

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

Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, May 29, 2019
10:46 a.m.

PRESENT:

COUNCILMAN BOBBY HENON, CHAIR
COUNCILMAN ALLAN DOMB
COUNCILMAN WILLIAM K. GREENLEE
COUNCILMAN DAVID OH
COUNCILMAN MARK SQUILLA

BILLS 190206, 190207, 190208, and 190310

- - -

1 5/29/19 - PUBLIC PROPERTY - BILL 190206, ETC.

2 COUNCILMAN HENON: Good
3 morning. Thank you all for being here.
4 We will start with the Committee on
5 Public Property and Public Works.
6 Would the Clerk please read the
7 bills.

8 THE CLERK: Bill No. 190206,
9 authorizing the Commissioner of Public
10 Property, on behalf of the City, to enter
11 into an agreement between the City and
12 the Philadelphia Redevelopment Authority
13 for the PRA to act as the City's agent
14 for the marketing, competitive bidding,
15 sale and development, as applicable, of
16 certain City-owned properties, under
17 certain terms and conditions.

18 (Witness approached witness
19 table.)

20 MR. HELLER: Good morning.
21 Greg Heller, Director of the Philadelphia
22 Redevelopment Authority.

23 Good morning, Chair Henon and
24 members of the Committee. I'm here to
25 speak in support of Bill No. 190206,

1 5/29/19 - PUBLIC PROPERTY - BILL 190206, ETC.

2 which would authorize the Philadelphia
3 Redevelopment Authority to enter into a
4 cooperation agreement with the City,
5 allowing PRA to act as the City's agent
6 of the marketing, competitive bidding,
7 sale and development of certain
8 City-owned properties.

9 The Urban Redevelopment Law
10 provides that the Authority may cooperate
11 with any governmental entity or
12 municipality to act as agent for such
13 entities for the public purpose provided
14 in the Urban Redevelopment Law. The
15 Authority currently has several such
16 cooperation agreements in place with the
17 Philadelphia Department of Public
18 Property, Philadelphia Department of
19 Parks and Recreation, and Philadelphia
20 Managing Director's Office for capital
21 projects, and an agreement with the
22 School District of Philadelphia for
23 marketing and disposition of real
24 property.

25 On July 18th, 2018, the

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2 Authority issued an RFP at the request of
3 the Public Property Commissioner seeking
4 development proposals for the adaptive
5 reuse of the former Engine 29 firehouse
6 and a rear parking lot located at 1221 to
7 25 North 4th Street, which are currently
8 owned by the City of Philadelphia
9 Department of Public Property. The
10 structure is approximately 14,400 square
11 feet. PRA received and reviewed
12 proposals and pre-selected an applicant.

13 PRA can only move forward on
14 this transaction, which will lead to the
15 responsible redevelopment of this
16 property, pending Council's approval of
17 Bill No. 190206 and execution of a
18 cooperation agreement with the Public
19 Property Commissioner.

20 Although the Authority will be
21 marketing properties and managing the
22 disposition process as the City's agent,
23 ultimate decisions will be with the
24 Public Property Commissioner, and each
25 sale will require a resolution of City

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2 Council.

3 Chair Henon and members of the
4 Committee, I respectfully request
5 favorable consideration of Bill No.
6 190206.

7 I will be happy to answer any
8 questions at this time.

9 COUNCILMAN HENON: Thank you.

10 First, for the record, we
11 jumped right in here. I want to make
12 note that we do have a quorum here. To
13 my left, we have our Vice Chair
14 Councilman Greenlee. To my right,
15 Councilman Oh and Councilman Domb. So a
16 quorum is present.

17 So thank you for your
18 testimony. We do have an amendment.
19 Have you seen the amendment that has been
20 circulated to all members of Council?

21 So we have an amendment that
22 specifies a site for, first, authorizing
23 the cooperation agreement in addition to
24 property.

25 MR. HELLER: Okay.

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2 COUNCILMAN HENON: The Chair
3 recognizes Councilman Domb.

