

1

2

COUNCIL OF THE CITY OF PHILADELPHIA

3

PUBLIC HEARING

4

COMMITTEE ON PUBLIC PROPERTY & PUBLIC WORKS

5

- - - -

6

Room 696, City Hall
Philadelphia, Pennsylvania
Tuesday, December 9, 2003
1:45 p.m.

7

8

- - - -

9

BILL 030742 - An Ordinance authorizing the
Commissioners of Fairmount Park...

10

BILL 030743 - An Ordinance amending Bill No.
990728, approved December 6, 1999...

11

BILL 030785 - An Ordinance authorizing the
Philadelphia Authority for Industrial

12

Development to purchase a certain tract...

13

BILL 030788 - An Ordinance authorizing the
Commissioner of Public Property...

14

15

PRESENT:

16

COUNCILMAN JAMES KENNEY, Chair
COUNCILWOMAN JANNIE BLACKWELL
COUNCILMAN DARRELL CLARKE
COUNCILMAN DAVID COHEN
COUNCILWOMAN REYNOLDS BROWN

17

18

19

20

21

- - - -

22

V A R A L L O Incorporated
Litigation Support Services
Eleven Penn Center
1835 Market Street, Suite 600
Philadelphia, Pennsylvania 19103
215.561.2220 215.567.2670

23

24

25

1
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 N D E X

BILL 030742	PAGE
KEN SIPOS, Public Property.....	4
DENNIS WALLER, Fairmount Park.....	5
THOMAS DALFO, PIDC and PAID.....	7
BILL 030743	
KEN SIPOS, Public Property.....	9
BILL 030785	
THOMAS DALFO, PIDC and PAID.....	11
BILL 030788	
KEN SIPOS, Public Property.....	18
MARK FOLK, Fairmount Park Commission..	19

1 12/9/03 - PUBLIC PROPERTY - BILL 030742

2 COUNCILMAN KENNEY: Good afternoon,
3 ladies and gentlemen. The Committee on Public
4 Property and Public Works is now in session.
5 We have a temporary appointment today by the
6 Council President of Councilman David Cohen
7 who will be monetarily as a temporary member
8 of the Committee on Public Property and Public
9 Works, and therefore we have quorum. We also
10 have present is Councilmember Blackwell,
11 Councilmember Reynolds-Brown and Councilmember
12 Clarke.

13 The first bill on the agenda is Bill
14 No. 030742, which is an ordinance authorizing
15 the Commissioners of Fairmount Park and the
16 Commissioner of Public Property, on behalf of
17 the city of Philadelphia, to transfer two
18 certain lots or pieces of ground situate in
19 the vicinity of McNulty and Townsend Roads to
20 the Philadelphia Authority for Industrial
21 Development (PAID) in exchange for two certain
22 lots or pieces of ground of equal or greater
23 value owned by PAID situate in the vicinity of
24 McNulty and Townsend Roads, in the Sixty-sixth
25 Ward of the City of Philadelphia, under

1 12/9/03 - PUBLIC PROPERTY - BILL 030742

2 certain terms and conditions.

3 COUNCILMAN KENNEY: Before we start
4 our testimony, the Chair recognizes
5 Councilmembers Blackwell.

6 COUNCILWOMAN BLACKWELL: Thank you,
7 Mr. Chairman. I would like to be reported as
8 voting aye on all bills before Public Property
9 Committee. I really am committed to going out
10 to 55th Street where we had a fire bombing of
11 an officer's home last night. And we're
12 involved in all of that process. But I
13 certainly do support all these bills.

14 COUNCILMAN KENNEY: Thank you.
15 Thank you for your attendance.

16 Please identify yourself for the
17 record and proceed.

18 MR. SIPOS: Mr. Chairman, my name is
19 Ken Sipos, Department of Public Property. I'm
20 testifying on behalf of Andres Perez,
21 Commissioner of Public Property.

22 I'm here to testify in support of
23 Bill No. 030742, an ordinance authorizing the
24 Commissioner of Fairmount and the Commissioner
25 of Public Property on behalf of the City of

1 12/9/03 - PUBLIC PROPERTY - BILL 030742
2 Philadelphia to transfer two lots or pieces of
3 ground situate in the vicinity of McNulty and
4 Townsend Roads to the Philadelphia Authority
5 for Industrial Development in exchange for two
6 certain lots or pieces of ground of equal or
7 greater value owned by PAID situate in the
8 vicinity of McNulty and Townsend Roads.

