

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

Remote location using Microsoft® Teams
Tuesday, December 5, 2023
1:00 p.m.

PRESENT:

COUNCILWOMAN QUETCY M. LOZADA, CHAIR
COUNCILMAN MARK SQUILLA, VICE-CHAIR
COUNCILMAN MICHAEL DRISCOLL
COUNCILWOMAN JAMIE GAUTHIER
COUNCILMAN JIM HARRITY
COUNCILWOMAN SHARON VAUGHN

ALSO PRESENT:

COUNCILWOMAN KATHERINE GILMORE RICHARDSON

BILLS: 230403, 230512, 230773, 230774,
230827, 230829, 230830, 230832,
230833, 230835, 230839, 230840,
230844, 230851, 230854, 230855,
230857, 230858, 230859, 230864

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2 COUNCILWOMAN LOZADA: Good
3 afternoon and thank you for joining
4 us this afternoon, the Committee on
5 Public Property and Public Works.

6 Today is Tuesday, December 5th.

7 Before we begin our public
8 hearing, I'd like to make the
9 following announcement: City
10 Council Committees are currently
11 meeting remotely. We are using
12 Microsoft Teams to make these
13 remote hearings possible.

14 Instructions for how the
15 public may view and offer public
16 testimony at public hearings of
17 Council Committees are included in
18 the public hearing notices that are
19 published in the Daily News,
20 Inquirer and Legal Intelligencer
21 prior to the hearings and can also
22 be found at PHLCouncil.com. I now
23 note that the hour has come.

24 Mr. Clerk, will you please
25 call the roll call to take

1 attendance. Members that are in
2 attendance will please indicate
3 that you are present when you hear
4 your name is called. Also, please
5 say a few brief words when
6 responding so that your image will
7 be displayed on screen when you
8 speak.

9 Mr. Clerk, please call the
10 roll.

11 THE CLERK: Councilmember
12 Gauthier.

13 COUNCILWOMAN GAUTHIER:
14 Present. Good afternoon, Madam
15 Chair.

16 COUNCILWOMAN LOZADA: Good
17 afternoon.

18 THE CLERK: Councilmember
19 Harrity.

20 COUNCILMAN HARRITY: I'm
21 present.

22 THE CLERK: Councilmember
23 Driscoll.

24 COUNCILMAN DRISCOLL: Madam
25 Chair, I am present.

1 COUNCILWOMAN LOZADA: Good
2 afternoon.

3 THE CLERK: Councilmember
4 Vaughn.

5 COUNCILWOMAN VAUGHN:
6 Present.

7 THE CLERK: Chair Lozada.

8 COUNCILWOMAN LOZADA: And I
9 am present. Thank you. A quorum
10 of the Committee is present and
11 this hearing is now called to
12 order. This is the public hearing
13 for the Committee of Public
14 Property and Public Works regarding
15 Bill Nos. 230403, 230512, 230773,
16 230774, 230827, 230829, 230830,
17 230831, 230832, 230833, 230835,
18 230839, 230840, 230844, 230851,
19 230854, 230855, 230857, 230858,
20 230859 and 230864.

21 Mr. Clerk, will you please
22 read the titles of the bills.

23 THE CLERK: Bill No.
24 230403, an ordinance amending Title
25 16 of The Philadelphia Code,

1 entitled "Public Property," by
2 adding a new Chapter requiring the
3 creation of lactation spaces; all
4 under certain terms and conditions.

5 Bill No. 230833, an
6 ordinance authorizing the
7 Commissioner of Public Property, on
8 behalf of the City of Philadelphia,
9 to enter into a lease with Crown
10 Two Penn Center Associates, LP, for
11 use by the City, of all or a
12 portion of the premises located at
13 1500 John F. Kennedy Boulevard,
14 Philadelphia, Pennsylvania, under
15 certain terms and conditions.

16 Bill No. 230835, an
17 ordinance authorizing the
18 Commissioner of Public Property, on
19 behalf of the City of Philadelphia,
20 to acquire fee simple title or a
21 lesser real estate interest to all
22 or a portion of certain parcel or
23 parcels of land from the
24 Philadelphia Redevelopment
25 Authority, all under certain terms

1 and conditions.

