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COUNCIL OF THE CITY OF PHILADELPHIA

3

PUBLIC HEARING

4

BEFORE COMMITTEE ON PUBLIC PROPERTY & PUBLIC WORKS

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Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, March 18, 1998
1:15 p.m.

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BILL 980019 - Ordinance to amend an ordinance
approved 12/15/96, as amended, which approved
redevelopment proposal, urban renewal relocation
plan, and relocation plan of Redevelopment
Authority of City of Philadelphia for
redevelopment of Model Cities Urban Renewal Area.

BILL 970752 - Ordinance Authorizing Commissioner
of Public Property, Director of Free Library of
Philadelphia, and Budget Director, on behalf of
City of Philadelphia, to execute a term sheet with
the Crime Prevention Association of Philadelphia
("CPA"), a nonprofit corporation, organized and
existing under the laws of the Commonwealth of
Pennsylvania.

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PRESENT: COUNCILWOMAN AUGUSTA A. CLARK, Chair
COUNCILWOMAN JANNIE BLACKWELL
COUNCILWOMAN JOAN L. KRAJEWSKI
COUNCILMAN FRANK DICICCO
COUNCILMAN JAMES F. KENNEY
COUNCILWOMAN DONNA REED MILLER
COUNCILMAN MICHAEL A. NUTTER
COUNCILMAN FRANK RIZZO

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Philadelphia, PA 19103
(215) 561-2220

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2 I N D E X

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4 Bill No. 980019

5 Noel Eisenstat, Executive Director,
6 Redevelopment Authority. 47 Suzanne Horan,
8 Project H.O.M.E. 89 Helen Brown
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11 Bill No. 970752

12 Elliot Shelkrot, President and Director
13 Free Library of Philadelphia 2314 Joseph Petrone, Real Estate Director
15 Department of Public Property. 3116 Daniel M. Rendine, Member
17 Executive Board of CPA 3218 Tony Diodati, Director of existing
19 So. Phila. Community Center. 3420 Tony Greco, President, South Philadelphia
21 Community Civic Association. 3722 John Palmieri, Vice Pres., South Philadelphia
23 Community Civic Association. 39

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2 P R O C E E D I N G S

3 COUNCILWOMAN CLARK: Good afternoon.

4 Let me express my appreciation to the members of
5 the committee who are here. The Committee on
6 Public Property and Public Works is now convened.

7 And for purposes of establishing a
8 quorum, will the record reflect that present at
9 the table are: Councilman James Kenney;
10 Councilwoman Jannie Blackwell; myself, Augusta
11 Clark; Councilwoman Donna Miller; and Councilman
12 Nutter, Michael Nutter.

13 And Frank Rizzo is joining us at the
14 table. Thank you, Councilman Rizzo.

15 Are there persons in the room present
16 to be heard for or against Bill No. 980019? If
17 so, would you please assume the table. And would
18 the clerk please read Bill No. 980019.

19 THE CLERK: Bill No. 980019, an
20 ordinance to amend an ordinance approved on
21 December 15, 1996, as amended, which approved the
22 redevelopment proposal, the urban renewal
23 relocation plan, and the relocation plan of the
24 Redevelopment Authority of the City of
25 Philadelphia for the redevelopment of the Model

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2 Cities Urban Renewal Area, by approving the
3 twentieth amendment of the redevelopment proposal,
4 the twelfth amendment to the urban renewal plan,
5 and the thirteenth amendment to the relocation
6 plan, which provide, inter alia, for certain
7 additional land acquisitions and provision of
8 certain relocation services, as required by law,
9 for the individuals, families, and business
10 concerns which will be displaced.

11 COUNCILWOMAN CLARK: Thank you.

12 Is Mr. Noel Eisenstat, Executive
13 Director of the Redevelopment Authority, present?

14 MR. EISENSTAT: Yes.

15 COUNCILWOMAN CLARK: Thank you. Sister
16 Mary Scullion or her representative?

17 (Noel Eisenstat comes forward.)

18 COUNCILWOMAN CLARK: Thank you. Good
19 afternoon. Please introduce yourself to the
20 record, spell your last name for the benefit of
21 the stenographer, and proceed with your testimony.

22 MR. EISENSTAT: Good afternoon. My
23 name is Noel Eisenstat, E-I-S-E-N-S-T-A-T. I am
24 the Executive Director of the City's Redevelopment
25 Authority. And I'm here to speak on Bill 980019.

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2 I am here today to speak on the amendments of the
3 urban renewal bill that have already been read and
4 the title of the bill.

5 And with me is Michael Koontz, a
6 project manager in North Philadelphia, from the
7 Redevelopment Authority. And you will later hear
8 from representatives of Project H.O.M.E.

9 This is a project that entails two
10 elements: the construction of 30 units of
11 housing, 15 of which will be 3-bedroom units, 15
12 of which will be 2-bedroom units; as well as a
13 Family Learning Center. As you can also see,
14 we're acquiring approximately 20 properties in
15 disparate ownership and will require the
16 relocation of only families.

17 Also, as you can see from the map, this
18 is very close in proximity to the Raymond Rosen
19 Development that is under substantial
20 reconstruction as we speak.

21 The project developer is Project
22 H.O.M.E. CDC, and they will call this project
23 Rowan Homes Phase II in the name of the
24 benefactor, Ms. Rena Rowan. In addition, there'll
25 be a Family Learning Center.

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2 The project acquisition costs are about
3 \$148,000. The total development of both the
4 Learning Center, which will address the needs of
5 both day care, children, education, and adults
6 will -- the total development of both activities
7 are estimated in the range of \$4.8 million.