4 COUNCILMAN DOMB: Thank you,
5 Mr. Chairman.

6 And good morning.

7 MR. HELLER: Good morning,
8 Councilman.

9 COUNCILMAN DOMB: Just a few
10 questions. Can you walk me through the
11 process that you're going to be utilizing
12 in the marketing of this property, and
13 were you also handling the sale of 46th
14 and Market?

15 MR. HELLER: I'm sorry. The
16 sale of what?

17 COUNCILMAN DOMB: Of 46th and
18 Market. Did you handle that sale?

19 MR. HELLER: No.

20 COUNCILMAN DOMB: Okay. So
21 walk me through the process here, because
22 I've been down a few paths when we've
23 been selling real estate and I just think
24 we can do a better job going forward.

25 MR. HELLER: Sure. So for the

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2 sale of this property and probably others
3 moving forward, we issued a competitive
4 request for proposals, which we marketed
5 on our website through our mailing lists.
6 We got a number of very strong proposals
7 as a result.

8 We have a five-member review
9 committee that met and scored the
10 proposals based on the scoring criteria
11 in the RFP, and then we made a
12 recommendation to the Public Property
13 Commissioner. And we pre-selected an
14 applicant, but we notified the applicant
15 that we couldn't move forward on the
16 transaction until we had a cooperation
17 agreement in place.

18 So that's where we are in this
19 particular transaction.

20 COUNCILMAN DOMB: So are you
21 saying you have a buyer in place for this
22 already?

23 MR. HELLER: Yes.

24 COUNCILMAN DOMB: And have we
25 done our own independent appraisal for

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2 the highest and best use of the property?

3 MR. HELLER: We don't typically
4 get appraisals when we put out a
5 competitive RFP, because we let the
6 market establish what the fair market
7 value is. We did get a number of very
8 strong and competitive proposals for this
9 one, and we think that the City is
10 getting best value.

11 But the other thing to remember
12 is that we review and score proposals on
13 five different criteria. So we don't
14 necessarily have to sell to the highest
15 bidder, and it's often not in the City's
16 best interest to do so, because we're
17 trying to find the best balance of cash
18 for the City as well as best use that's
19 compatible with the community and that,
20 in this case, restores the structure in a
21 use that's going to be in the best
22 interest of the community in the long
23 term.

24 COUNCILMAN DOMB: But you don't
25 think it would be worth a small --

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2 because it's not expensive to order an
3 outside appraisal from an independent
4 party just so you have an idea from your
5 perspective as to what the value is in
6 the market so that when we get
7 competitive bids, you have something to
8 back it up against.

9 MR. HELLER: We could. We have
10 an in-house appraiser who always reviews
11 them and puts together her own comps. So
12 I think we do have a pretty good sense
13 based on our own staff. We have a
14 full-time appraiser on our staff, so we
15 order appraisals as a necessity when
16 we're doing sales that are
17 non-competitive as allowed by the City's
18 disposition policies and that require
19 outside appraisal, but often when we do
20 RFPs or competitive bids, we rely on our
21 in-house appraisal staff.

22 COUNCILMAN DOMB: Some of the
23 comments I hear from people who are
24 looking at City property, they said the
25 bidding process is so cumbersome that

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2 many -- they don't want to bid and, B,
3 will put in lower bids because of the
4 length of time it takes and all those
5 hoops they have to jump through to
6 purchase a property.

7 In that light, is there a way
8 to streamline the process so that we
9 would benefit as a city?

10 MR. HELLER: Well, I think we
11 put in some very good steps over the last
12 three years under my leadership at the
13 Redevelopment Authority to streamline the
14 process. One of the first things we put
15 in place was that until this
16 Administration, we couldn't accept
17 electronic submissions, and we put that
18 in very quickly to allow for an
19 electronic portal that's easy to use and
20 to transfer information up. We revised
21 our whole property application to make it
22 much more streamlined and easier to
23 follow. You can enter the information
24 all electronically.