2 Bill No. 230774, an
3 ordinance authorizing the Director
4 of Aviation, on behalf of the City
5 of Philadelphia, to acquire fee
6 simple title or a lesser real
7 estate interest in all or a portion
8 of a parcel or parcels of land in
9 and about the area bounded by
10 Executive Avenue, Enterprise
11 Avenue, I-95 and Penrose Avenue,
12 more commonly known as 8350
13 Enterprise Avenue, Philadelphia,
14 Pennsylvania, all under certain
15 terms and conditions.

16 Bill No. 230512, an
17 ordinance authorizing the
18 Commissioner of Public Property to
19 acquire, on behalf of the City, fee
20 simple title or a lesser interest,
21 by purchase, dedication, donation,
22 condemnation, agreement in lieu of
23 condemnation or otherwise, for the
24 purpose of making, enlarging,
25 connecting, extending, operating,

1 and maintaining public parks for
2 recreational use, certain parcels
3 of land, generally bounded and
4 located between Vine Street,
5 Fairmount Avenue, 8th Street and
6 12th Street, together with all
7 improvements thereon and all
8 associated easements and
9 appurtenances; and to lease the
10 property, or a portion thereof, to
11 the Center City District; all under
12 certain terms and conditions.

13 230844, an ordinance
14 authorizing the Commissioner of
15 Public Property, on behalf of the
16 City of Philadelphia, to enter into
17 a sublease with the Philadelphia
18 Municipal Authority, for use by the
19 City, of all or a portion of the
20 premises located at 2844 Frankford
21 Avenue, Philadelphia, Pennsylvania,
22 under certain terms and conditions.

23 230827, an ordinance
24 authorizing the Commissioner of
25 Public Property, on behalf of the

1 City of Philadelphia, to enter into
2 a sublease with the Philadelphia
3 Municipal Authority, for use by the
4 City, of all or a portion of the
5 premises located at 1000 East Comly
6 Street, Philadelphia, Pennsylvania,
7 under certain terms and conditions.

8 Bill No. 230854, an
9 ordinance authorizing the
10 Commissioner of Public Property, on
11 behalf of the City of Philadelphia,
12 to enter into a lease agreement
13 with NF 6601 New State Road
14 Partners, L.P., for use by the
15 City, of all or a portion of the
16 premises located at 6601 New State
17 Road, Philadelphia, Pennsylvania,
18 under certain terms and conditions.

19 230855, an ordinance
20 authorizing the Commissioner of
21 Public Property, on behalf of the
22 City of Philadelphia, to enter into
23 a lease agreement with Orthodox
24 Street Properties, LLC, for use by
25 the City of all or a portion of the

1 premises located at 3150 Orthodox
2 Street, under certain terms and
3 conditions.

4 230857, an ordinance
5 authorizing the Commissioner of
6 Public Property, on behalf of the
7 City of Philadelphia, to modify
8 certain easements and enter into an
9 easement agreement with Famell, LLC
10 for a portion of the parcel or
11 parcels of land in and about the
12 area bounded by Noble Street, 12th
13 Street, Callowhill Street and 13th
14 Street, more commonly known as
15 411-19 North 13th Street, under
16 certain terms and conditions.

17 Bill No. 230858, an
18 ordinance authorizing the
19 Commissioner of Public Property, on
20 behalf of the City of Philadelphia,
21 to enter into an amendment to a
22 sublease with the Philadelphia
23 Municipal Authority, for use by the
24 City, of an additional portion of
25 the premises located at 1327-29

1 Chestnut Street, Philadelphia,
2 Pennsylvania, under certain terms
3 and conditions.

4 230859, an ordinance
5 authorizing the Commissioner of
6 Public Property, on behalf of the
7 City of Philadelphia, to enter into
8 an amendment to a sublease with the
9 Philadelphia Authority for
10 Industrial Development, for use by
11 the City, of all or a portion of
12 the premises located at 1101 Market
13 Street, Philadelphia, Pennsylvania,
14 under certain terms and conditions.

15 230773, an ordinance
16 authorizing the Commissioner of
17 Public Property, on behalf of the
18 City of Philadelphia, to grant to
19 the Pennsylvania Department of
20 Transportation, an easement on a
21 portion of the parcel or parcels of
22 land in and about the area bounded
23 by Race Street, 24th Street, Spruce
24 Street and the Schuylkill River,
25 under certain terms and conditions.

1 230839, an ordinance
2 authorizing the Commissioner of
3 Public Property, on behalf of the
4 City of Philadelphia to enter into
5 an amendment to a lease agreement
6 with AC HSS Office Ventures II,
7 LLC, for use by the City of an
8 additional portion of the premises
9 located at 1930 South Broad Street,
10 under certain terms and conditions.

