

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

Room 400, City Hall
Philadelphia, Pennsylvania
Monday, May 12, 2014
10:15 a.m.

PRESENT:

COUNCILMAN BOBBY HENON, CHAIR
COUNCILMAN WILLIAM K. GREENLEE
COUNCILMAN CURTIS JONES, JR.
COUNCILMAN DAVID OH
COUNCILMAN MARK SQUILLA

BILLS 140340, 140344, and 140350

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2

COUNCILMAN HENON: Good

3

morning, ladies and gentlemen. The

4

Committee of Public Property and Public

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Works is now in session.

6

Would the Clerk please read the

7

titles of the bills.

8

THE CLERK: Bill No. 140340, an

9

ordinance authorizing the Commissioner of

10

Public Property to: A) acquire by lease

11

or by deed land in the area bounded by

12

the Delaware River, the former Frankford

13

Creek, Bridge Street, Tacony Street and

14

Darkrun Lane (extended to the Delaware

15

River); B) convey by lease or by deed

16

land in the area bounded by the Delaware

17

River, the former Frankford Creek, Bridge

18

Street, Tacony Street and Darkrun Lane

19

(extended to the Delaware River) to the

20

Philadelphia Authority for Industrial

21

Development for further conveyance; C)

22

acquire by deed land located at 3101 East

23

Orthodox Street; and D) acquire by lease

24

or by deed land in the area bounded by

25

the Delaware River, Disston Street

1 5/12/14 - PUBLIC PROPERTY - BILL 140340, etc.
2 (extended to the Delaware River), Milnor
3 Street and Princeton Avenue (extended to
4 the Delaware River), all for nominal
5 consideration and all under certain terms
6 and conditions; and

7 Bill No. 140344, an ordinance
8 authorizing the Commissioner of Parks and
9 Recreation and the Commissioner of Public
10 Property, on behalf of the City of
11 Philadelphia, to execute a deed to the
12 Philadelphia Authority for Industrial
13 Development ("PAID") and to accept a deed
14 from PAID, and to execute all other
15 necessary documents, for the purpose of
16 exchanging an approximately One and
17 one-tenths acre parcel of City-owned land
18 (the "K&T Parcel") that is part of a
19 larger parcel commonly called the
20 Kensington & Tacony Trail (the "K&T
21 Trail") running between Tacony Street and
22 the Frankford Creek, for an approximately
23 One and one-tenths acre parcel of land of
24 equal or greater value owned by PAID
25 located at 3101 East Orthodox Street and,

1 5/12/14 - PUBLIC PROPERTY - BILL 140340, etc.
2 upon completion of PAID's acquisition of
3 the K&T Parcel, removing the K&T Parcel
4 from the K&T Trail and from the
5 jurisdiction of the Department of Parks
6 and Recreation, subject to certain
7 provisions; and

8 Bill No. 140350, an ordinance
9 approving a Lease Amendment between
10 Philadelphia Gas Works by Philadelphia
11 Facilities Management Corporation, solely
12 in its capacity as operator and manager
13 of the City-owned Philadelphia Gas Works,
14 and Girard Square A NY LP for certain
15 premises located at 1137 Chestnut Street.

16 COUNCILMAN HENON: Thank you.

17 I'd like to recognize that a
18 quorum is present. To my left,
19 Councilman Bill Greenlee. To my right,
20 Majority Leader Jones, and the Majority
21 Leader Councilman David Oh. I appreciate
22 your attendance here today.

23 Good morning. We will begin
24 our testimony on Bills No. 140340 and
25 140344. Would the witnesses please

1 5/12/14 - PUBLIC PROPERTY - BILL 140340, etc.
2 approach the table and proceed with your
3 testimony.

4 (Witnesses approached witness
5 table.)

6 COUNCILMAN HENON: I'm sorry.
7 Identify yourself for the record and you
8 can begin with your testimony.

9 MR. BUMB: Good morning,
10 Chairman Henon and members of the Public
11 Property Committee. My name is Duane
12 Bumb and I'm the Senior Deputy Director
13 of Commerce. I'm joined at the table by
14 Stephanie Craighead from the Department
15 of Parks and Rec. I am here today to
16 testify in support of Bills 140340 and
17 140344, which were introduced by
18 Councilman Henon on April 24th, 2014.