8 I would also like to note that this
9 development has already received from the U.S.
10 Department of Housing and Urban Development funds
11 for the support of housing programs. We otherwise
12 tend to know that as "homeless initiative funds"
13 from the Super Nova.

14 In addition, the project receives funds
15 from: the Plus Care Program; the Conley
16 Foundation; Rena Rowan's foundation, as I
17 mentioned earlier. And the Family Learning Center
18 will be funded in part by the Honickman
19 Foundation.

20 This project is currently making
21 application for low-income housing tax credits
22 before the Pennsylvania Housing Finance Agency in
23 this funding cycle.

24 Do you have any questions?

25 COUNCILWOMAN CLARK: What is a Family

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2 Learning Center?

3 MR. EISENSTAT: I would actually -- if
4 I could defer that to the individuals who will be
5 running and financing -- the Redevelopment
6 Authority will be acquiring the property. And I
7 would like to leave that question to the experts
8 in that field, being our colleagues from Project
9 H.O.M.E.

10 COUNCILWOMAN CLARK: Okay. Is this
11 permanent housing for the structurally homeless?

12 MR. EISENSTAT: I would define this as
13 -- more as -- it is not --

14 COUNCILWOMAN CLARK: As transitional?

15 MR. EISENSTAT: Transitional.
16 Individuals who will be living here will have
17 previously gone through the City's shelter system
18 as well as other supportive services. And
19 ultimately, these individuals will be able to use
20 these for a term of two years or permanently.

21 (Suzanne Horan comes forward.)

22 MS. HORAN: It's actually permanent
23 supportive housing.

24 COUNCILWOMAN CLARK: Okay. Would you
25 introduce yourself to the record so our transcript

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2 is correct.

3 MR. EISENSTAT: And spell your last
4 name.

5 MS. HORAN: Okay. My name is Suzanne
6 Horan, and my last name's H-O-R-A-N. I work for
7 Project H.O.M.E.

8 COUNCILWOMAN CLARK: All right.

9 (Helen Brown comes forward.)

10 MS. BROWN: My name is Helen Brown, and
11 I work for Project H.O.M.E. And that's B-R-O-W-N.

12 COUNCILWOMAN CLARK: All right.

13 MR. EISENSTAT: The individuals who
14 will be living in these units will have had some
15 history of homelessness and possibly have had some
16 other need for social service intervention. They
17 may have been battered families --

18 COUNCILWOMAN CLARK: Abused?

19 MR. EISENSTAT: -- or drug abuse. But
20 unlike some of the other homeless initiatives
21 where your lease will be for two years, it will be
22 permanent.

23 But what makes these units unique are
24 people will be living in these units while
25 permanently housed there, and will be given --

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2 will have a long-term social service component to
3 living in these units.

4 COUNCILWOMAN CLARK: A long-term social
5 service --

6 MR. EISENSTAT: Founding will provide
7 -- why don't you --

8 MS. HORAN: Right. The units are --
9 can you hear me?

10 COUNCILWOMAN CLARK: Yeah, bring it up
11 closer to you.

12 MS. HORAN: As Mr. Eisenstat said, the
13 units are permanent supportive housing, and the
14 supportive part of that housing is -- there's a
15 whole social service network that's available to
16 these residents.

17 And to answer your question about what
18 a Family Learning Center is, we're hoping to
19 develop that Family Learning Center as another
20 means of support for the families. And what we
21 envision as being part of that Family Learning
22 Center is a child care component that would
23 include day care, as well as after-school
24 programs, an adult learning component that can
25 include GED, literacy components, and computer

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2 classes.

3 And a lot of these services we
4 currently provide on-site, actually a block away,
5 that we're growing out of our building. And when
6 we have 30 additional residents to support, we
7 really need a bigger site to do that.

8 And then the final component is also a
9 health care component. We work with Philadelphia
10 Health Management Corporation and Jefferson
11 Hospital to provide health and wellness services
12 on site.

13 So that's what would be included in
14 this Family Learning Center.

15 COUNCILWOMAN CLARK: Now, for clarity,
16 30 persons will be permanently housed and given
17 the necessary supports to end the dependency cycle
18 of homelessness?

19 MR. EISENSTAT: 30 families.

20 COUNCILWOMAN CLARK: 30 families. So
21 it's not a residence for singles?

22 MR. EISENSTAT: Well, 15 of the units
23 will be -- these are family units.

24 COUNCILWOMAN CLARK: All right.

25 MR. EISENSTAT: These families could be

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2 whole families of two spouses, or they may be
3 single head of household with children.

4 COUNCILWOMAN CLARK: Right.

5 MR. EISENSTAT: It's really a program
6 that allows a parent or two parents to live
7 long-term in a rent-sheltered development that's
8 privately managed, tax-credit-driven, and receives
9 supportive services for a period of time.

10 COUNCILWOMAN CLARK: Are the residents
11 at any point expected to contribute anything
12 toward their expenses?

13 MR. EISENSTAT: Oh, yes. They're
14 required to meet all of the standard tenant
15 requirements as would occur in traditional private
16 management; credit requirements, other background
17 checks. And they'll be required to pay one third
18 of their income towards rent and utilities.

19 COUNCILWOMAN CLARK: So will they have
20 a job?

21 MS. HORAN: Some of the tenants will
22 have employment. Some of the tenants will have
23 other means of income; SSI, welfare.

24 COUNCILWOMAN CLARK: So those on
25 welfare won't be on very long, will they?

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2 MS. HORAN: Right, right. I think my
3 mike just went out.