11 230840, an ordinance
12 authorizing the Commissioner of
13 Public Property, on behalf of the
14 City of Philadelphia, to enter into
15 a sublease with the Philadelphia
16 Municipal Authority, for use by the
17 City, of all or a portion of the
18 premises located at 1221-23
19 Bainbridge Street, Philadelphia,
20 Pennsylvania, under certain terms
21 and conditions.

22 230864, an ordinance
23 authorizing the Commissioner of
24 Public Property, on behalf of the
25 City of Philadelphia, to enter into

1 a lease agreement with LIM SIV HOUY
2 for use by the City of all or a
3 portion of the premises located at
4 3724 North Broad Street,
5 Philadelphia, Pa, under certain
6 terms and conditions.

7 230829, an ordinance
8 authorizing the Commissioner of
9 Public Property, on behalf of the
10 City, to facilitate development of
11 a Project Area consisting of, 1,
12 property bounded by Callowhill
13 Street, North 19th Street, Wood
14 Street, and North 20th Street; and,
15 2, property bounded by Wood Street,
16 North 18th Street, Vine Street and
17 North 19th Street, by (a),
18 conveying to the Philadelphia
19 Authority for Industrial
20 Development fee simple title to all
21 or portions of parcels of land
22 within the Project Area; (b)
23 acquiring fee simple title to all
24 or portions of parcels of land or
25 condominium units and improvements

1 located in the Project Area; and
2 (c) acquiring and granting fee or
3 lesser interests in real estate in
4 all or portions of parcels of land
5 and condominium units and
6 improvements in the Project Area,
7 including leaseholds, easements,
8 and other interests; all for the
9 purpose of facilitating the
10 potential development,
11 construction, and operation of an
12 annex to the Free Library of
13 Philadelphia Parkway Central
14 Branch; a building to house the
15 African American Museum of
16 Philadelphia; a residential
17 apartment building with ancillary
18 retail and other uses; a parking
19 garage; a public plaza; and a hotel
20 or other use of the former Family
21 Court building; and appurtenant
22 improvements; all under certain
23 terms and conditions.
24 Bill No. 230830, an
25 ordinance authorizing the

1 Commissioner of Public Property, on
2 behalf of the City of Philadelphia,
3 to enter into a lease agreement
4 with The Leon Sullivan Charitable
5 Trust, for use by the City of all
6 or a portion of the premises
7 located at 1415 North Broad Street,
8 under certain terms and conditions.

9 Bill No. 230831, an
10 ordinance authorizing the
11 Commissioner of Public Property, on
12 behalf of the City of Philadelphia,
13 to enter into a sublease with the
14 Philadelphia Municipal Authority,
15 for use by the City, of all or a
16 portion of the premises located at
17 1628-40 John F. Kennedy Boulevard,
18 Philadelphia, Pennsylvania, under
19 certain terms and conditions.

20 Bill No. 230832, an
21 ordinance authorizing the
22 Commissioner of Public Property, on
23 behalf of the City of Philadelphia,
24 to enter into a sublease agreement
25 with the Philadelphia Municipal

1 Authority, as a sublandlord, for
2 use by the City, as a subtenant, of
3 a portion of the premises located
4 at 216 North Broad Street,
5 Philadelphia, Pa, all under certain
6 terms and conditions.

7 Bill No. 230851, an
8 ordinance authorizing the
9 Commissioner of Parks and
10 Recreation and the Commissioner of
11 Public Property, on behalf of the
12 City of Philadelphia, to lease or
13 sublease a portion of the premises
14 owned by the School District of
15 Philadelphia bounded by Walnut
16 Street, South 59th Street, Spruce
17 Street, and South 58th Street in
18 Philadelphia, Pennsylvania and more
19 commonly known as Sayre Morris
20 Recreation Center, from the School
21 District of Philadelphia or from
22 the Philadelphia Authority for
23 Industrial Development, all under
24 certain terms and conditions.

25 COUNCILWOMAN LOZADA:

1 (Muted).

2 THE CLERK: Councilwoman,
3 you're on mute.

4 COUNCILWOMAN LOZADA: Thank
5 you so much. I'm so sorry. That
6 was a lot of bills.

7 Before we begin to hear
8 testimony from the witnesses we
9 have for today, everyone who has
10 been invited to the meeting to
11 testify should be aware that this
12 public hearing is being recorded.
13 Because the hearing is public,
14 participants and viewers have no
15 reasonable expectation of privacy.
16 By continuing to be in this
17 meeting, you are consenting to
18 being recorded.