19 Pursuant to Bill No. 140344,
20 the City of Philadelphia, acting through
21 the Department of Public Property, will
22 transfer its interest in approximately
23 1.1 acres of land known as the former
24 Kensington and Tacony rail right-of-way
25 to the Philadelphia Authority for

1 5/12/14 - PUBLIC PROPERTY - BILL 140340, etc.
2 Industrial Development, or PAID, for
3 industrial reuse in exchange for land
4 owned by PAID and located on the Delaware
5 River waterfront at 3101 East Orthodox
6 Street.

7 Pursuant to Bill No. 140340,
8 the City of Philadelphia will acquire two
9 properties located on the Delaware River
10 waterfront from the Pennsylvania Fish and
11 Boat Commission, or Fish and Boat, and
12 one property from PAID that is currently
13 part of the Frankford Arsenal complex.
14 The City will then subdivide one of the
15 Fish and Boat properties and transfer a
16 portion of that subdivided site
17 comprising approximately 9.5 acres to
18 PAID for industrial reuse. In exchange,
19 the City will receive land owned by PAID
20 located on the Delaware River waterfront
21 at 3101 East Orthodox Street.

22 These two bills taken together
23 will generate approximately 55 acres of
24 high-quality industrial land with
25 frontage on Tacony Street in the

1 5/12/14 - PUBLIC PROPERTY - BILL 140340, etc.
2 Wissinoming section of Northeast
3 Philadelphia. The final report released
4 by the Manufacturing Task Force earlier
5 this year and the Industrial Land Use
6 Study prepared by PIDC in 2010 both
7 identified manufacturing jobs as a top
8 priority for economic development of the
9 City. Both reports further pointed to
10 the lack of large blocks of industrial
11 land that is appropriately zoned with
12 highway access as a major impediment to
13 retaining and attracting manufacturing
14 businesses in the City. In that context,
15 this proposed land swap represents a
16 unique opportunity to realize this
17 important objective.

18 In addition, the proposed swap
19 will expand the amount of City-owned
20 parkland with frontage on the Delaware
21 River and will facilitate the development
22 of the North Delaware Riverfront
23 Greenway. It will also accommodate the
24 future extension of Delaware Avenue from
25 Orthodox Street to Tacony Street. Thus,

1 5/12/14 - PUBLIC PROPERTY - BILL 140340, etc.

2 this transaction also furthers a top
3 priority of this Administration to expand
4 recreational opportunities on the
5 waterfront and to enhance the
6 accessibility of those waterfront
7 amenities to surrounding neighborhoods.

8 I respectfully request that you
9 favorably vote Bill No. 140340 and Bill
10 140344 out of Committee and ask that you
11 suspend the rules to provide for first
12 reading on May 15th and second reading
13 and passage on May 22nd.

14 This concludes my testimony. I
15 appreciate the opportunity to appear
16 before you today and would be pleased to
17 answer questions you may have. And if
18 you want to hold them until after
19 Ms. Craighead.

20 COUNCILMAN HENON: You can
21 proceed.

22 MS. CRAIGHEAD: Good morning,
23 Chairman Henon and Committee members. My
24 name is Stephanie Craighead. I'm
25 Director of Planning, Preservation, and

1 5/12/14 - PUBLIC PROPERTY - BILL 140340, etc.
2 Property Management for Philadelphia
3 Parks and Recreation. I am pleased to
4 appear before you today on behalf of the
5 Department of Parks and Recreation to
6 testify on behalf of Bill 140340 and
7 140344.

8 Philadelphia Parks and
9 Recreation has been working with the
10 Pennsylvania Fish and Boat Commission for
11 several years on an agreement to lease
12 the Frankford Arsenal Boat Launch in
13 order to facilitate construction of the
14 K&T segment of the nine-mile North
15 Delaware Riverfront Greenway, making site
16 improvements and ensure continued public
17 access to the river.

