.

2 International Plaza. This is all tied
3 together with the Airport's long-range
4 vision of expanding the Airport, and this
5 property is definitely needed for that.

6 COUNCILMAN HENON: And I wanted
7 to get that on the record, because I
8 understand that there's a bigger picture
9 here and it's critical to the progress
10 and success of our regional airport. So
11 I appreciate that.

12 Does anybody else on the
13 Committee have any other questions?

14 (No response.)

15 COUNCILMAN HENON: Anyone here
16 wish to testify -- oh, excuse me.

17 The Chair recognizes Councilman
18 Squilla.

19 COUNCILMAN SQUILLA: Thank you,
20 Mr. Chairman.

21 My question is, I think it's
22 good policy too being so close -- when a
23 property is so close to the Airport to
24 try to gain control and access to those
25 properties, because obviously somebody

1 6/4/15 - PUBLIC PROPERTY - BILL 150469, etc.

2 else will come in and purchase these and
3 maybe develop these that could maybe
4 impinge on the efforts of growth, and
5 that's something that we need to look at
6 as a big picture and where we're going to
7 go into the future. So we need to always
8 be on the lookout for availability to, I
9 think, additional parcels, and I think
10 this is a great idea for us and for the
11 Airport. And hopefully once this passes
12 out of Committee, that will be something
13 that the Airport could secure. So I
14 think it's a great idea, and thank you
15 for doing it.

16 MR. GALE: Thank you,
17 Councilman.

18 COUNCILMAN HENON: Thank you.

19 Anyone else from the Committee
20 have any questions?

21 (No response.)

22 COUNCILMAN HENON: Anyone here
23 wishes to testify on Bill No. 150512?

24 (No response.)

25 COUNCILMAN HENON: Thank you

1 6/4/15 - PUBLIC PROPERTY - BILL 150469, etc.

2 very much. Thank you for your time.

3 If there's anyone else here to
4 testify on any of these bills or
5 resolutions?

6 (No response.)

7 COUNCILMAN HENON: Seeing none,
8 this concludes our public hearing. We
9 will now move into our public meeting.

10 The Chair recognizes Councilman
11 Greenlee for a motion on Bill Nos.
12 150370, 150469, 150501, and 150512, which
13 we will separately do.

14 COUNCILMAN GREENLEE: Thank
15 you, Mr. Chairman. I move that Bill No.
16 150469 be reported out of this Committee
17 with a favorable recommendation and that
18 the rules of Council be suspended to
19 allow for first reading at our next
20 session of Council.

21 (Duly seconded.)

22 COUNCILMAN HENON: All those in
23 favor?

24 (Aye.)

25 COUNCILMAN HENON: The ayes

1 6/4/15 - PUBLIC PROPERTY - BILL 150469, etc.

2 have it.

3 The Chair recognizes Councilman
4 Greenlee.

5 COUNCILMAN GREENLEE: Thank
6 you, Mr. Chairman. I move that Bill No.
7 150501 be reported out of this Committee
8 with a favorable recommendation and that
9 the rules of Council be suspended to
10 allow for first reading at our next
11 session of Council.

12 (Duly seconded.)

13 COUNCILMAN HENON: All those in
14 favor?

15 (Aye.)

16 COUNCILMAN HENON: The ayes
17 have it.

18 The Chair recognizes Councilman
19 Greenlee.

20 COUNCILMAN GREENLEE: Thank
21 you, Mr. Chairman. I move that Bill No.
22 150370 be reported out of this Committee
23 with a favorable recommendation.

24 COUNCILMAN HENON: Do I hear a
25 second?

1 6/4/15 - PUBLIC PROPERTY - BILL 150469, etc.

2 (Duly seconded.)

3 COUNCILMAN HENON: All those in
4 favor?

5 (Aye.)

6 COUNCILMAN HENON: The ayes
7 have it.

8 The Chair recognizes Councilman
9 Greenlee.

10 COUNCILMAN GREENLEE: Thank
11 you, Mr. Chairman. I move that Bill No.
12 150512 be reported out of this Committee
13 with a favorable recommendation, that the
14 rules of Council be suspended to allow
15 for first reading at our next session of
16 Council.

17 (Duly seconded.)

18 COUNCILMAN HENON: All those in
19 favor?

20 (Aye.)

21 COUNCILMAN HENON: The ayes
22 have it.

23 This concludes our public
24 meeting.

25 I want to thank you all for

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1 6/4/15 - PUBLIC PROPERTY - BILL 150469, etc.

2 your testimony and your time today.

3 (Committee on Public Property
4 and Public Works concluded at 1:55 p.m.)

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CERTIFICATE

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

MICHELE L. MURPHY
RPR-Notary Public

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