4 Actually, with the changes in welfare,
5 that's another reason that's driving us to create
6 this Family Learning Center because we really need
7 to find a way to support these single head of
8 households that are going to be off of welfare.

9 COUNCILWOMAN CLARK: Right.

10 MS. HORAN: To support them in terms of
11 child care, support them in terms of their
12 education. So that's another driving reason for
13 the Family Learning Center.

14 COUNCILWOMAN CLARK: Right. You said
15 they would have to agree to all of the
16 requirements for tenants. Is that a written
17 agreement? I mean --

18 MR. EISENSTAT: It's a --

19 COUNCILWOMAN CLARK: It's a laundry
20 list of things?

21 MR. EISENSTAT: There's a background
22 check and a credit check. There may be a
23 housekeeping check in some instances, and --

24 COUNCILWOMAN CLARK: Can I see your
25 laundry list? Would you provide me with a copy of

1 COMM. ON PUB. PROP. & PUB. WORKS - BILL NO. 980019
2 your laundry list?

3 MS. HORAN: Yes, we will.

4 COUNCILWOMAN CLARK: I appreciate that.
5 Are there other questions by members of
6 the committee?

7 Mr. Kenney. And then you, Miss
8 Blackwell.

9 COUNCILMAN KENNEY: Thank you very
10 much.

11 As with Project H.O.M.E. on 15th and
12 Fairmount, would there be any business-associated
13 entity?

14 One of the things about 1515 that is
15 really attractive is the three opportunities there
16 to work and earn a living on-site: the
17 restaurant, the clothing store, and the
18 bookstore.

19 MS. HORAN: Right.

20 COUNCILMAN KENNEY: Will there be a
21 similar business-related element to this
22 particular project, or no?

23 MS. HORAN: Currently, we do not have a
24 plan for that.

25 COUNCILMAN KENNEY: Does opportunity

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2 exist for it at some point? Or it's not the same
3 type of --

4 MS. HORAN: Yeah. At the time, it's
5 really not part of this development. But,
6 actually, employment opportunities at 1515 are
7 open to all residents of Project H.O.M.E.

8 So residents that work at the bookstore
9 and the cafe and the thrift store live at units
10 all over Project H.O.M.E.

11 COUNCILMAN KENNEY: Okay.

12 MS. HORAN: So there could be residents
13 of this development that could work at the cafe or
14 bookstore or thrift store.

15 COUNCILMAN KENNEY: And as you have
16 already testified, this is permanent housing,
17 correct, as all of the other Project H.O.M.E.
18 operations are currently?

19 MS. HORAN: This is permanent
20 supportive housing.

21 COUNCILMAN KENNEY: Okay. I just want
22 to say for the record, if the City invested its
23 dollars into programs like this, there would be no
24 need for shelter, short-term, traditional or
25 otherwise.

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2 I think the programs that you guys run
3 -- and I've had a lot of experience and have been
4 around -- are the real dignified, decent ways of
5 dealing with this problem, whether people have
6 mental illness problems or substance-abuse
7 problems or former substance-abuse problems.
8 There is not a better dignified way to move out of
9 homelessness and into dignified living
10 arrangements that are both self-supportive and
11 with extra help from outside.

12 If the City could ever figure out a way
13 to move away from where we go and towards where
14 this is, I think that we'd be a model for the
15 country. So thank you.

16 MS. HORAN: Thank you.

17 COUNCILWOMAN CLARK: Well, of course,
18 the City could do one other thing: we could come
19 up with a way to prevent homelessness, then we
20 wouldn't have to cure it. But since we don't know
21 how to do that yet. . .

22 COUNCILWOMAN BLACKWELL: Jobs, jobs,
23 jobs.

24 COUNCILWOMAN CLARK: Is the best cure
25 for homelessness.

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2 COUNCILWOMAN BLACKWELL: That's right,
3 that's right.

4 I only wanted to say that, certainly,
5 in my neck of the woods, out west, we have Rowan
6 House. We're happy to see that you are about
7 doing Rowan House II.

8 We work with Sister Mary Scullion, and
9 certainly, we applaud her efforts and yours, and
10 are absolutely overjoyed to support this project.
11 Thank you.

12 MS. HORAN: Thank you.

13 COUNCILWOMAN CLARK: Councilwoman
14 Miller.

15 COUNCILWOMAN MILLER: Good afternoon.

16 COUNCILWOMAN CLARK: Good afternoon.

17 COUNCILWOMAN MILLER: I just wanted to
18 ask a couple questions.

19 With the entrance criteria for families
20 getting into your project, do they have to agree
21 to take part in the social services?

22 COUNCILWOMAN CLARK: Mm-hmm.

23 MS. BROWN: Yes.

24 COUNCILWOMAN MILLER: I mean, if a
25 family moved in and didn't want any of the extra

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2 supportive services --

3 COUNCILWOMAN CLARK: Move somewhere
4 else.

5 COUNCILWOMAN MILLER: -- would they be
6 allowed to stay?

7 MS. BROWN: No, they have to have the
8 support services.

9 COUNCILWOMAN MILLER: Okay. And does
10 "permanent" mean maybe until their children reach
11 a certain age?

12 Or suppose the number of people in the
13 family changes, maybe you have a three-bedroom
14 unit, and now you only have maybe two people left
15 in the household. Do you kind of transfer people
16 around to accommodate other people?