18 When we learned of Philadelphia
19 Industrial Development Corporation's
20 interest in providing greater industrial
21 development opportunities in the area
22 surrounding the Frankford Arsenal boat
23 launch, we joined in partnership with
24 Commerce, PIDC, Fish and Boat Commission,
25 and Streets Department to seek a

1 5/12/14 - PUBLIC PROPERTY - BILL 140340, etc.
2 solution. The ordinances presented today
3 for your consideration will transfer
4 ownership of two existing boat launches
5 on the Delaware River from the State to
6 the City and add an additional waterfront
7 parcel to the inventory of Parks and
8 Recreation.

9 Together, the acreage of the
10 three parcels equals the amount of land
11 currently available for public access.
12 There is no net loss of public land. In
13 fact, the land exchange increases the
14 length of river frontage under public
15 domain by adding the Orthodox Street
16 parcel to Philadelphia Parks and
17 Recreation inventory.

18 These three parcels will
19 increase from five to eight the number of
20 riverfront parks along this stretch of
21 the Delaware River from Allegheny north
22 to the City limit at Poquessing Creek.
23 This represents a 37 percent increase in
24 the number of City-owned public
25 waterfront parks along this stretch of

1 5/12/14 - PUBLIC PROPERTY - BILL 140340, etc.
2 the Delaware River. Acquisition of these
3 parcels contributes to the Mayor's goal
4 of adding 500 new acres of public open
5 space to the City's currently underserved
6 areas.

7 Parks and Recreation is
8 committed to maintaining each of the
9 three parcels as public open space,
10 offering a range of riverfront access and
11 activities, from motorized to
12 non-motorized boat access to
13 opportunities for fishing and quiet
14 relaxation.

15 Therefore, I appear before you
16 to pledge the support of the Department
17 of Parks and Recreation for this
18 legislation and respectfully ask that
19 City Council approve Bill No. 140340 and
20 No. 140344. In addition, I respectfully
21 request that this Committee vote this
22 bill out of Committee with a favorable
23 recommendation and that the rules be
24 suspended to permit first reading at the
25 next Council session.

1 5/12/14 - PUBLIC PROPERTY - BILL 140340, etc.

2 Thank you. I would be happy to
3 answer any of your questions if you have
4 them.

5 COUNCILMAN HENON: Thank you
6 both for your testimony.

7 Do any members of the Committee
8 have any questions for the witnesses
9 regarding these bills?

10 (No response.)

11 COUNCILMAN HENON: Thank you.

12 Is there anyone else here from
13 the Administration that wishes to testify
14 on these two bills?

15 (No response.)

16 COUNCILMAN HENON: Thank you.

17 Is there anyone else here today
18 that wishes to testify on these two
19 bills?

20 (No response.)

21 COUNCILMAN HENON: Thank you.

22 Seeing none, we will now hear
23 testimony on Bill No. 140350. Would
24 Bernard Cummings and Janet Parrish please
25 approach the witness table, identify

1 5/12/14 - PUBLIC PROPERTY - BILL 140340, etc.
2 yourself for the record, and proceed with
3 your respective testimony. Thank you.

4 (Witnesses approached witness
5 table.)

6 MR. CUMMINGS: Good morning,
7 Chairman Henon and members of the
8 Committee. My name is Bernard Cummings
9 and I am the Vice President of Customer
10 Service and Collections for Philadelphia
11 Gas Works and I am presently in charge of
12 PGW's customer service operations. I am
13 here today in support of Bill No. 140350,
14 which provides for the renewal of an
15 existing lease agreement for the Center
16 City Customer Service Center at 1137
17 Chestnut Street between PGW and Girard
18 Square A New York LP. The lease will
19 provide PGW with approximately 4,500
20 square feet of grade-level
21 retail/commercial space at its current
22 central location.