25 So we have been taking real

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2 steps to also cut down the time needed to
3 review and process, and we've been very
4 focused on customer service, but there
5 are always going to be things in our
6 process that are going to be more
7 cumbersome than in the private market,
8 because we want to make sure that all
9 buyers are current with the Department of
10 Revenue, don't have outstanding L&I
11 violations, and we do a pretty
12 comprehensive check, not just on the
13 buyer but on all entities that the
14 buyer -- that the individuals who have
15 equity interest in the buyer also have
16 interests in to make sure that we're
17 covering all of our bases. We have to do
18 the campaign disclosure and the tax
19 disclosure form.

20 So I think with the
21 public-sector transaction, there's always
22 going to be more of a cumbersome process,
23 but we really have focused on customer
24 service as much as possible.

25 COUNCILMAN DOMB: I want to go

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2 back to the appraisal for a minute,
3 because I do think that if we had an
4 appraisal and the charge to the appraisal
5 firm was find out the highest and best
6 use -- whether we want to do that or not,
7 at least we should know what a potential
8 buyer may want to do with this property
9 under the zoning, and then at least you'd
10 have a backstop. If you got an offer,
11 you'll say that's pretty much where the
12 appraisal is, so you have a basis for
13 making a decision.

14 MR. HELLER: Right. No; I
15 understand. And, again, we do have a
16 sense of what the market value is based
17 on our in-house appraisal staff, who we
18 think have identified good comps and has
19 a good sense of what the market pricing
20 should be.

21 We certainly could expend the
22 cost and get an outside appraisal, but, I
23 mean, we think that we have good in-house
24 staff that can also give us a pretty good
25 opinion of value.

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2 COUNCILMAN DOMB: Keep in mind,
3 OPA two years ago hired an outside
4 appraisal firm and found, I believe,
5 about 8 billion undervalued worth 122
6 million per year in real estate taxes.
7 And I'm only using that as an example,
8 that sometimes that outside professional
9 firm can be of help to us in the public
10 sector.

11 MR. HELLER: Yeah. I
12 understand.

13 COUNCILMAN DOMB: Well, thank
14 you. Thank you very much.

15 Thank you, Mr. Chairman.

16 MR. HELLER: Thank you,
17 Councilman.

18 COUNCILMAN HENON: Any other
19 members have any questions on Bill No.
20 190206?

21 (No response.)

22 COUNCILMAN HENON: Is there
23 anyone else here that wishes to testify
24 on Bill No. 190206?

25 (No response.)

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2 COUNCILMAN HENON: Thank you
3 for your testimony on that bill. Would
4 you wish to continue on Bill No. 190207?

5 Anybody here from the
6 Administration that wishes to testify on
7 Bill No. 190207?

8 (Witness approached witness
9 table.)

10 COUNCILMAN HENON: Good
11 morning.

12 Excuse me. Can you hold,
13 please.

14 Clerk, could you please read
15 the title of Bill No. 190207.

16 THE CLERK: Bill No. 190207,
17 authorizing the Commissioner of Public
18 Property, on behalf of the City of
19 Philadelphia, to convey to the
20 Commonwealth of Pennsylvania, all or a
21 portion of a parcel or parcels of land in
22 and about the area bounded by Tacony
23 Street, Levick Street, Milnor Street and
24 Barnett street, under certain terms and
25 conditions; and

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2 Bill No. 190208, authorizing
3 the Commissioner of Public Property, on
4 behalf of the City, to acquire fee simple
5 title, or a lessor interest in real
6 estate, by purchase, dedication,
7 donation, condemnation, agreement in lieu
8 of condemnation, or otherwise, to parcels
9 of land along the Delaware River and in
10 the bed of the former Kensington & Tacony
11 Railroad, under certain terms and
12 conditions; and

13 Bill No. 190310, authorizing
14 the Commissioner of Public Property, on
15 behalf of the City of Philadelphia, to
16 enter into a sublease agreement with The
17 Philadelphia Municipal Authority, for use
18 by the City of a portion of the premises
19 located at 804 North Broad Street, all
20 under certain terms and conditions.

21 COUNCILMAN HENON: Thank you.

22 And you may proceed with your
23 testimony on Bill No. 190207.

24 MS. LANKENAU: Thank you. Good
25 morning, Chairperson Henon and members of

1 5/29/19 - PUBLIC PROPERTY - BILL 190206, ETC.