9 This bill will enable the creation
10 of a larger parcel to provide expansion space
11 for industrial development while increasing
12 the acreage in Fairmount Park.

13 The Department supports the measure
14 and, accordingly, I respectfully ask City
15 Council approve Bill No. 030742. I also ask
16 that the Rules be suspended so the ordinance
17 maybe passed upon second reading at Council.

18 And someone here is from Fairmount
19 Park.

20 COUNCILMAN KENNEY: Thank you.

21 MR. WALLER: Good afternoon,
22 Councilman. Dennis Waller, Deputy Director of
23 Fairmount Park. I just wanted to quickly
24 indicate that we, the staff in the Fairmount
25 Park Commission, are in support of this bill.

1 12/9/03 - PUBLIC PROPERTY - BILL 030742

2 It's a pretty good deal for the Fairmount Park
3 Commission. We get about three acres for a
4 swap of 1.2 acres. It helps the business
5 expand, keeps it in Philadelphia, increases
6 jobs and helps us create a contiguous park, a
7 parcel that would keep our park together.

8 COUNCILMAN KENNEY: Thank you.
9 What's the name of the company?

10 MR. WALLER: David Tours.

11 COUNCILMAN KENNEY: And what are
12 they? What's their business.

13 MR. WALLER: A tour bus company,
14 Councilman.

15 COUNCILMAN KENNEY: Councilmember
16 Reynolds Brown.

17 COUNCILWOMAN BROWN: Just one detail
18 question. What are the costs related to this
19 transaction?

20 MR. WALLER: This is an even swap.
21 This is an exchange of land, 1.2 from them, we
22 get 3.19.

23 COUNCILWOMAN BROWN: Very well.
24 Thank you.

25 COUNCILMAN KENNEY: Thank you.

1 12/9/03 - PUBLIC PROPERTY - BILL 030742

2 Any other questions for the
3 witnesses?

4 (No response.)

5 COUNCILMAN KENNEY: Yes, sir.

6 Please identify yourself for the record.

7 MR. DALFO: Good afternoon, Mr.
8 Chairman. Tom Dalfo from the Philadelphia
9 Industrial Development Corporation. Before I
10 start, if there are any questions, we have
11 provided some maps that outline the parcels.
12 It's somewhat confusing a little bit.

13 Again, my name is Tom Dalfo. I
14 represent Philadelphia Industrial Development
15 Corporation and the Philadelphia Authority for
16 Industrial Development. I'm here today to
17 testify in support of Bill No. 030742.

18 The bill authorizes the City through
19 the Fairmount Park Commission to convey two
20 parcels containing 1.21 acres of vacant land
21 adjacent to PIDC's Byberry East Industrial
22 Park to the Philadelphia Authority for
23 Industrial Development. In exchange, the park
24 will receive two parcels of PAID-own property
25 totaling 3.19 acres which will result in a net

1 12/9/03 - PUBLIC PROPERTY - BILL 030742
2 increase in park land of nearly two acres. A
3 land swap will expand and enhance the
4 Fairmount Park's existing trail system by
5 providing a connection to rights-of-way that
6 link existing trails to the Benjamin Rush
7 State Park. It will also help us create a
8 rectangular parcel in the Byberry East
9 Industrial Park that will be attractive for
10 development and allow David Tours to expand
11 their existing operations.

12 The Fairmount Park Commission
13 approved this exchange at its April 9th
14 meeting in 2003, and the PAID Board approved
15 the exchange at the December 2, 2003 meeting.

16 I would just follow-up with the
17 request from the Department of Public Property
18 that the rules be suspended so this can be
19 voted on --

20 COUNCILMAN KENNEY: For all bills
21 today, it's a blanket request.

22 MR. DALFO: Thank you. If there are
23 any questions, I'm available.

24 COUNCILMAN KENNEY: Thank you.

25 Any questions for the witnesses?

1 12/9/03 - PUBLIC PROPERTY - BILL 030743

2 (No response.)