23 This renewal agreement would
24 extend the lease beginning August 1st,
25 2014 at an annual rental of 15,000 per

1 5/12/14 - PUBLIC PROPERTY - BILL 140340, etc.
2 month. In addition to rent, PGW will
3 continue to pay all utilities and
4 maintenance associated with the
5 leasehold. The term will be for an
6 additional four years, but either PGW or
7 the landlord may terminate the lease at
8 any time on 12 months' notice.

9 We believe these to be
10 reasonable rental terms for a property in
11 this area and have obtained an opinion of
12 value from Cushman and Wakefield
13 substantiating this belief. All other
14 terms and conditions of the lease will
15 remain the same.

16 PGW believes that the lease
17 renewal is favorable to both PGW and its
18 customers for a number of reasons. This
19 location is convenient to public
20 transportation and provides all
21 ratepayers with a central location in the
22 heart of Center City. Critically,
23 however, the renewal provides PGW with a
24 certain amount of flexibility in length
25 of term so that PGW can explore customer

1 5/12/14 - PUBLIC PROPERTY - BILL 140340, etc.
2 service and other options.

3 For these reasons, PGW seeks
4 City Council passage of this ordinance.
5 I would also ask the Chair for a
6 suspension of rules to allow the bill to
7 move forward expeditiously.

8 Thank you for your attention to
9 this matter. I will be happy to answer
10 any questions that you may have. I also
11 have with me today a PGW legal
12 representative who can assist in
13 answering any questions.

14 Thank you.

15 COUNCILMAN HENON: Thank you.
16 Janet.

17 MS. PARRISH: Shall I proceed?
18 Thank you. Good morning, Chairman Henon,
19 members of the Committee. My name is
20 Janet Parrish. I'm the Executive
21 Director of the Philadelphia Gas
22 Commission, and thank you for the
23 opportunity to be here this morning on
24 behalf of the Gas Commission to testify
25 in support of this bill.

1 5/12/14 - PUBLIC PROPERTY - BILL 140340, etc.

2 I have submitted written
3 testimony on behalf of the Commission,
4 which includes a copy of its Order and
5 Resolution embodying its favorable
6 recommendation to City Council on this
7 lease. This action was taken by the Gas
8 Commission at its public meeting held on
9 April 8th, 2014.

10 But rather than read from my
11 testimony, I will simply note that the
12 Commission did perform its due diligence
13 review of the proposed lease amendment
14 and also was required to give its
15 favorable approval. In the course of
16 that review, the Commission did feel that
17 the general terms and the rental amount
18 were reasonable for the reasons that
19 Mr. Cummings has stated. Additionally,
20 the Commission thought that there was one
21 area with respect to which the language
22 of the lease could be tightened slightly,
23 and that was to provide that if in fact
24 the landlord did give early termination
25 notice, that it would be specified that

1 5/12/14 - PUBLIC PROPERTY - BILL 140340, etc.

2 PGW, once it had paid the rent for the
3 remaining 12 months, would have no
4 further obligations under the lease. So
5 through the Commission's review, we did
6 make minor adjustments to the language of
7 the lease, and with those changes, the
8 Commission approved the lease amendment
9 and recommended favorably to City Council
10 that it would also give its approval.

11 We agree with the request for a
12 suspension of the rules and also would be
13 happy to answer any questions you may
14 have.

15 COUNCILMAN HENON: Thank you
16 very much. The testimony references an
17 opinion of value from Cushman and
18 Wakefield. Could you provide a copy to
19 the Chair.

20 MS. PARRISH: Of course.
21 Either Mr. Cummings or myself. Of
22 course.

23 MR. CUMMINGS: We can provide
24 that.

25 COUNCILMAN HENON: Great.

1 5/12/14 - PUBLIC PROPERTY - BILL 140340, etc.

2 Could you give us an idea of the annual
3 cost of the utilities and maintenance
4 associated with the building during the
5 course of last year, the last lease.

6 MR. CUMMINGS: I would have to
7 defer to Evette.

8 We can provide --

9 COUNCILMAN HENON: You can
10 either come forward for testimony or if
11 you don't have it present, you can also
12 provide it to --

13 MR. CUMMINGS: We can provide
14 them, similar to the --

15 COUNCILMAN HENON: So what I'm
16 asking is an annual cost of the utilities
17 and maintenance associated with the
18 building during the course of the last
19 lease, please.