2 the Committee on Public Property and
3 Public Works. My name is Elizabeth
4 Lankenau and I am the Director of
5 Infrastructure Program Coordination at
6 the Office of Transportation,
7 Infrastructure and Sustainability. I am
8 here today to testify in support of Bill
9 No. 190207, an ordinance authorizing the
10 Commissioner of Public Property, on
11 behalf of the City of Philadelphia, to
12 convey to the Pennsylvania Department of
13 Transportation a parcel of land bounded
14 by Tacony Street, Levick Street, Milnor
15 Street and Barnett Street, under certain
16 terms and conditions.

17 This property will be sold to
18 PennDOT so that the agency can use this
19 land to comply with the City's stormwater
20 management regulations, which are
21 triggered by the I-95 reconstruction
22 project. The proceeds from the sale will
23 be deposited into the General Fund.

24 The Office of Transportation,
25 Infrastructure and Sustainability

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2 supports this measure and, accordingly, I
3 respectfully ask that City Council
4 approve Bill No. 190207.

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

8 Thank you. I will be happy to
9 answer any questions you may have.

10 COUNCILMAN HENON: Thank you
11 for your testimony.

12 Would anybody on the Committee
13 like to -- Councilman Domb. The Chair
14 recognizes Councilman Domb.

15 COUNCILMAN DOMB: Thank you,
16 Mr. Chairman.

17 Good morning. I just have a
18 question on this. What's the sale price
19 of this property?

20 MS. LANKENAU: PennDOT valued
21 it at \$405,000.

22 COUNCILMAN DOMB: How big was
23 the property?

24 MS. LANKENAU: One acre, a
25 little over an acre.

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2 COUNCILMAN DOMB: One acre?

3 And how do we determine that was the
4 right value?

5 MS. LANKENAU: I don't know
6 PennDOT's appraisal process, but they did
7 a valuation. I don't know that they did
8 an appraisal.

9 COUNCILMAN DOMB: Just to be
10 clear, this is a property that we own as
11 the City.

12 MS. LANKENAU: Correct.

13 COUNCILMAN DOMB: And PennDOT
14 was interested in buying it.

15 MS. LANKENAU: Correct, for
16 stormwater management use. It's an open
17 space by the Tacony Palmyra Bridge.

18 COUNCILMAN DOMB: How did we
19 determine that value?

20 MS. LANKENAU: Through a
21 PennDOT valuation process.

22 COUNCILMAN DOMB: Well, they're
23 the buyer.

24 MS. LANKENAU: I'm going to ask
25 Public Property to speak to this more.

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2 (Witness approached witness
3 table.)

4 DEPUTY COMMISSIONER CASIMIR:
5 Hello. My name is Dominique Casimir,
6 Deputy Commissioner of Real Estate for
7 Public Property.

8 Good morning.

9 COUNCILMAN DOMB: Good morning.

10 DEPUTY COMMISSIONER CASIMIR:
11 Good morning, Councilman Domb.

12 So the valuation that PennDOT
13 gave it was what Elizabeth spoke to. We
14 did have two separate appraisals to
15 value the land ourselves. They came
16 in -- both appraisals came in at zero.
17 The reason being because the strip of
18 land is unbuildable and you cannot build
19 on it. There was no OPA ever assigned to
20 the parcel of land, and if you see it,
21 it's directly under or adjacent to the
22 bridge. So it can't be used for any
23 other purposes other than stormwater
24 management.

25 COUNCILMAN DOMB: Did we order

1 5/29/19 - PUBLIC PROPERTY - BILL 190206, ETC.

2 an appraisal to value it based on
3 PennDOT's use or our value?

4 DEPUTY COMMISSIONER CASIMIR:

5 Both actually. We did it for highest and
6 best per the storm --

7 COUNCILMAN DOMB: If we order
8 an appraisal for PennDOT's use --

9 DEPUTY COMMISSIONER CASIMIR:

10 Yes.

11 COUNCILMAN DOMB: -- there has
12 to be a value, because that's why they
13 want it.

14 DEPUTY COMMISSIONER CASIMIR: I
15 understand. We're more than happy to
16 submit the appraisal work to you. We
17 have this done through PIDC.