19 Additionally, prior to
20 recognizing Members for the
21 questions or comments they should
22 have for witnesses, I will note for
23 the record that at this time we
24 will use the chat feature available
25 in Microsoft Teams to allow for

1 Members to signify that they wish
2 to be recognized. In order to
3 comply with the Sunshine Act, the
4 chat feature must only be used for
5 that purpose.

6 Before I call on the Clerk
7 to call the first panel, do any of
8 my colleagues have any opening
9 comments?

10 COUNCILMAN SQUILLA: Madam
11 Chair, this is Mark Squilla. I
12 just want to be recorded as present
13 for the record.

14 COUNCILWOMAN LOZADA:
15 Councilman Squilla, you've been
16 marked present. Thank you so much
17 for joining us today.

18 There being no comments
19 from members of the Committee,
20 Mr. Clerk, will you please call the
21 first panel we have to testify this
22 afternoon for Bill No. 230403.

23 THE CLERK: Madam Chair,
24 for Bill No. 230403 we will be
25 hearing from Bridget Collins-

1 Greenwald, Commissioner of the
2 Department of Public Property.

3 COUNCILWOMAN LOZADA: Good
4 afternoon, Commissioner. Are you
5 connected and ready to proceed?

6 COMMISSIONER COLLINS-
7 GREENWALD: I believe so. Can you
8 hear me?

9 COUNCILWOMAN LOZADA: Yes,
10 we do hear you. State your name
11 for the record and begin your
12 testimony.

13 COMMISSIONER COLLINS-
14 GREENWALD: Great. Good afternoon,
15 Councilperson Lozada and members of
16 the Committee on Public Property
17 and Public Works. My name is
18 Bridget Collins-Greenwald. I'm the
19 Commissioner of the Department of
20 Public Property. And I'm here to
21 testify in favor of Bill No. 230403
22 introduced by Councilmember Gilmore
23 Richardson, which would institute
24 the creation of lactation spaces in
25 City-owned buildings.

1 DPP will work with our
2 partner agencies to create clean
3 and private space for lactation use
4 in City-owned buildings as well as
5 provide proper signage and ensure
6 their placement in all newly
7 constructed City-owned buildings.
8 DPP has worked with Councilmember
9 Gilmore Richardson's Office and the
10 Chief Administrative Office to
11 assure this most-needed activity
12 will have a place in City-owned
13 buildings where feasible.

14 The Department of Public
15 Property supports this measure.
16 And accordingly, I respectfully ask
17 that City Council approve Bill No.
18 230403. I'm requesting the
19 suspension of the rules as to allow
20 for the first reading at the next
21 session of Council. Thank you. I
22 will be happy to answer any
23 questions you may have.

24 COUNCILWOMAN LOZADA: Thank
25 you, Commissioner.

1 And Councilmember Gilmore
2 Richardson also provided this
3 afternoon additional information
4 for that bill. If anyone has any
5 questions or would like that
6 information to be forwarded to
7 them, please let us know.

8 Are there any questions for
9 this witness regarding Bill No.
10 230403?

11 (No response.)

12 COUNCILWOMAN LOZADA: Thank
13 you, Commissioner.

14 Mr. Clerk, will you please
15 call the next witness.

16 THE CLERK: Madam Chair,
17 the next witness is Stephanie
18 Tipton, Acting Chief Administrative
19 Officer for the City of
20 Philadelphia.

21 MS. TIPTON: Good
22 afternoon.

23 COUNCILWOMAN LOZADA: Thank
24 you so much for joining us today.
25 Please state your name for the

1 record and proceed with your
2 testimony.

3 MS. TIPTON: Sure. Good
4 afternoon, Councilmember Lozada and
5 other members of the Committee on
6 Public Property and Public Works.
7 My name is Stephanie Tipton. I am
8 the Chief Administrative Officer
9 for the City of Philadelph -- City
10 of Philadelphia, excuse me. I'm
11 here to testify in support of Bill
12 No. 230403.