20 Did PGW explore any other
21 viable options prior to agreeing to renew
22 the lease at 1137 Chestnut?

23 MR. CUMMINGS: Not to my
24 knowledge that we explored any other
25 options. We're very pretty cemented in

1 5/12/14 - PUBLIC PROPERTY - BILL 140340, etc.
2 that location. We've been there for
3 years. So we didn't explore any other
4 options outside of the Center City
5 location that we currently are right now.

6 MS. PARRISH: If I could add to
7 that, Chairman Henon, I know that the
8 last time about four years ago when this
9 lease was up for renewal and we had
10 discussions before this same committee,
11 PGW at the time was hoping to pursue
12 possibly some consolidation of some of
13 its properties and did have in mind the
14 possibility of perhaps co-locating with
15 other City offices, as an example, but I
16 believe in light of the pending sale
17 process, these types of initiatives were
18 kind of put on hold. Additionally, I
19 don't think any other alternative
20 locations within City offices jumped out
21 as being particularly available at the
22 time.

23 COUNCILMAN HENON: And you
24 worked with Public Property or the City
25 of Philadelphia?

1 5/12/14 - PUBLIC PROPERTY - BILL 140340, etc.

2 MS. PARRISH: I don't want to
3 speak for PGW on that, but they did
4 pursue the availability. I know they
5 were looking at the Water Department, for
6 example, as an agency to co-locate with.

7 These are all options that I
8 think would remain on the table once we
9 get to a point where we can possibly move
10 forward with such discussions again.

11 COUNCILMAN HENON: So right now
12 it makes sense for PGW to extend the
13 lease or this is a new lease for four
14 years; is that correct?

15 MS. PARRISH: It's a lease
16 extension, and it makes sense to sort of
17 maintain the status quo at this time,
18 with the early termination option built
19 in in the event that any changes would
20 need to be made one way or the other.

21 COUNCILMAN HENON: Okay.
22 Mr. Cummings, can you elaborate a little
23 more on your statement that you made in
24 your testimony, the renewal provides PGW
25 with a certain amount of flexibility in

1 5/12/14 - PUBLIC PROPERTY - BILL 140340, etc.
2 length of term so that PGW can explore
3 customer service and other options.

4 What do you mean by "customer
5 service and other options"?

6 MR. CUMMINGS: Well, in our
7 Customer Service Centers, we provide
8 various different services, and being in
9 the prime location at Center City, it's a
10 location where all customers from all
11 across the City can actually have a point
12 of contact by public transportation.
13 Having this location would allow us to
14 explore other initiatives like maybe
15 putting in kiosks that better serve our
16 customers to maybe even have additional
17 hours on Saturday to better serve our
18 customers. It allows us to have a
19 central location that we can meet the
20 needs of our customers on a daily basis.

21 COUNCILMAN HENON: Is there a
22 plan for kiosks or is PGW putting
23 together an RFP or an RFQ for exploring
24 those options?

25 MR. CUMMINGS: Yes. We are

1 5/12/14 - PUBLIC PROPERTY - BILL 140340, etc.

2 currently in the process of evaluating
3 different initiatives, one being maybe
4 putting in kiosks, maybe even expanding
5 some of our payment options. So we
6 actually have a vendor currently that we
7 have a contract with and that we would
8 expand the use of various different
9 technological options that we have to
10 better serve our customers.

11 COUNCILMAN HENON: What are
12 your payment options now?

13 MR. CUMMINGS: Right now you
14 can pay by check, by cash. You can pay
15 by debit card, credit card. Those are
16 the traditional means of making a
17 payment, at least in the district
18 offices, or you can make a payment
19 through the mail, through our remittance
20 process. You can make a check by phone
21 or even make payments over the Internet.

22 COUNCILMAN HENON: So you can
23 pay online?

24 MR. CUMMINGS: And you can pay
25 online, yes, through our website, yes.

1 5/12/14 - PUBLIC PROPERTY - BILL 140340, etc.