18 COUNCILMAN DOMB: But you
19 follow what I'm saying?

20 DEPUTY COMMISSIONER CASIMIR: I
21 do.

22 COUNCILMAN DOMB: If we're the
23 seller and they're the buyer and they
24 want something that we have, and even if
25 it's valued at zero, to them there's a

1 5/29/19 - PUBLIC PROPERTY - BILL 190206, ETC.

2 value. So my question is, did we
3 maximize that value?

4 DEPUTY COMMISSIONER CASIMIR:

5 Yes. We're more than happy to share that
6 information with you.

7 COUNCILMAN DOMB: Okay. Thank
8 you. Thank you very much.

9 Thank you, Mr. Chairman.

10 COUNCILMAN HENON: And,
11 Councilman, for the record, this bill and
12 the next bill are pertinent in the
13 district and having -- one being a use to
14 extend our trails and the process that
15 goes along with this, and I am quite
16 aware of this parcel of land and its use
17 or I guess non, I think, buildable type
18 of unique property as where it sits on
19 location. So I think PennDOT's
20 appraisal, in my understanding speaking
21 with the Department and PennDOT, is
22 probably the best use of the property at
23 this time. That's why we decided to move
24 forward. So thank you.

25 Anyone else wish to testify on

1 5/29/19 - PUBLIC PROPERTY - BILL 190206, ETC.

2 Bill No. 190207?

3 (No response.)

4 COUNCILMAN HENON: Thank you.

5 Anyone from the Administration
6 wish to -- has testimony on 190208?

7 (Witness approached witness
8 table.)

9 COUNCILMAN HENON: Good
10 morning. State your name for the record
11 and you may proceed with your testimony.

12 MR. ARMSTRONG: Sure. Good
13 morning, Chairperson Henon and Committee
14 members. My name is Robert Armstrong.
15 I'm the Preservation and Capital Projects
16 Manager with the Department of Parks and
17 Recreation. I appear before you today on
18 behalf of the Department concerning Bill
19 No. 190208.

20 This bill allows the City of
21 Philadelphia to acquire right-of-way land
22 along the former Kensington and Tacony,
23 or K&T, Railroad and along the Delaware
24 River for an expansion of recreation
25 parkland consisting primarily of proposed

1 5/29/19 - PUBLIC PROPERTY - BILL 190206, ETC.

2 K&T trail, a multi-use recreational trail
3 and amenities.

4 Upon completion of
5 construction, the right-of-way will be
6 operated and maintained by Philadelphia
7 Parks and Recreation along with its
8 non-profit partner, the Riverfront North
9 Partnership.

10 The proposed right-of-way runs
11 between Old Frankford Creek and Princeton
12 Street along the Delaware River and
13 serves to connect the public to two
14 public boat launches, the Frankford Boat
15 Launch and the Tacony Boat Launch, as
16 well as Lardner's Point Park, a park
17 abutting the proposed right-of-way.

18 This proposed right-of-way is
19 also part of the larger regional Circuit
20 Trail system and the national East Coast
21 Greenway.

22 The Department of Parks and
23 Recreation supports this measure and,
24 accordingly, I respectfully request that
25 City Council approve Bill No. 190208.

1 5/29/19 - PUBLIC PROPERTY - BILL 190206, ETC.

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

6 Thank you. I'd be glad to
7 answer any questions you may have at this
8 time.

9 COUNCILMAN HENON: Thank you
10 for your testimony.

11 Anybody on the Committee wish
12 to ask any questions on Bill No. 190208?

13 (No response.)

14 COUNCILMAN HENON: Anybody here
15 today joining us wish to comment on Bill
16 No. 190208?

17 (No response.)

18 COUNCILMAN HENON: That being
19 said, anyone from the Administration wish
20 to testify on Bill No. 190310?

21 State your name for the record
22 and proceed with your testimony.

23 DEPUTY COMMISSIONER CASIMIR:
24 Sure. Good morning, Chairman Henon and
25 other members of the Committee of Public

1 5/29/19 - PUBLIC PROPERTY - BILL 190206, ETC.