3 COUNCILMAN KENNEY: Seeing none,
4 thank you for your testimony.

5 Is there anyone else to testify on
6 this bill?

7 (No response.)

8 COUNCILMAN KENNEY: Seeing none, we
9 will move to Bill No. 030743, which is an
10 ordinance amending Bill No. 990728, approved
11 December 6, 1999, entitled "An Ordinance
12 Authorizing the Commissioner of Public
13 Property to convey to the Redevelopment
14 Authority of Philadelphia certain premises
15 located at 1823-35 Callowhill Street, and
16 authorizing the Commissioner of Public
17 Property to enter into or execute such other
18 instruments as may be necessary or desirable
19 to effectuate the provisions of this
20 ordinance; all under certain terms and
21 conditions," by extending the time for
22 compliance with the conditions until December
23 31, 2004.

24 Please identify yourself

25 MR. SIPOS: Good afternoon, Chairman

1 12/9/03 - PUBLIC PROPERTY - BILL 030743
2 Kenney and Members of the Committee on Public
3 Property and Public Works. My name is Ken
4 Sipos. I represent the Commissioner of Public
5 Property.

6 This bill will permit an extension
7 of time for the City to transfer certain
8 property located at 1823-35 Callowhill to the
9 Redevelopment Authority of the City. The
10 Children's Crisis Treatment Center has been
11 the sole tenant of the building since November
12 30, 1978, and will be the ultimate owner of
13 the property. The property consists of a
14 three-story masonry building with 12,166
15 square feet of space. The Department acquired
16 the property in 1947, and the people needed
17 more time to get their funding together.

18 COUNCILMAN KENNEY: From 1947?

19 MR. SIPOS: No.

20 (Laughter.)

21 COUNCILMAN KENNEY: Just kidding,
22 Ken. Although it's highly possible.

23 MR. SIPOS: Yes, it certainly is.

24 We support the measure and
25 respectfully ask that Council approve Bill

1 12/9/03 - PUBLIC PROPERTY - BILL 030743
2 030743. I also ask the Rules be suspended so
3 the ordinance may pass upon second reading at
4 Council.

5 COUNCILMAN KENNEY: Thank you very
6 much.

7 Any questions?

8 (No response.)

9 COUNCILMAN KENNEY: Anyone else to
10 testify on this bill?

11 (No response.)

12 COUNCILMAN KENNEY: Seeing none.

13 Bill 030785, an ordinance
14 authorizing the Philadelphia Authority for
15 Industrial Development to purchase a certain
16 tract of land situate at the northwest corner
17 of the Roosevelt Boulevard and Southampton
18 Road, under certain terms and conditions.

19 MR. DALFO: Good afternoon, Mr.
20 Chairman. My name is Thomas Dalfo, and I
21 represent the Philadelphia Industrial
22 Development Corporation and the Philadelphia
23 Authority for Industrial Development. I'm
24 here today to testify in support of Bill No.
25 030785.

1 12/9/03 - PUBLIC PROPERTY - BILL 030743

2 This bill authorizes PAID to acquire
3 130 acres of the former Byberry State Hospital
4 property from the Commonwealth of Pennsylvania
5 for \$900,000 using the City's Industrial and
6 Commercial Revolving Fund, also known as the
7 Landbank. An agreement of sale has already
8 been negotiated between the Commonwealth and
9 PAID. PAID planned to acquire this property
10 from the Commonwealth in January 2004.

11 The Byberry State Hospital
12 represents an important development
13 opportunity in Northeast Philadelphia due to
14 its large size and prominent location. In
15 recognition of the importance of this site,
16 PIDC has worked closely with the Somerton
17 Civic Association to develop a master plan for
18 Byberry that meets the needs of the
19 surrounding community and which is an
20 attractive site for private development.

21 The Somerton Civic Association has
22 approved the master plan developed for the
23 site.

24 The plan developed for Byberry will
25 preserve 25 acres of land as open space and

1 12/9/03 - PUBLIC PROPERTY - BILL 030743
2 buffer planned development from existing
3 residences that boarder the property to the
4 west. The interior of this site will include
5 55 acres of market rate residential
6 development and A District housing units that
7 is planned to include approximately 300 new
8 housing units. The remaining 50 acres of the
9 property that front on Roosevelt will be
10 developed to include up to 600,000 square feet
11 of office or flexible industrial space to take
12 advantage of this prominent location. The
13 plan developed for Byberry will simultaneously
14 provide new housing opportunities and jobs for
15 Philadelphia residents by returning this long
16 vacant property into productive use.