13 The Office of the Chief
14 Administrative Office, CAO for
15 short, fully supports Bill No.
16 230403. The bill advances the
17 Kenney Administration's commitment
18 to building a more equitable city
19 where determinants of success are
20 not defined by race, ethnicity,
21 gender identity, sexual
22 orientation, income, disability or
23 neighborhood. By providing
24 accessible lactation spaces, the
25 City communicates our commitment to

1 fostering an inclusive environment
2 that recognizes and supports the
3 diversity of its workforce,
4 including working parents.

5 Moreover, this bill
6 dovetails with our employee issues
7 regarding the gender racial wage
8 gap that exists in Philadelphia as
9 well as our various departments'
10 Racial Equity Action Plan, which is
11 focused on changing the workplace
12 perception of parental leave, and
13 in particular motherhood.

14 A 2020 report conducted by
15 the United Nations Children's Fund
16 cites that the creation of
17 lactation spaces in the workplace
18 can support breast-feeding
19 employees return to work, improve
20 their performance, reduce turnover
21 rates and increase breast-feeding
22 employees' sense of belonging and
23 commitment to the organization.

24 Beyond the responsibility
25 we have for our workforce, making

1 lactation space more available on
2 City property will also help make
3 City services and buildings more
4 inclusive and more accessible to
5 the public. My office is committed
6 to developing processes and
7 procedures to support the
8 implementation of the bill.

9 My office will facilitate
10 awareness of and access to
11 available lactation spaces,
12 including those accessible only to
13 employees or those accessible to
14 the public, who will also annually
15 file the report and required under
16 the bill. Thank you for the
17 opportunity to testify today. We
18 look forward to working together
19 with members of City Council to
20 implement the bill.

21 And I'd also like to
22 particularly thank Councilwoman
23 Gilmore Richardson for championing
24 these changes and for her
25 partnership with the Administration

1 on these efforts. This concludes
2 my testimony and I'm happy to
3 answer any questions you may have.

4 COUNCILWOMAN LOZADA: Thank
5 you so much for your testimony.
6 And, yeah, thank you to
7 Councilmember Gilmore Richardson
8 for such an important piece of
9 legislation.

10 Are there any questions or
11 comments from members of the
12 Committee for this witness?

13 (No response.)

14 COUNCILWOMAN LOZADA: Are
15 there other witnesses on this
16 panel?

17 THE CLERK: Madam Chair,
18 there are no further witnesses on
19 this panel.

20 COUNCILWOMAN LOZADA: Thank
21 you so much. Thank you.

22 Mr. Clerk, will you please
23 call the first panel we have to
24 testify this afternoon on Bill No.
25 230833.

1 THE CLERK: For Bill No.
2 230833, it will be Bridget Collins-
3 Greenwald Commissioner of Public
4 Property.

5 COUNCILWOMAN LOZADA: Good
6 afternoon, Commissioner. Please
7 state your name for the record and
8 begin your testimony. We're going
9 to hear that a lot this afternoon.

10 COMMISSIONER COLLINS-
11 GREENWALD: You're going to hear my
12 name (inaudible).

13 Okay. Good afternoon,
14 Chairperson Lozada and members of
15 the Committee on Public Property
16 and Public Works. My name is
17 Bridget Collins-Greenwald and I'm
18 the Commissioner of Public Property
19 and I'm here to testify in favor of
20 Bill No. 230833 introduced by
21 Councilmember Jones for President
22 Clarke, authorizing the Department
23 of Public Property on behalf of the
24 City of Philadelphia to enter into
25 a lease agreement with Crown Soup

1 Penn Center Associates, LP for
2 warehouse space in the concourse
3 level of 1500 JFK Boulevard, also
4 known as 2 Penn Center.

5 The City of Philadelphia's
6 Department of Revenues' outgoing
7 mail processing center has been
8 located at the concourse level of 8
9 Penn Center since 1999. Due to the
10 pandemic creating supply shortage
11 problems, Revenue requested that
12 outgoing mail processing center
13 expand by a couple of thousand
14 square feet to ensure supplies are
15 always in stock in order to process
16 hundreds of thousands of envelopes,
17 a critical component of the City's
18 revenue collection process.

19 DPP was able to locate 2700
20 square feet of storage space in the
21 concourse below 2 Penn Center and
22 near the original facility in the
23 concourse level below 8 Penn
24 Center. This proposed lease for
25 additional storage in the concourse

1 will coincide with the proposed
2 original 1999 lease extension terms
3 including having the same lease
4 rate and expiration date.