2 Property and Public Works. My name is
3 Dominique Casimir and I am the Deputy
4 Commissioner of Real Estate for the
5 Department of Public Property. I am here
6 today to testify in support of Bill No.
7 190310, an ordinance authorizing the
8 Commissioner of Public Property, on
9 behalf of the City of Philadelphia, to
10 enter into a sublease agreement with the
11 Philadelphia Municipal Authority, for use
12 by the City of a portion of the premises
13 located at 804 North Broad Street, under
14 certain terms and conditions.

15 The City currently leases space
16 at 802 North Broad Street for the Office
17 of Homeless Services and it has been
18 since June of 2012. The original lease
19 term has expired and the City is now on a
20 month-to-month term. Due to the age of
21 the property and lack of desire from
22 ownership to improve the space,
23 Department of Public Property began a
24 search for an alternative location.

25 An opportunity presented itself

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2 next door at 804 North Broad Street where
3 ownership had already begun a complete
4 renovation of the property. Ownership
5 offered to deliver a brand new, custom
6 fit-out in return for a ten-year lease
7 with one additional five-year option.
8 This new location would allow for an easy
9 transition for the City employees and
10 prevent confusion for participants
11 seeking services formerly at 802 North
12 Broad.

13 The proposed premises at 804
14 North Broad will be approximately 2,674
15 square feet on the ground floor and 1,449
16 square feet on the mezzanine floor, for a
17 total of 4,123 square feet. The initial
18 term would start at \$15 per square foot
19 base rent, plus utilities and insurance,
20 which is projected to be below \$2 per
21 square foot. These terms allow the City
22 to stay within financial year 2017
23 allocated budget for 802 North Broad.

24 The Department of Public
25 Property supports this measure and,

1 5/29/19 - PUBLIC PROPERTY - BILL 190206, ETC.

2 accordingly, I respectfully ask that City
3 Council approve Bill No. 190310.

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

7 Thank you, and I will be happy
8 to answer any questions you may have.

9 COUNCILMAN HENON: Thank you
10 for your testimony.

11 The Chair recognizes Councilman
12 Greenlee.

13 COUNCILMAN GREENLEE: Thank
14 you, Mr. Chairman.

15 Good morning.

16 DEPUTY COMMISSIONER CASIMIR:
17 Good morning.

18 COUNCILMAN GREENLEE: Just a
19 quick question. I'm familiar with this
20 area and I know that building 802 is in
21 bad shape, so it makes sense to get out
22 of there. I'm trying to picture what was
23 at 804. Do you know?

24 DEPUTY COMMISSIONER CASIMIR:
25 804 was actually an abandoned building.

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2 They renovated it completely. And so now
3 there will be apartments on top with our
4 services down on the retail and
5 mezzanine.

6 COUNCILMAN GREENLEE: And if I
7 remember right, there's offices where
8 basically folks that need services are
9 referred out kind of?

10 DEPUTY COMMISSIONER CASIMIR:
11 Correct, for intake center for homeless
12 or transitional services.

13 COUNCILMAN GREENLEE: Okay.
14 All right. Thank you.

15 Thank you, Mr. Chairman.

16 COUNCILMAN HENON: Thank you,
17 Councilman.

18 The Chair recognizes Councilman
19 Domb.

20 COUNCILMAN DOMB: Thank you,
21 Mr. Chairman.

22 Good morning.

23 DEPUTY COMMISSIONER CASIMIR:
24 Good morning.

25 COUNCILMAN DOMB: I just have a

1 5/29/19 - PUBLIC PROPERTY - BILL 190206, ETC.

2 few questions on the lease.

3 DEPUTY COMMISSIONER CASIMIR:

4 Sure.

5 COUNCILMAN DOMB: It says in
6 Paragraph 7 of Exhibit A that we're
7 responsible for the insurance and real
8 estate taxes?

9 DEPUTY COMMISSIONER CASIMIR:

10 Well, yes. We are responsible for
11 insurance and real estate taxes. We're
12 responsible for real estate taxes on
13 every lease that we lease.