2 COUNCILMAN HENON: How much
3 foot traffic do you experience --

4 MR. CUMMINGS: It's funny, our
5 last year --

6 COUNCILMAN HENON: -- at that
7 location? At that location it seems like
8 it's high volume, a lot of foot traffic.

9 MR. CUMMINGS: Yes. In Fiscal
10 '13, we actually had 42,000 customers out
11 of a little over 200,000 in all of the
12 six district offices. So 42,000 actually
13 came through Center City in PGW's Fiscal
14 '13.

15 COUNCILMAN HENON: Are you
16 looking to extend the hours at all the
17 locations of service?

18 MR. CUMMINGS: What I will say
19 is that we would do the analytics behind
20 to figure out what's the best hours to
21 suit the needs of our customers.

22 COUNCILMAN HENON: Because I
23 passed by a service location this morning
24 and there was a line out there first
25 thing this morning. Is that common every

1 5/12/14 - PUBLIC PROPERTY - BILL 140340, etc.
2 day?

3 MR. CUMMINGS: Yes. On Monday
4 mornings, especially during non-payment
5 shut-off season, where customers are
6 receiving shut-off notices for
7 non-payment, oftentimes on Monday
8 mornings you will have customers before
9 we open up at 9 o'clock standing in line,
10 and we open -- our hours are from 9:00 to
11 5:00 Monday through Friday.

12 COUNCILMAN HENON: Okay. I
13 don't have any further questions.

14 Anyone from the Committee?

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

17 Just a followup to Councilman
18 Henon's last question about the hours. I
19 know at one time this site was not open
20 every day. Is it open every day now?

21 MR. CUMMINGS: No. We have at
22 least four district offices open Monday
23 through Friday. The actual Center City
24 location is actually open on Mondays,
25 Tuesdays, Wednesdays, and Fridays.

1 5/12/14 - PUBLIC PROPERTY - BILL 140340, etc.

2 COUNCILMAN GREENLEE: So not
3 open Thursday?

4 MR. CUMMINGS: Not open
5 Thursday.

6 COUNCILMAN GREENLEE: So what
7 is that, a manpower thing?

8 MR. CUMMINGS: We have a staff
9 and what we do is we allocate resources.
10 Each DO has on average about eight to
11 nine customer service representatives on
12 a daily basis.

13 COUNCILMAN GREENLEE: And it's
14 9:00 to 5:00, is that what you said?

15 MR. CUMMINGS: 9:00 to 5:00,
16 yes.

17 COUNCILMAN GREENLEE: No
18 Saturday?

19 MR. CUMMINGS: At the present
20 time, no Saturday hours.

21 COUNCILMAN GREENLEE: Is any
22 location open Saturday?

23 MR. CUMMINGS: Excuse me?

24 COUNCILMAN GREENLEE: Is any
25 locations open Saturday?

1 5/12/14 - PUBLIC PROPERTY - BILL 140340, etc.

2 MR. CUMMINGS: No. At the
3 moment, no, no locations open Saturday.

4 COUNCILMAN GREENLEE: Thank
5 you.

6 Thank you, Mr. Chairman.

7 COUNCILMAN HENON: The Chair
8 recognizes Majority Leader Jones.

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

11 Just as a followup to the
12 followup and as a Gas Commissioner, I
13 should put that on the record, we're
14 paying \$720,000 a year annually for that
15 location?

16 MS. PARRISH: No.

17 COUNCILMAN JONES: You said
18 15,000 a month?

19 MS. PARRISH: 15,000 a month,
20 \$180,000 per year.

21 COUNCILMAN JONES: So we paid
22 \$720,000 -- so over the last four years,
23 over four years it will be 720,000.

24 MS. PARRISH: Approximately,
25 correct.

1 5/12/14 - PUBLIC PROPERTY - BILL 140340, etc.

2 COUNCILMAN JONES: And so we
3 had -- how long have we been in this
4 location?

5 MS. PARRISH: To my knowledge,
6 1994.

7 COUNCILMAN JONES: So we're
8 paying three-quarters of a million a year
9 and we're only open three days a week
10 there?