5 The Department of Public
6 Property supports this measure.
7 And accordingly, I respectfully ask
8 that City Council approve Bill No.
9 230833. I'm requesting a
10 suspension of the rules as to allow
11 for the first reading at the next
12 session of Council. Thank you. I
13 will be happy to answer any
14 questions that you may have.

15 COUNCILWOMAN LOZADA: Thank
16 you for your testimony.

17 Are there any comments or
18 questions from members of the
19 Committee for this witness?

20 (No response.)

21 COUNCILWOMAN LOZADA: There
22 being none, Mr. Clerk, please call
23 the next witness on the panel.

24 THE CLERK: Madam Chair,
25 the next witness was -- sorry.

1 There are no further witnesses for
2 Bill No. 230833.

3 COUNCILWOMAN LOZADA: Thank
4 you so much.

5 Mr. Clerk, would you please
6 call the roll -- please call the
7 panel for Bill No. 230835.

8 THE CLERK: Madam Chair,
9 the next speaker is Bridget
10 Collins-Greenwald, Commissioner of
11 the Department of Public Property.

12 COUNCILWOMAN LOZADA: Good
13 afternoon. Please state your name
14 for the record and proceed with
15 your testimony.

16 COMMISSIONER COLLINS-
17 GREENWALD: Good afternoon,
18 Chairperson Lozada and members of
19 the Committee on Public Property
20 and Public Works. My name is
21 Bridget Collins-Greenwald and I am
22 the Commissioner of the Department
23 of Public Property. I'm here today
24 to testify in support of Bill No.
25 230835 introduced by Councilmember

1 Jones for President Clarke, an
2 ordinance authorizing the
3 Commissioner of Public Property on
4 behalf of the City of Philadelphia
5 to acquire fee simple title or
6 lesser real estate interest to all
7 or a portion of certain parcel or
8 parcels of land from the
9 Philadelphia Redevelopment
10 Authority, all under certain terms
11 and conditions.

12 This bill will allow the
13 City to take title to several
14 vacant parcels relieving the
15 Philadelphia Redevelopment
16 Authority and the Philadelphia Land
17 Bank of their care, custody and
18 control, and allowing for the
19 parcels to be put in the City
20 inventory and allowing for the City
21 to plan for a future use for these
22 parcels.

23 All District Councilmembers
24 are in support of the transfer of
25 these properties. The Department

1 of Public Property fully supports
2 this measure. And accordingly I
3 respectfully request that this
4 Council approve Bill No. 23083 --
5 yes, 230835. I'm also requesting a
6 suspension of the rules as to allow
7 for the first reading at the next
8 session of Council. Thank you.
9 I'll be glad to answer any
10 questions you may have.

11 COUNCILWOMAN LOZADA: Thank
12 you so much, Commissioner.

13 Are there any questions or
14 comments for the Commissioner
15 regarding Bill No. 230835?

16 (No response.)

17 COUNCILWOMAN LOZADA: There
18 being none, Mr. Clerk, will you
19 please call the next witness on
20 this panel.

21 THE CLERK: Madam Chair,
22 there are no further witnesses on
23 this panel.

24 COUNCILWOMAN LOZADA: Thank
25 you, Mr. Clerk. Will you please

1 call the first panel to testify
2 this afternoon on Bill No. 230774.

3 THE CLERK: Madam Chair,
4 our first witness is Jim Tyrrell,
5 Chief Revenue Officer for the
6 Department of Aviation.

7 COUNCILWOMAN LOZADA: Good
8 afternoon, Mr. Tyrrell. Please
9 state your name for the record and
10 begin with your testimony. Thank
11 you for being here today.

12 MR. TYRRELL: Thank you,
13 Chair. Good afternoon, Chairwoman
14 Lozada and members of the Committee
15 on Public Property and Public
16 Works. My name is Bridget
17 Collins -- I'm sorry. My name is
18 Jim Tyrrell. I'm Chief Revenue
19 Officer for the Department of
20 Aviation, which manages both
21 Philadelphia International Airport
22 and Northeast Philadelphia Airport.

23 I'm here today to testify
24 in support of Bill No. 230774 to
25 acquire fee simple title or a

1 lesser real estate interest in all
2 or a portion of a parcel or parcels
3 of land in and about the area
4 bounded by Executive Avenue,
5 Enterprise Avenue, I-95 and
6 Penrose Avenue, more commonly known
7 as 8350 Enterprise Avenue,
8 Philadelphia, Pennsylvania, all
9 under certain terms and conditions.