14 COUNCILMAN DOMB: So the City
15 is not exempt from paying real estate
16 taxes?

17 DEPUTY COMMISSIONER CASIMIR:

18 Unfortunately not.

19 COUNCILMAN DOMB: And then is
20 there any protection in that lease
21 against real estate tax increases that
22 will occur?

23 DEPUTY COMMISSIONER CASIMIR:

24 Well, actually in this property, there's
25 a ten-year tax abatement. So if you

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2 notice in my testimony, it said utilities
3 plus insurance, is what we're really
4 paying on throughout this term.

5 COUNCILMAN DOMB: So the City
6 is using this ten-year tax abatement
7 incentive?

8 DEPUTY COMMISSIONER CASIMIR:
9 No; usually we pay the pass-throughs of
10 whatever the developer or landlord or
11 licensor. So if there's real estate
12 taxes, we pay them.

13 COUNCILMAN DOMB: Right. But
14 the City will be the beneficiary because
15 the taxes are abated.

16 DEPUTY COMMISSIONER CASIMIR:
17 Anyone utilizing -- any tenant would
18 benefit from it.

19 COUNCILMAN DOMB: So when I'm
20 looking at this lease, it says \$15 is the
21 base and the mezzanine. Is that because
22 the ceilings were high ceilings and they
23 added a mezzanine space?

24 DEPUTY COMMISSIONER CASIMIR:
25 Well, one of the things that we did with

1 5/29/19 - PUBLIC PROPERTY - BILL 190206, ETC.

2 this is, we actually reduced our square
3 footage, and the floor print on the first
4 floor was not able to take our whole
5 entire services. So what we were able to
6 do was actually almost double our staff
7 load capacity and reduce our square
8 footage, and they were able to put a
9 mezzanine level in. So it's actually 9
10 foot clear ceilings.

11 COUNCILMAN DOMB: So they built
12 a mezzanine for our usage?

13 DEPUTY COMMISSIONER CASIMIR:
14 Correct.

15 COUNCILMAN DOMB: And that
16 mezzanine space is 1,049?

17 DEPUTY COMMISSIONER CASIMIR:
18 1,449 square feet, correct.

19 COUNCILMAN DOMB: 1,449 square
20 feet. So really the ground floor is
21 2,700 roughly.

22 DEPUTY COMMISSIONER CASIMIR:
23 2,674 square feet, yes.

24 COUNCILMAN DOMB: Because
25 usually when we lease spaces, you pay on

1 5/29/19 - PUBLIC PROPERTY - BILL 190206, ETC.

2 the ground floor and if the tenant is
3 going to add a mezzanine, this is a
4 benefit to the landlord. I know the
5 landlord is doing all the TI.

6 DEPUTY COMMISSIONER CASIMIR:

7 Well, I will say this: The TI is in
8 that. We're getting a custom, brand new
9 facility for \$15 per square foot. The
10 proposal at 802 North Broad was going to
11 go up, increase by \$2 a square foot. The
12 comps in the area are at \$20 on average
13 per square foot in the area for office
14 space on North Broad. So we figured that
15 this would be a great deal.

16 We're also locked in for the
17 next three years at \$15 per square foot.

18 COUNCILMAN DOMB: Right. But
19 your add-ons are about 356 a foot on top
20 of the 15, right? You have insurance --

21 DEPUTY COMMISSIONER CASIMIR:

22 No. Our add-ons that we're projected at
23 are approximately less than \$2 a square
24 foot. It's actually \$1.80 per square
25 foot for the projected utilities and

1 5/29/19 - PUBLIC PROPERTY - BILL 190206, ETC.

2 insurance. We're more than happy to
3 provide you that breakdown.

4 COUNCILMAN DOMB: Well, it says
5 in No. 7 \$1.80 per foot.

6 DEPUTY COMMISSIONER CASIMIR:
7 Yes.

8 COUNCILMAN DOMB: Then it says
9 it's also responsible for 7,278 annually
10 also, in addition to, its share of
11 insurance and real estate taxes. So when
12 you divide it out, that's \$1.76. The
13 other is \$1.80. So it becomes 3.56 a
14 foot on top of 15. So it's 18.56 on
15 the --

16 DEPUTY COMMISSIONER CASIMIR:
17 Which is still cheaper than what we're
18 currently paying.

19 COUNCILMAN DOMB: But look at
20 it from the 2,600 feet, because that's
21 really the way you got to look at it
22 from.