11 MR. CUMMINGS: Four.

12 COUNCILMAN JONES: Four days?

13 MS. PARRISH: Three-quarters of
14 a million over four years.

15 COUNCILMAN JONES: Yes. So it
16 just seems to me for a facility that
17 we're paying premium rent for, that we
18 would maximize each utility with a
19 Saturday and at least extended hours
20 twice a week. I mean, where else are we
21 located?

22 MR. CUMMINGS: We are located
23 in Center City, West Philadelphia, South
24 Philadelphia --

25 COUNCILMAN JONES: So are they

1 5/12/14 - PUBLIC PROPERTY - BILL 140340, etc.
2 open -- the West Philadelphia site is
3 open seven days a week?

4 MR. CUMMINGS: No. The West
5 Philadelphia office is only open four
6 days a week.

7 COUNCILMAN JONES: And what is
8 the rent we pay there?

9 MR. CUMMINGS: We actually own
10 the West Philadelphia location.

11 COUNCILMAN JONES: What about
12 the other location?

13 MR. CUMMINGS: PGW owns the
14 West Philadelphia location, the South
15 Philadelphia location, and the North
16 Philadelphia location. We actually have
17 leased or rent the Frankford location,
18 Germantown, and the Center City.

19 COUNCILMAN JONES: Can you
20 provide for the Chair what we're paying
21 and the hours of that. And my only
22 suggestion would be at least in one
23 location, particularly probably the
24 Center City location, that we consider
25 being open full time all the time and at

1 5/12/14 - PUBLIC PROPERTY - BILL 140340, etc.

2 least part of a Saturday, because many
3 people who have to pay those bills are
4 working and from time to time can't get
5 down there as conveniently as they might
6 want to. So some Saturday hours would be
7 something that I think are in order.

8 MR. CUMMINGS: Okay.

9 MS. PARRISH: Councilman Jones,
10 I asked Mr. Cummings that same question
11 before we began today about the Saturday
12 hours, because historically there have
13 been Saturday hours at the Center City
14 office, which is I think what you were
15 all alluding to and typically during the
16 shut-off season, if you will, when there
17 is obviously increased customer traffic,
18 and Mr. Cummings had indicated to me that
19 certainly consideration was being given
20 to opening on Saturdays later in the
21 summer, with the thought being that as
22 the next heating season approached, there
23 tends to be yet a further increase in
24 customer traffic.

25 But your points are well taken,

1 5/12/14 - PUBLIC PROPERTY - BILL 140340, etc.
2 and we'll certainly follow up with that.

3 COUNCILMAN JONES: When you
4 take this back, can you give us an answer
5 at some reasonable point, maybe before --
6 in about 30 days?

7 MR. CUMMINGS: Yes, we can.

8 COUNCILMAN JONES: In writing.

9 Thank you, Mr. Chair.

10 COUNCILMAN HENON: Thank you,
11 Majority Leader.

12 And just to piggyback on the
13 piggyback on the piggyback on this thing,
14 if you can provide to the Chair what we
15 lease and what we're paying and the
16 utilities and the costs associated with
17 all of our service locations. And also
18 when you take it back and you get back to
19 us in 30 days, an analysis of the
20 capacity of each of the service
21 locations. So we want to see what kind
22 of volume, see if there's a backlog, what
23 types of -- if you can identify the types
24 of walk-ins and for what reasons, are
25 they mostly shut-offs, are they bill

1 5/12/14 - PUBLIC PROPERTY - BILL 140340, etc.

2 payments, you know, because if we're
3 paying the premium of \$15,000, a quarter
4 million dollars over X amount of years,
5 that may be fine if the ends justify the
6 means and we are providing a good service
7 and that we have changed with the time,
8 especially if we did have Saturday hours.
9 We have other payment options that we can
10 take a look at that. And if you come
11 back to us and say, you know, we are
12 having an outside vendor that's analyzing
13 all of our data right now, we would
14 appreciate some sort of summary of what
15 you're trying to do and the timelines on
16 that.