10 As you are aware, PHL is a
11 self-sustaining entity which uses
12 no local taxpayer dollars for its
13 operation and generates significant
14 annual economic impact for our
15 region. In 2019 alone, activity at
16 PHL generated approximately \$16.8
17 billion for the regional economy
18 and supported over 100,000 jobs.

19 The Airport does all of
20 this in a very small footprint,
21 2584 acres, and when compared to
22 other large hub airplanes across
23 the nation. When opportunities for
24 the acquisition of near-airport
25 property arise, it is essential for

1 our team to take an interest in
2 order to a future airport expansion
3 efforts or to prevent development
4 that would be detrimental to
5 airport operations.

6 Bill No. 230774 would
7 authorize the City's Department of
8 Aviation, which manages PHL to
9 acquire roughly an 18-acre parcel
10 of land on Enterprise Avenue
11 located adjacent to the Water
12 Department's Southwest Water
13 Treatment Center. The parcel is
14 owned by the Commonwealth of
15 Pennsylvania and was previously
16 used as a Liquor Control Board
17 warehouse.

18 The Department of Aviation
19 has agreed to purchase the property
20 for a priced established by an
21 independent appraisal for \$38
22 million. In the short-term, this
23 property is an essential access
24 point to the recently announced
25 261,000 square feet (inaudible)

1 which will be constructed to the
2 north of the parcel. A portion of
3 this property will serve as an
4 important point of ingress and
5 egress to the site during
6 construction and after completion
7 of the facility. The Department of
8 Aviation may also have to
9 temporarily lease out the warehouse
10 building, which is currently
11 unoccupied.

12 In the future, this parcel
13 has been identified as an important
14 component in PHL's ongoing cargo
15 operation plans. I'd like to thank
16 you for the opportunity to present
17 testimony in support of Bill No.
18 230774. I kindly ask that the -- I
19 kindly ask the Committee for a
20 favorable recommendation and that
21 the rules be suspended to allow for
22 the first reading at the next
23 Council session. I'm happy to
24 answer any questions the Committee
25 may have, and this concludes my

1 testimony. Thank you, Madam Chair.

2 COUNCILWOMAN LOZADA: Thank
3 you, Mr. Tyrrell.

4 Are there any questions or
5 comments from members of the
6 Committee for this witness?

7 (No response.)

8 COUNCILWOMAN LOZADA: There
9 being none, thank you again for
10 joining us this afternoon.

11 Mr. Clerk, are there other
12 witnesses on this panel?

13 THE CLERK: Madam Chair,
14 our next witness is Aparna
15 Palantino, Deputy Commissioner of
16 Public Property.

17 COUNCILWOMAN LOZADA: Good
18 afternoon, Ms. Palantino. Please
19 state your name for the record and
20 begin with your testimony. Thank
21 you for being with us this
22 afternoon.

23 MS. PALANTINO: Good
24 afternoon, Chairperson Lozada.
25 Could you please restate the number

1 of the bill?

2 COUNCILWOMAN LOZADA: It's
3 Bill No. 230774.

4 MS. PALANTINO: 773?

5 COUNCILWOMAN LOZADA:
6 That's correct.

7 MS. PALANTINO: Good
8 afternoon, Chairperson Lozada and
9 members of the Committee on Public
10 Property and Public Works. My name
11 is Aparna Palantino and I serve as
12 the Deputy Commissioner for Capital
13 Infrastructure and Natural Land
14 Management for the Department of
15 Parks & Recreation.

16 I'm here today to testify
17 in support of Bill No. 230773, an
18 ordinance authorizing the
19 Commissioner of Public Property on
20 behalf of the City of Philadelphia
21 to grant to the Pennsylvania
22 Department of Transportation an
23 easement on a portion of the parcel
24 or parcels of land in and about the
25 area bounded by Race Street, 24th

1 Street, Spruce Street and the
2 Schuylkill River, under certain
3 terms and conditions.

4 This bill will allow for
5 easements to be granted to PennDOT
6 related to the reconstruction of
7 the Market Street Bridge as it
8 relates to the Schuylkill River
9 Trail. These easements will allow
10 PennDOT access to their staging
11 area for the project. The City has
12 been cooperating with PennDOT on
13 the design for the bridge
14 rehabilitation.