17 And what happens when all your children
18 grow up?

19 COUNCILWOMAN CLARK: Let her answer
20 that.

21 MS. HORAN: Right. One thing I just
22 wanted to point out, it is permanent supportive
23 housing.

24 But often what happens when --
25 residents do move on. I mean, they're welcome to

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2 stay, because it is permanent. But often,
3 residents do move on because they want to own a
4 home, they want to -- this particular facility
5 will be like a single-access facility for security
6 reasons. So, you know, they want to have their
7 own.

8 So often in situations, if people have
9 more children or have less children, again,
10 they're welcome to move on. And often people do.

11 COUNCILWOMAN CLARK: Well, but as
12 interesting as that is, that's not responsive to
13 her question.

14 MS. HORAN: Right.

15 COUNCILWOMAN CLARK: What happens if
16 you're in a three-bedroom unit, and your family,
17 through people moving on, getting married,
18 wherever and whatever, you get down to two
19 people?

20 MS. HORAN: Right.

21 COUNCILWOMAN CLARK: Do they still stay
22 in the three-bedroom unit?

23 MR. EISENSTAT: I can speak in the
24 capacity as the Redevelopment Authority who owns
25 -- holds a number of buildings with similar-type

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2 contracts and Section 8 project-based

3 certificates.

4 Generally, it's fair to say that
5 because you had four kids and had a three-unit
6 house that the leases are such that because your
7 children grow up and move out of the house, that's
8 not a basis for eviction in any way.

9 The objective is to the extent that you
10 have individuals who are -- the term is known as
11 "overhoused." They may be counseled into smaller
12 units, but --

13 COUNCILWOMAN CLARK: But if they
14 resist, they have --

15 MR. EISENSTAT: Rights.

16 COUNCILWOMAN CLARK: -- a right to stay
17 where they are?

18 MR. EISENSTAT: There is no basis to --
19 there's no basis require to evict a person or
20 persons because their children have grown up and
21 moved out of the house.

22 But we would clearly -- clearly, we
23 would hope that -- in a lot of projects like this
24 where people have gone through a program and have
25 gotten a job, these are places where we're

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2 actually housing and counseling. And community
3 development corporations are going to look to
4 individuals who have moved through this program to
5 actually become homeowners.

6 But there's no requirement -- and
7 that's not to say that everyone who has a job who
8 lives in a rental unit wants to or should become a
9 homeowner either.

10 COUNCILWOMAN CLARK: Right. Well, I
11 suspect that Councilwoman Miller's question comes
12 out of the sheer knowledge that there are families
13 who, for three generations, have lived in public
14 housing.

15 COUNCILWOMAN MILLER: Right.

16 COUNCILWOMAN CLARK: And I guess she
17 speaks now to the entitlement to stay and what you
18 would call "an overhoused unit," once the family
19 unit got so small.

20 And I like your answer, so I'm not
21 going to go any further.

22 MR. EISENSTAT: Good.

23 COUNCILWOMAN MILLER: Yeah, that's
24 correct, I agree.

25 But the other thing that I wanted to

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2 know, and you already answered was, did you have a
3 component built in for self-sufficiency for people
4 to move on?

5 Okay, thank you. Thank you, Madame
6 Chair.

7 COUNCILWOMAN CLARK: Thank you.

8 Are there other questions?

9 (No further questions at this time.)

10 COUNCILWOMAN CLARK: Mrs. Blackwell and
11 I were having a decision. How is it like PHA? I
12 mean, how is it like -- yeah, the Housing
13 Authority? And how is it different?

14 And the Housing Authority is temporary
15 housing. Even though some people live there for
16 three generations, it is still, by its charter,
17 temporary housing, isn't it?

18 MR. EISENSTAT: Correct.

19 COUNCILWOMAN CLARK: So I think that
20 might be the distinction.

21 Any further questions? Are there other
22 questions?

23 (No further questions at this time.)

24 COUNCILWOMAN CLARK: Well, we thank you
25 very much.

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2 MS. HORAN: Thank you.

3 MR. EISENSTAT: Thank you. If we could
4 just ask for a suspension of the rules on the
5 matter.

6 COUNCILWOMAN CLARK: Thank you.

7 MR. EISENSTAT: Thank you.

8 - - -

9 COUNCILWOMAN CLARK: Okay. The next
10 bill before the committee is Bill No. 970752.
11 Would the clerk please read that bill for us.

12 THE CLERK: Bill No. 970752, an
13 ordinance authorizing the Commissioner of Public
14 Property, Director of the Free Library of
15 Philadelphia, and the Budget Director, on behalf
16 of the City of Philadelphia, to execute a term
17 sheet with the Crime Prevention Association of
18 Philadelphia (hereafter referred to as "CPA"), a
19 nonprofit corporation, organized and existing
20 under the laws of the Commonwealth of
21 Pennsylvania, setting forth the terms and
22 conditions by which the City will: (1) convey
23 property located at 2407 South Broad Street to the
24 CPA, and; (2) transfer \$1 million in City capital
25 dollars to CPA over three fiscal years; and in

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2 exchange for which, the CPA shall construct a new
3 community center at 2407 through 2437 South Broad
4 Street, including a new library facility, and
5 lease the new library facility to the City for 99
6 years, pursuant to certain terms and conditions
7 set forth in documents acceptable to the
8 Commissioner of Public Property, Director of the
9 Free Library, Budget Director, City Solicitor, and
10 CPA.