23 DEPUTY COMMISSIONER CASIMIR:
24 Yes.

25 COUNCILMAN DOMB: What is the

1 5/29/19 - PUBLIC PROPERTY - BILL 190206, ETC.

2 TI number per foot?

3 DEPUTY COMMISSIONER CASIMIR:

4 The improvement that they're putting in,
5 I can get you the estimate. I do not
6 have that with me at the time, but it's
7 brand new build-out.

8 COUNCILMAN DOMB: Did we have
9 in this size lease, we don't have any
10 outside -- I know we made an arrangement
11 with an outside commercial broker to
12 assist us.

13 DEPUTY COMMISSIONER CASIMIR:

14 No, we did not. We did this direct.

15 COUNCILMAN DOMB: Okay. All
16 right. Thank you. Thank you very much.

17 DEPUTY COMMISSIONER CASIMIR:

18 Thank you.

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

21 COUNCILMAN HENON: Thank you,
22 Councilman.

23 Anyone else on the Committee
24 that wishes to speak on Bill No. 190310?

25 (No response.)

1 5/29/19 - PUBLIC PROPERTY - BILL 190206, ETC.

2 COUNCILMAN HENON: Anyone else
3 here joining us today wish to speak on
4 190310?

5 (No response.)

6 COUNCILMAN HENON: Thank you
7 for your testimony.

8 DEPUTY COMMISSIONER CASIMIR:
9 Thank you.

10 COUNCILMAN HENON: We will end
11 our public hearing and move to our public
12 meeting on the Committee of Public
13 Property and Public Works.

14 The Chair recognizes Councilman
15 Greenlee on the amendment to Bill No.
16 190206.

17 First, I'd like to recognize
18 that we have been joined for the entire
19 length of the Committee by Councilman
20 Squilla. My apologies.

21 Vice Chair Greenlee, amendment
22 to Bill No. 190206.

23 COUNCILMAN GREENLEE: Thank
24 you, Mr. Chairman. I move that the
25 amendment to Bill No. 190206 be approved.

1 5/29/19 - PUBLIC PROPERTY - BILL 190206, ETC.

2 (Duly seconded.)

3 COUNCILMAN HENON: It has been
4 moved and motioned.

5 All those on the amendment to
6 Bill No. 190206, all those in favor
7 signify by saying aye.

8 (Aye.)

9 COUNCILMAN HENON: Opposed?

10 (No response.)

11 COUNCILMAN HENON: The ayes
12 have it. The amendment is adopted to
13 Bill No. 190206.

14 The Chair now recognizes a
15 motion for the bills that are being heard
16 here today in our public meeting. The
17 Chair recognizes Councilman Greenlee.

18 COUNCILMAN GREENLEE: Thank
19 you, Mr. Chairman. I move that Bill No.
20 190206 as amended and Bills 190207,
21 190208, 190310 be voted out of this
22 Committee with a favorable
23 recommendation, and I further move that
24 the rules of Council be suspended to
25 permit first reading of these bills at

1 5/29/19 - PUBLIC PROPERTY - BILL 190206, ETC.

2 our next session of Council.

3 (Duly seconded.)

4 COUNCILMAN HENON: It has been
5 moved and properly seconded.

6 All those in favor signify by
7 saying aye.

8 (Aye.)

9 COUNCILMAN HENON: Opposed?

10 (No response.)

11 COUNCILMAN HENON: The ayes
12 have it. Bill No. 190206 as amended,
13 Bill No. 190207, 190208, and 190310 are
14 being reported out of this Committee with
15 a favorable recommendation to be heard at
16 our next Council session.

17 Thank you all for coming. This
18 will conclude our Public Property and
19 Public Works hearing.

20 (Committee on Public Property
21 and Public Works concluded at 11:13 a.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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