17 PIDC is in the midst of a developer
18 selection process that will choose a team to
19 develop both the residential and office
20 portions of the Byberry property. It is
21 anticipated that a developer will be selected
22 early next year. PAID's acquisition of the
23 site using Landbank funds will spur private
24 investment in the site, to demolish existing
25 structures, install new roads and utility

1 12/9/03 - PUBLIC PROPERTY - BILL 030743

2 lines, and construct new residences and
3 offices. Other than the Landbank funding to
4 acquire Byberry, no other City funding such as
5 City Capital or Neighborhood Transformation
6 Initiative funds is planned for investment in
7 the site.

8 COUNCILMAN KENNEY: Who is the
9 developer of the houses, do you know offhand?

10 The developer hasn't bee selected
11 yet. We're in the process of going through a
12 selection process. We have a short list
13 that's being vetted at this point and we'll be
14 issuing an RFP in the next couple of weeks.
15 It's probably about 60 days after that the
16 developer proposals will come in, and then we
17 have the process of testing those proposals
18 and seeing what's feasible and what can work.

19 COUNCILMAN KENNEY: Councilman
20 Clarke.

21 COUNCILMAN CLARKE: Thank you, Mr.
22 Chairman. Mr. Chairman, I actually don't have
23 a question on this particular bill. But since
24 this is the last bill that PIDC is going
25 testify, I had a question about process.

1 12/9/03 - PUBLIC PROPERTY - BILL 030743

2 Is there ever a instance where PAID
3 and a potential developer or agency negotiates
4 purchase, conveyance or purchase of land prior
5 to the authorization by a bill of Council?

6 MR. DALFO: Where we're going to
7 purchase it or we're going to sell it to a
8 developer?

9 COUNCILMAN CLARKE: Either or. Is
10 that ever done prior to the authorization via
11 a bill of Council?

12 MR. DALFO: Not that I'm aware of.
13 But I'm not familiar with all the kind of
14 circumstances which we've done that in the
15 past, when we've purchased land and we
16 approved.

17 In the past, we had for this
18 particular site in terms of what we were
19 trying to do for Byberry, we had negotiated
20 with the state to try to get them to convey
21 the property to us. We tried in the past to
22 get the site conveyed at nominal
23 consideration.

24 COUNCILMAN CLARKE: So if, in fact,
25 there was a transaction, it was done between

1 12/9/03 - PUBLIC PROPERTY - BILL 030743

2 PAID and an entity or an agency prior to the
3 issuance of an ordinance by Council, that
4 would have in effect be,

5 MR. DALFO: It would be contingent
6 on Council approval. We couldn't purchase the
7 property, considering the funds we're using
8 for it, which is Landbank.

9 COUNCILMAN CLARKE: So you can have
10 a transaction contingent upon approval of
11 Council?

12 MR. DALFO: We would negotiate a
13 transaction and all of our documents, it's
14 contingent upon Council approval. It's
15 contingent upon our PAID Board approval and
16 Council approval and all the appropriate steps
17 related to the funding source for the
18 legislation.

19 COUNCILMAN CLARKE: Do you work on
20 all PAID transactions?

21 MR. DALFO: I do work on most of
22 them, but not all of them.

23 COUNCILMAN CLARKE: Did you work on
24 10th and Luzerne SEPTA transaction?

25 MR. DALFO: Some extent, yes.

1 12/9/03 - PUBLIC PROPERTY - BILL 030743

2 COUNCILMAN CLARKE: And subsequently
3 to American Box Company?

4 MR. DALFO: Yes.

5 COUNCILMAN CLARKE: Okay. You're
6 the person I need to talk to.

7 MR. DALFO: I'm glad I'm here to
8 help

9 COUNCILMAN CLARKE: Thank you, Mr.
10 Chairman.

11 COUNCILMAN KENNEY: Thank you very
12 much.

13 Is there a purchase price associated
14 with this 130 acres?

15 MR. DALFO: The negotiated price IS
16 \$850,000. We've asked for 900,000 to cover
17 costs related to the transaction, which we're
18 hoping will be minimal.