11 COUNCILWOMAN CLARK: Thank you. Seated
12 at the table are witnesses who wish to speak on
13 this bill.

14 Would you identify yourself, spell your
15 name for benefit of the stenographer, and proceed
16 with your testimony.

17 MR. SHELKROT: I'm Elliot Shelkrot, the
18 President and Director of the Free Library of
19 Philadelphia.

20 COUNCILWOMAN CLARK: How do you spell
21 your last name?

22 MR. SHELKROT: It's S-H-E-L-K-R-O-T.

23 COUNCILWOMAN CLARK: Thank you.

24 MR. SHELKROT: Morning. I would like
25 -- good afternoon, excuse me.

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2 I want to testify in favor of this
3 ordinance. If Council approves it, the City will
4 convey a City-owned property at 2407 Broad Street
5 to the Crime Prevention Association; and then,
6 over a period of three years, transfer \$1 million
7 in City capital dollars also to the Crime
8 Prevention Association.

9 These funds will pay for -- will help
10 pay for construction of an \$8 million multipurpose
11 facility, which includes a new library, a day care
12 center, community meeting rooms, a recreation
13 facility with a swimming pool.

14 The proposal has my and the Free
15 Library's full support. And this partnership
16 between the City and CPA, I believe, will have a
17 great benefit to many people.

18 Rather than reading through all of the
19 prepared testimony, let me just summarize that the
20 concept is that the library will be leased back to
21 the City for \$1 a year for 99 years. CPA will
22 provide public access to the recreational
23 facilities under terms agreed upon by the
24 Department of Recreation.

25 The Ritner Library, which is currently

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2 at Broad and Ritner, will be incorporated into
3 this new facility. The Ritner Library, which
4 serves children only, in that place we will have a
5 new library which will be large enough and
6 designed to serve all ages, the whole family.

7 Some of you may recall that some weeks
8 ago, Council chose to name this library "The Fumo
9 Family Branch of the Free Library of
10 Philadelphia." And we believe that's a very
11 fitting way to honor a family who has done so much
12 for the City.

13 And I'm delighted to say that we are
14 supportive of this ordinance.

15 COUNCILWOMAN CLARK: Thank you very
16 much. So we've named a facility that we don't yet
17 have, right? That's okay, it's way downstream in
18 the planet.

19 Now, Mr. Shelkrot, just so we keep the
20 arithmetic straight, this \$1 million spread is
21 over 3 years, so that's \$333,333.33 for each of 3
22 years.

23 MR. SHELKROT: That' is correct.

24 COUNCILWOMAN CLARK: Which totals 1
25 million, not 3 million, right?

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2 MR. SHELKROT: That is correct.

3 COUNCILWOMAN CLARK: Okay. Now, along
4 the same arithmetic mode, we are going to give you
5 \$1 million, and you're going to give us \$1?

6 MR. SHELKROT: Say that again. I was
7 being -- something was being whispered in my ear
8 and I did not hear your question.

9 COUNCILWOMAN CLARK: We're going to
10 give you \$1 million, and you're going to give us
11 \$1, right?

12 MR. SHELKROT: The lease is for \$1
13 year.

14 MR. PETRONE: They're going to give us
15 a dollar.

16 COUNCILWOMAN CLARK: I'm only kidding
17 you. I'm the librarian here, so I'm really -- in
18 100 years, I'm going to get \$100?

19 MR. SHELKROT: That's right. And a
20 library.

21 COUNCILWOMAN CLARK: And a library.

22 On a very serious thing, would you
23 contrast the proposed library with the present
24 level of library service in this area of the
25 City? I thought I heard you say that the present

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2 Ritner Library is a children's-only --

3 MR. SHELKROT: Yes.

4 COUNCILWOMAN CLARK: Servicing how many
5 children?

6 MR. SHELKROT: I don't have the
7 specific amount of children, but I know somebody
8 who --

9 COUNCILWOMAN CLARK: Circulating?

10 MR. SHELKROT: No -- okay, I can tell
11 you that in terms of square feet, the usable
12 square feet in that building right now is 4,000
13 square feet. The building was constructed in
14 1914.

15 The current proposal, or the proposal
16 we are considering now, is for a 6,000 square foot
17 usable space. Obviously, a significant increase.

18 The library will be designed with all
19 of the modern technology, with the wiring in
20 place. It will be a much more open facility and a
21 brighter facility. The entrance is right on the
22 street level. The entrance can be -- the library
23 can be open when the recreation -- when the rest
24 of the building is closed, and vice versa, for
25 that matter if that needs to be.

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2 And it will include an area for a
3 meeting space and provide the full level of
4 services that every -- practically every other one
5 of our communities in Philadelphia enjoy.

6 COUNCILWOMAN CLARK: What a creative
7 use of merging of skills and buildings to put --
8 can't you imagine people lying beside the pool,
9 reading books from the library?

10 MR. SHELKROT: Sounds like a good idea
11 to me, as long as they keep them dry.

12 (Laughter.)

13 COUNCILWOMAN CLARK: Right, right. I'm
14 very pleased.

15 Are there members of the committee who
16 wish to be heard on this issue?

17 COUNCILMAN KENNEY: Thank you very
18 much, Madame Chairperson.

19 In addition to all the people in the
20 room who have worked very hard on getting this
21 thing done, as a South Philadelphia resident
22 lifelong, I want to especially mention that
23 Council Member DiCicco and Council Member Verna
24 worked very, very diligently to provide the
25 capital dollars necessary.

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2 It was not an easy -- I was around them
3 when they were working on this. This was not an
4 easy task. They went down and they put the Mayor
5 in a headlock and got what they need. And they
6 both shared it because Broad Street is the
7 boundary of both of their districts. They both
8 shared the responsibility and the capital dollars
9 that were necessary.