17 MR. CUMMINGS: That could be
18 done.

19 COUNCILMAN HENON: Anybody else
20 from the Committee have any further
21 questions?

22 (No response.)

23 MS. PARRISH: Mr. Chairman, if
24 I may, there was an extra copy of the
25 Cushman and Wakefield opinion of value

1 5/12/14 - PUBLIC PROPERTY - BILL 140340, etc.
2 that is available now. You had asked
3 that it be provided to the Committee. So
4 we could provide it for the record right
5 now, if you would like.

6 COUNCILMAN HENON: Sure. That
7 would be great. The Clerk will have
8 that, and we'll make copies and
9 distribute to the members.

10 I just want to clarify for the
11 record that I gave Councilman Oh a raise
12 in his ascending to Majority Leader. He
13 is the Whip. He's the Minority Whip. So
14 I want to clarify that.

15 Is there anyone else here who
16 wishes to testify on 140350?

17 (No response.)

18 COUNCILMAN HENON: With that,
19 thank you for your testimony. We
20 appreciate your time coming in.

21 This concludes our public
22 hearing. We will now move into our
23 public meeting.

24 The Chair also recognizes that
25 Councilman Squilla has joined us today.

1 5/12/14 - PUBLIC PROPERTY - BILL 140340, etc.

2 He's been here for a little bit and I
3 failed to recognize him, so thank you.

4 We will now, as I say, we will
5 now going into our public hearing. The
6 Chair recognizes Councilman Greenlee for
7 the motion of Bill No. 140340.

8 COUNCILMAN GREENLEE: Thank
9 you, Mr. Chairman. I move that Bill No.
10 140340 be reported out of this Committee
11 with a favorable recommendation, that the
12 rules of Council be suspended to allow
13 for first reading at our next session of
14 Council.

15 COUNCILMAN HENON: Do I hear a
16 second?

17 (Duly seconded.)

18 COUNCILMAN HENON: It has been
19 moved and seconded.

20 All those in favor?

21 (Aye.)

22 COUNCILMAN HENON: The ayes
23 have it. Bill No. 140340 will be
24 reported out of Committee with a
25 favorable recommendation and with a

1 5/12/14 - PUBLIC PROPERTY - BILL 140340, etc.
2 suspension of the rules so to allow first
3 reading at our next Council session.

4 The Chair now recognizes
5 Councilman Greenlee for a motion on Bill
6 No. 140344.

7 COUNCILMAN GREENLEE: Thank
8 you, Mr. Chairman. I move that Bill No.
9 140344 be reported out of this Committee
10 with a favorable recommendation and that
11 the rules of Council be suspended to
12 allow for first reading at our next
13 session of Council.

14 (Duly seconded.)

15 COUNCILMAN HENON: It's been
16 moved and seconded.

17 All those in favor?

18 (Aye.)

19 COUNCILMAN HENON: The ayes
20 have it. Bill No. 140344 will be
21 reported out of Committee with a
22 favorable recommendation and with a
23 suspension of the rules as to allow first
24 reading at our next Council session.

25 The Chair recognizes Councilman

1 5/12/14 - PUBLIC PROPERTY - BILL 140340, etc.

2 Greenlee for a motion on Bill No. 140350.

3 COUNCILMAN GREENLEE: Thank
4 you, Mr. Chairman. I move that Bill No.
5 140350 be reported out of this Committee
6 with a favorable recommendation and that
7 the rules of Council be suspended to
8 allow for first reading at our next
9 session of Council.

10 (Duly seconded.)

11 COUNCILMAN HENON: It's been
12 moved and seconded.

13 All those in favor?

14 (Aye.)

15 COUNCILMAN HENON: The ayes
16 have it. Bill No. 140350 will be
17 reported out of Committee with a
18 favorable recommendation with a
19 suspension of the rules to allow first
20 reading at our next Council session.

21 This concludes our public
22 meeting. Thank you all for coming.

23 (Committee on Public Property
24 and Public Works concluded at 10:45 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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direct control and/or supervision of the
certifying reporter.)

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