19 COUNCILMAN KENNEY: Any other
20 questions for this witness?

21 (No response.)

22 COUNCILMAN KENNEY: Anyone else to
23 testify on the bill?

24 (No response.)

25 COUNCILMAN KENNEY: Seeing none,

1 12/9/03 - PUBLIC PROPERTY - BILL 030743
2 we'll move to Bill No. 030788, an ordinance
3 authorizing the Commissioner of Public
4 Property, on behalf of the City of
5 Philadelphia, to purchase fee simple title to
6 a certain parcel of land with the buildings
7 and improvements thereon, situated on the
8 Northwest side of Algon Avenue at Fox Chase
9 Road, all under certain terms and conditions..

10 Please identify yourself.

11 MR. SIPOS: Good afternoon, Chairman
12 Kenney and Members of the Committee. My name
13 is Ken Sipos. I'm representing the
14 Commissioner of Public Property, Andres Perez.

15 This bill will enable the adjacent
16 land at 8432 Algon Avenue and in the rear to
17 be incorporated in the Pennypack Park. An
18 appraisal as to fair market value will be
19 provided upon request.

20 The Department of Public Property
21 supports the measure for Fairmount Park. And
22 accordingly, I respectfully ask City Council
23 approve Bill 030788. I also ask the Rules be
24 suspended so the ordinance may be passed upon
25 second reading at Council.

1 12/9/03 - PUBLIC PROPERTY - BILL 030743

2 And someone is here from Fairmount
3 Park with the details.

4 COUNCILMAN KENNEY: Good after.
5 Please identify yourself.

6 MR. FOLK: Mark Folk, Program
7 Administrator with Fairmount Park Commission.

8 The acquisition of this particular
9 property has been the focus of Commission and
10 staff work for about the past three years.
11 The Fairmount Park Commission voted at its
12 April meeting to approve acquisition of the
13 property. And we have an agreement of sale
14 with the current owner, so we strongly endorse
15 this acquisition.

16 COUNCILMAN KENNEY: So we're
17 purchasing the property for Fairmount Park?

18 MR. FOLK: Correct.

19 COUNCILMAN KENNEY: And what's the
20 purchase price?

21 MR. FOLK: 335,000.

22 COUNCILMAN KENNEY: And how large is
23 the parcel?

24 MR. FOLK: It's 11.12 acres.

25 COUNCILMAN KENNEY: Any questions?

1 12/9/03 - PUBLIC PROPERTY - BILL 030743

2 Councilmember Reynolds Brown.

3 COUNCILWOMAN BROWN: Thank you, Mr.
4 Chairman.

5 After three years of work and
6 diligence on this matter, how did you arrive
7 at \$335,000 versus 100,000 versus 0? How did
8 you back into that number?

9 MR. FOLK: We had two appraisals
10 done on the property, one in 2001 and 2002,
11 both done by the same appraiser. Looking at
12 two potential developments scenarios, one
13 whether or not the parcel could be subdivided
14 for residential single family construction,
15 and one if it could not be developed. And
16 then Commissioner John Benswanger, Fairmount
17 Park Commissioner, negotiated with the
18 property owners using those two appraisals as
19 guides, and they negotiated a sales price.

20 COUNCILWOMAN BROWN: And any
21 benefits accrued to Friends of Pennypack Park,
22 simply to be an advocate to Pennypack Park --

23 MR. FOLK: The Friends of Pennypack
24 and many of the neighbors are strong
25 supporters of this acquisition. We would

1 12/9/03 - PUBLIC PROPERTY - BILL 030743

2 manage the land as passive open space.

3 COUNCILWOMAN BROWN: Excellent.

4 Thank you.

5 COUNCILMAN KENNEY: Thank you very

6 much.

7 Any other questions?

8 (No response.)

9 COUNCILMAN KENNEY: Anyone else to
10 testify on this bill?

11 (No response.)

12 COUNCILMAN KENNEY: Seeing none,
13 that will conclude public hearing of the
14 Committee on Public Property and Public Works.