10 So, as a South Philly resident who
11 lives in the 1st District, I'd like to personally
12 thank them both for the efforts that they made to
13 get this done.

14 (Applause.)

15 COUNCILMAN DICICCO: Thank you. Madame
16 Chair?

17 COUNCILWOMAN CLARK: You may heard,
18 sir.

19 COUNCILMAN DICICCO: It was not a
20 headlock. It was an arm twist that you taught me
21 about a year or so ago.

22 (Laughter.)

23 COUNCILMAN DICICCO: But thank you for
24 those kind words, thank you.

25 COUNCILWOMAN CLARK: Miss Blackwell?

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2 COUNCILWOMAN BLACKWELL: Thank you. As
3 a resident -- I can't say "lifelong" 'cause I was
4 born in public housing in North Philadelphia, but
5 I'm almost a lifelong resident in West
6 Philadelphia. We can do some of these out there
7 if you'd like, you know.

8 COUNCILWOMAN CLARK: Sounds like a
9 great idea to me.

10 COUNCILWOMAN BLACKWELL: Yes, yes,
11 yes. Thank you, Madame Chair.

12 COUNCILWOMAN CLARK: The model just
13 seems like a great combining of ways people use
14 leisure time productively.

15 Does anyone else wish to be heard on
16 the subject? DiCicco, you want to be heard
17 again?

18 COUNCILMAN DICICCO: No, I'll wait.
19 Thank you.

20 COUNCILWOMAN KRAJEWSKI: His lights
21 were on.

22 COUNCILMAN DICICCO: No, I just wanted
23 to comment on the arm twisting.

24 COUNCILWOMAN CLARK: If there no other
25 comments from the committee, are there persons

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2 present in the audience who wish to be heard in
3 favor of or against the bill?

4 Please, gentlemen, join us.

5 (Joseph Petrone comes forward.)

6 MR. PETRONE: Good afternoon, Madame
7 Chairwoman and Members of the Committee. My name
8 is Joe Petrone. I'm the Real Estate Director with
9 the Department of Public Property.

10 I'm here today to testify in support of
11 Bill No. 970752, on behalf of the Commissioner of
12 Public Property, introduced November 20, 1997,
13 authorizing the Commissioner of Public Property,
14 Director of the Free Library, and Budget Director,
15 on behalf of the City of Philadelphia, to execute
16 a term sheet with the Crime Prevention Association
17 of Philadelphia ("CPA"), a nonprofit corporation
18 organized and existing under the laws of the
19 Commonwealth of Pennsylvania, setting forth the
20 terms and conditions by which the City will: (1)
21 convey the property located at 2407 South Broad
22 Street to the CPA, and; (2) transfer \$1 million in
23 City Capital Dollars to CPA over 3 fiscal years,
24 and in exchange for which the CPA shall construct
25 a new community center at 2407 to 37 South Broad

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2 Street, including a new library facility, and
3 lease the new library facility to the City for 99
4 years, pursuant to certain terms and conditions
5 set forth in documents acceptable to the
6 Commissioner of Public Property, Director of the
7 Free Library, the Budget Director, the City
8 Solicitor, and CPA.

9 I also request that the rules be
10 suspended so that the ordinance may be passed upon
11 first reading at Council.

12 I respectfully ask that the City
13 Council approve Bill No. 970834.

14 I'll be happy to answer any and all
15 questions that you may have.

16 COUNCILWOMAN CLARK: Thank you.

17 MR. PETRONE: Thank you.

18 COUNCILWOMAN CLARK: Are there
19 questions of Mr. Petrone?

20 (No questions for Mr. Petrone.)

21 COUNCILWOMAN CLARK: Mr. Petrone,
22 you're doing better.

23 MR. PETRONE: Thank you, Madame Chair.

24 COUNCILWOMAN CLARK: Thank you.

25 (Daniel Rendine comes forward.)

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2 COUNCILWOMAN CLARK: Sir, would you
3 like to be heard?

4 MR. RENDINE: Yes. My name is Daniel
5 M. Rendine. I am a member of the Executive Board
6 of CPA and have been past president for five
7 years.

8 I was going to ask for a suspension of
9 the rules, but that's already been taken care of.

10 And I would just like to say that our
11 mission at CPA is children, parents and ageds.

12 COUNCILWOMAN CLARK: Right.

13 MR. RENDINE: We did start off in 1932
14 as CPA, but we now serve the community and we are
15 thrilled about this matter, and we are happy to be
16 working with the City and the library in promoting
17 the affairs of the community of South
18 Philadelphia.

19 Incidentally, I've been a member -- I
20 live in South Philly and have been a resident of
21 South Philly all my life.

22 COUNCILWOMAN CLARK: All your life.
23 Well, we certainly do thank you for your
24 presentation.

25 Are there any questions of this

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2 witness? Just one minute, sir.

3 COUNCILWOMAN BLACKWELL: I just note
4 that we do have it in our area, a Crime Prevention
5 Community Center at 34th and Haverford. That is,
6 likewise, just a beautiful building.

7 So I am sure that this community will
8 be absolutely overjoyed at how many ways it can be
9 used, and just about what a beautiful facility it
10 will be.

11 COUNCILWOMAN CLARK: Thank you.

12 MR. RENDINE: Yeah. Councilwoman, I
13 would just like to say that I was president when
14 we built 35th and Haverford. I was also president
15 when we built R.W. Brown.

16 COUNCILWOMAN CLARK: And that does an
17 outstanding job in my neighborhood.

18 MR. RENDINE: Thank you.

19 COUNCILWOMAN CLARK: We could put this
20 to music.

21 (Laughter.)

22 (Tony Diodati comes forward.)

23 COUNCILWOMAN CLARK: Sir, please.

24 MR. DIODATI: My name is Tony Diodati.
25 I'm the current director of the existing facility

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2 at 2600 South Broad.

3 And I -- the only thing I have to add
4 is I think that, as those of us that lived and
5 grew up in South Philadelphia realize, that this
6 will really enhance the quality of life for the
7 people living there, will be an anchor in the
8 community.

9 And the services that we provide and
10 have all be mentioned, and I just wanted to
11 emphasize another type of service, and that's our
12 summer youth employment programs and our
13 employment programs for the people in the
14 community.

15 We have currently a program, a
16 school-to-work transition program with Bok
17 Vocational High School, which we feel can function
18 as a model. And we're talking to South Philly
19 High School, Goretti and Newman to begin some
20 internship programs that would fit into our summer
21 youth programs.

22 That was the only thing not mentioned.
23 I think everybody else mentioned the type of
24 services.

25 And, of course, the library is a nice

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2 feature of cooperative programs down the road, and
3 it's going to be 6200 square feet, I believe.

4 COUNCILWOMAN CLARK: Great. We thank
5 you very much.

6 COUNCILWOMAN CLARK: Mr. Shelkrot, I
7 believe that the librarian for the proposed Fumo
8 Library is present, and we ought to let her get on
9 the record too.

10 Well, let the record show that she is
11 smiling and waving vigorously. Thank you.

12 Are there other people in the room who
13 wish to be heard to speak either in favor of or
14 against the bill before us?

15 (Tony Greco comes forward.)

16 COUNCILWOMAN CLARK: Thank you, sir.
17 Would you join us.

18 MR. PETRONE: Madame Chairwoman, I want
19 to mention that this is the second type of library
20 that we used a developer or someone to build the
21 building or a system. We have the Landry School,
22 which is very successful, which is a similar
23 situation, where we have a space that we don't pay
24 for because we provided the building.

25 So this is number two.

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2 COUNCILWOMAN CLARK: Great.

3 MR. PETRONE: So it seems like this is
4 the way to go, use someone else's money to
5 accomplish --

6 COUNCILWOMAN CLARK: This creative
7 shared use is something that we need to explore in
8 greater depth. And I thank you for it, Mr.
9 Petrone.

10 Sir, thank you for your patience.
11 Please introduce yourself for the record.

12 MR. GRECO: Sure.

13 COUNCILWOMAN CLARK: And spell your
14 last name for the benefit of the stenographer.

15 MR. GRECO: My name is Tony Greco. I'm
16 the President of the South Philadelphia Community
17 Civic Association. My last name is spelled
18 G-R-E-C-O.

19 And with me today is Mr. John Palmieri,
20 who's one of our vice presidents.

21 We represent the area from Ninth Street
22 to Twentieth Street, and from Snyder Avenue to
23 I-76, the Walt Whitman Bridge approach. We're
24 here today representing the civic association in
25 the area I just mentioned.

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2 I'm also here in support of the bill
3 before you, which would finalize the funding and
4 allow us to build a new, state-of-the-art
5 community center and a new, state-of-the-art
6 library in South Philadelphia.

7 Without a doubt, this wonderful project
8 is the type you want to see in your community. It
9 is the type of project that keeps people from
10 leaving, brings new residents into the area, and
11 overall helps to stabilize the community.

12 This project will be constructed within
13 the service area of our civic association.
14 Needless to say, we're very excited.

15 In order to complete the task of making
16 this project a reality, we need the help of the
17 City Council of Philadelphia. Therefore, on
18 behalf of my community and the South Philadelphia
19 Community Civic Association, I respectfully
20 request that you support Bill No. 970752.

21 Thank you.

22 COUNCILWOMAN CLARK: Thank you, sir.

23 Any questions of this witness?

24 (No questions.)

25 COUNCILWOMAN CLARK: Thank you, Mr.

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2 Greco.

3 MR. GRECO: Thank you.

4 COUNCILWOMAN CLARK: Mr. Palmieri?

5 (John Palmieri comes forward.)

6 MR. PALMIERI: All I'd like to say is
7 this is a project that's been long overdue. And
8 we people from South Philadelphia are very proud
9 that this is coming about.

10 And I thank you very much for taking
11 this into consideration.

12 COUNCILWOMAN CLARK: Thank you very
13 much.

14 MR. GRECO: Could I just one say other
15 thing?

16 COUNCILWOMAN CLARK: Yes, sir, you sure
17 may.

18 MR. GRECO: I'd also like to thank
19 Councilman DiCicco and Councilwoman Verna for all
20 their help to make this a reality.

21 COUNCILMAN DICICCO: Madame Chair?

22 COUNCILWOMAN CLARK: Yes, sir.

23 COUNCILMAN DICICCO: I'd just like to
24 take a brief moment to also express my
25 appreciation for the hard work that was done to

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2 bring this day a reality.

3 This was one of the first projects that
4 I had to deal with when I first got elected. And
5 I sat at that table with several of the people
6 that are in this room, and I didn't have a clue as
7 to what they were talking about when they were
8 talking about funding and dollars and cents. And
9 nothing seemed to sink in at the time as to how
10 this all would come about.

11 And there were some sensitive times,
12 there were some sensitive moments and some very
13 frustrating moments all through this process. But
14 everyone stuck together.

15 And I want to thank all of the people
16 that are here today: CPA, the Library, Public
17 Property, the Solicitor's Office, Mr. Copeland for
18 a lot of hard work.