15 - - - -

16

17

18

19

20

21

22

23

24

25

1

2

COUNCIL OF THE CITY OF PHILADELPHIA

3

PUBLIC MEETING

4

COMMITTEE ON PUBLIC PROPERTY & PUBLIC WORKS

5

- - - -

6

Tuesday, December 9, 2003

7

- - - -

8

9

Public meeting conducted by the
Committee on Public Property and Public Works,
held in Room 696, City Hall, Philadelphia,
Pennsylvania, on the above date, to consider
action on the following:

12

BILLS 030742, 030743, 030785,
030788.

13

14

PRESENT:

15

16

COUNCILMAN JAMES KENNEY, Chair
COUNCILMAN DARRELL CLARKE
COUNCILMAN DAVID COHEN
COUNCILWOMAN REYNOLDS BROWN

17

18

19

20

21

22

23

24

25

1 12/9/03 - PUBLIC PROPERTY - PUBLIC MEETING

2 COUNCILMAN KENNEY: We will now
3 convene a public meeting.

4 The Chair recognizes Councilmember
5 Clarke for a motion on Bill 030742.

6 COUNCILMAN CLARKE: Thank you, Mr.
7 Chair. I make a motion that Bill 030742 be
8 reported out of Committee with favorable
9 recommendation and a request for the
10 suspension of the Rules.

11 (Duly seconded.)

12 COUNCILMAN KENNEY: Moved and
13 seconded.

14 All in favor?

15 (Aye.)

16 COUNCILMAN KENNEY: There are none
17 opposed. Bill No. 030742 will be reported out
18 of this Committee with a favorable
19 recommendation, a request will be made for
20 Rule suspension to allow for first reading at
21 our next Council Session.

22 COUNCILMAN KENNEY: The Chair
23 Councilmember Clarke for a motion on Bill
24 030743.

25 COUNCILMAN CLARKE: Thank you, Mr.

1 12/9/03 - PUBLIC PROPERTY - PUBLIC MEETING

2 Chair. I move that Bill 030743 be reported
3 out of Committee with favorable recommendation
4 and a request for the suspension of the Rules.

5 (Duly seconded.)

6 COUNCILMAN KENNEY: Moved and
7 seconded.

8 All in favor?

9 (Aye.)

10 COUNCILMAN KENNEY: There are none
11 opposed. Bill No. 030743 will be reported out
12 of this Committee with a favorable
13 recommendation, a request will be made for
14 Rule suspension to allow for first reading at
15 our next Council Session.

16 The Chair recognizes Councilmember
17 Reynolds Brown for a motion on 030785.

18 COUNCILWOMAN BROWN: I make a motion
19 that Bill 030785 be reported out of Committee
20 and a request with a suspension of the rules.

21 (Duly seconded.)

22 COUNCILMAN KENNEY: Moved and
23 seconded.

24 All in favor?

25 (Aye.)

1 12/9/03 - PUBLIC PROPERTY - PUBLIC MEETING

2 COUNCILMAN KENNEY: There are none
3 opposed. Bill No. 030785 reported out of this
4 Committee favorably. A request will be made
5 for Rule suspension to allow for first reading
6 at our next Council Session.

7 The Chair recognizes Councilmember
8 Cohen for a motion on 030788.

9 COUNCILMAN COHEN: I move the Bill
10 030788 be reported with a favorable
11 recommendation and with a request for
12 suspension of the Rules to permit first
13 reading at the next Council meeting.

14 (Duly seconded.)

15 COUNCILMAN KENNEY: Moved and
16 seconded.

17 All in favor?

18 (Aye.)

19 COUNCILMAN KENNEY: There are none
20 opposed. Bill No. 030788 reported out of this
21 Committee favorably with a request made for
22 Rule suspension to allow for first reading at
23 our next Council Session.

24 That will conclude the business of
25 the Public Property and Public Works

1 12/9/03 - PUBLIC PROPERTY - PUBLIC MEETING
2 Committee. Thank you for your help.
3 (Council adjourned at 2:00 p.m.)
4 - - - -
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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

I HEREBY CERTIFY that the foregoing
proceedings of the Council of the City of
Philadelphia of December 9, 2003, were
reported fully and accurately by me, and that
this is a correct transcript of the same.

RE: COMMITTEE ON PUBLIC PROPERTY
AND PUBLIC WORKS

Lisa C. Bradley, RPR