19 There was some extreme situations
20 because this was rather unique, even though, as
21 Mr. Petrone has mentioned, it's the second one,
22 but I think it was a little bit more unique,
23 probably, than the first one, in terms of the
24 funding and the leasing and all of the legalities
25 that go along with making this thing a reality.

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2 And I just want to thank everybody; in
3 particularly, my colleague, Councilwoman Verna.
4 Even though her district is on the other side of
5 Broad Street, technically it is in my district,
6 this facility. And had she not been willing to
7 participate in the funding through her budget in
8 the second Councilmatic district along with me,
9 this day would not have come to fruition.

10 So I would like to publicly thank
11 Councilwoman Verna. And I thank this committee.
12 Thank you.

13 COUNCILWOMAN CLARK: You know, I kidded
14 a little about putting this to music, but this
15 could easily be the project that begins to bring
16 peace in South Philly by bringing people of
17 disparate backgrounds together around a common
18 interest for good.

19 And for that reason, I am very pleased
20 to support it and to wish you success in it.

21 COUNCILMAN DICICCO: And just to follow
22 up, there was one other --

23 COUNCILWOMAN CLARK: Yes.

24 COUNCILMAN DICICCO: The Department of
25 Recreation was crucial to this also, because there

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2 is an indoor pool, something that we've never said
3 in South Philadelphia.

4 And we've worked out some programs
5 available to the entire South Philly community and
6 beyond that, some programs, even -- I think the
7 Department of Rec. is also doing a program that
8 would train lifeguards year-round. So it's rather
9 unique.

10 COUNCILWOMAN CLARK: Sure. I'm looking
11 forward to the things happening in a pool that's
12 nobody's turf, a pool that belongs to everybody,
13 and to which everybody will be invited and they
14 will be welcomed.

15 COUNCILMAN DICICCO: And any future
16 additional funding -- I'm certain, we made a wise
17 decision in naming the library "The Fumo Family
18 Library."

19 (Laughter.)

20 COUNCILWOMAN CLARK: Now, that's the
21 part we want to put to music.

22 COUNCILMAN DICICCO: He's already begun
23 to talk about some sort of foundation that will
24 keep it going, so I think we did a good thing in
25 naming it "The Fumo Family Library."

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2 Thank you, Madame Chair.

3 COUNCILWOMAN CLARK: Okay, I'm sure it
4 was an objective choice of names.

5 (Laughter.)

6 COUNCILWOMAN CLARK: Thank you very
7 much.

8 Now, I guess we need a -- thank you,
9 gentlemen, you may leave.

10 I need a motion to close this part of
11 the meeting and to go into the public session.
12 And I'll entertain a motion.

13 COUNCILWOMAN BLACKWELL: So moved,
14 Madame Chair.

15 COUNCILWOMAN CLARK: That the -- state
16 it.

17 COUNCILWOMAN BLACKWELL: We move that
18 the public --

19 COUNCILWOMAN CLARK: -- hearing be
20 over.

21 COUNCILWOMAN BLACKWELL: That the
22 Committee on Public Property and Public Works
23 hearing is now recessed -- no. It's now ended?
24 I've forgotten the --

25 COUNCILWOMAN CLARK: Mm-hmm.

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2 COUNCILWOMAN BLACKWELL: Is now
3 adjourned and that we now enter into our public
4 meeting.

5 (Duly seconded.)

6 COUNCILWOMAN CLARK: All right, thank
7 you.

8 All in favor, say aye.

9 Opposes?

10 So ordered.

11 - - -

12 COUNCILWOMAN CLARK: Now it is
13 appropriate for me to entertain a motion that Bill
14 No. 90019 (sic) be reported out of this committee
15 with a favorable recommendation, with the rules
16 suspended so as to permit first reading at the
17 next stated session of Council.

18 COUNCILWOMAN BLACKWELL: So moved,
19 Madame Chair.

20 (Duly second.)

21 COUNCILWOMAN CLARK: It's been properly
22 moved and seconded.

23 All in favor, say aye.

24 Okay, let me be clear on the Bill No.

25 -- it's Bill No. 980019 which has been reported

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2 out of this committee with a favorable
3 recommendation and suspension of the rules so as
4 to permit first reading at out next Council
5 session.

6 COUNCILWOMAN BLACKWELL: Yes.

7 COUNCILWOMAN CLARK: The title of it is
8 -- well, whatever it is.

9 COUNCILMAN KENNEY: Model Cities.

10 COUNCILWOMAN CLARK: Okay. Then I'll
11 take a motion on this second one.

12 COUNCILMAN KENNEY: Madame Chair, I
13 move that Bill No. 970752 be reported out of this
14 committee with a favorable recommendation and an
15 additional request to be made for a rules
16 suspension to allow for first reading at our next
17 Council session.

18 (Duly seconded.)

19 COUNCILWOMAN CLARK: All in favor, say
20 aye.

21 Opposes, nay.

22 So ordered. Bill No. 970752 is
23 reported out of this committee with a favorable
24 recommendation with suspension of the rules so as
25 to permit first reading at the next stated session

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2 of Council.

3 Thank you very much. The committee's
4 adjourned.

5 (Adjourned at 1:54 p.m.)

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I HEREBY CERTIFY that the foregoing
proceedings of the Council of the City of
Philadelphia of Wednesday, March 18 1998 were
reported and accurately by me, and that this is a
correct transcript of same.

RE: Committee on Public Property & Public Works
Bill No. 980019 and No. 97072

JOSEPHINE CARDILLO, RPR