15 Easements will have a
16 minimal effect on trail access and
17 usage. The Department of Parks and
18 Recreation fully supports this
19 measure. And accordingly, I
20 respectfully request that City
21 Council approve Bill No. 230773.
22 I'm also requesting a suspension of
23 the rules so as to allow for first
24 reading at the next session of
25 Council. Thank you. I would be

1 glad to answer any questions you
2 may have regarding this proposed
3 ordinance.

4 COUNCILWOMAN LOZADA: I
5 have a question. Are you reading
6 230774 or 230773? I'm on 774.

7 MS. PALANTINO: This says
8 733.

9 COUNCILWOMAN LOZADA:
10 Mr. Clerk, can you please confirm
11 that for us.

12 THE CLERK: Yes, this
13 should be the panel on 230774.

14 MS. PALANTINO: Can you
15 read the title of that bill please?

16 THE CLERK: Give me one
17 second.

18 COUNCILWOMAN LOZADA: And
19 while he confirms that, I'd like to
20 inform that Councilmember Katherine
21 Gilmore Richardson has also joined
22 us. I'd like to recognize her for
23 the record.

24 COUNCILWOMAN GILMORE
25 RICHARDSON: Thank you. Thank you

1 so much, Madam Chair. And thank
2 you to the Members of the City
3 Council Committee on Public
4 Property.

5 I just wanted to take a
6 moment to talk about the
7 legislation that I authored that
8 will be heard in Committee today,
9 Bill No. 230403. I just want to
10 note for the record that this
11 legislation will codify the
12 requirements for lactation spaces
13 in City facilities.

14 It will create a new
15 definition for lactation spaces
16 stating they must be private,
17 separate from bathrooms. They must
18 have an electrical outlet, a
19 surface and a chair and be near
20 some running water. The
21 legislation requires the creation
22 of lactation spaces. The new and
23 renovated buildings will clarify
24 that departments must find space if
25 the dedicated cannot be provided.

1 Additionally, this bill
2 requires the Chief Administrative
3 Officer to report information on
4 lactation spaces to the Chief Clerk
5 of City Council every year, so
6 annually we anticipate receiving
7 this information via the City Clerk
8 of City Council.

9 I just want to take a
10 moment to thank the Administration,
11 to thank all the City departments
12 who participated in the citywide
13 survey that was taken via the CAO.
14 And I want to thank the Department
15 of Public Property on their
16 suggestions for the legislation as
17 well as the Law Department for
18 helping us work through the
19 amendments.

20 I want to thank the
21 advocates who spoke to us. I also
22 want to thank those who did not
23 initially I'll say understand the
24 need for additional requirements
25 and codification of the Code. We

1 just want to make sure that this is
2 clear, and we thank everyone for
3 their participation in this process
4 for helping to get to the best
5 place of this legislation.

6 We know this has been a
7 long time coming. We know a bill
8 like this takes months and months
9 and months. But we just want to
10 say thank you all so very much for
11 what you did to help us get to a
12 yes.

13 So with that, Madam Chair,
14 I respectfully request the support
15 of all my colleagues in today's
16 Public Property Committee hearing.
17 Thank you.

18 COUNCILWOMAN LOZADA: Thank
19 you, Councilmember. We heard
20 testimony earlier this afternoon
21 from Commissioner Bridget
22 Greenwald. We understand the
23 importance of the legislation and
24 we are working really hard to set
25 the example right for others to

1 follow in their work spaces. And
2 so, hopefully we will be able to
3 move this legislation out of
4 Committee today. So thank you very
5 much for your work on that and to
6 the Administration as well.

7 Ms. Palantino, are we okay
8 to move forward? Were you able to
9 find your testimony for Bill No.
10 230774?

11 MS. PALANTINO: Sorry --

12 THE CLERK: Madam -- I
13 actually have an update on that.
14 So Public Property actually does
15 not have testimony on the -- so
16 after Jim Tyrrell we have no
17 further panelists on this bill.
18 Aparna will be speaking later on
19 230773.

20 COUNCILWOMAN LOZADA: Our
21 apologies, Ms. Aparna.

22 Thank you so much,
23 Mr. Clerk. Mr. Clerk, will you
24 read the panel -- the first to
25 testify on this panel for Bill No.

1 230864.

2 THE CLERK: Madam Chair,
3 we're going to be hearing from
4 Bridget Collins-Greenwald,
5 Commissioner of the Department of
6 Public Property.

7 COMMISSIONER COLLINS-
8 GREENWALD: Good afternoon,
9 Chairperson Lozada and members of
10 the Committee on Public Property
11 and Public Works. My name is
12 Bridget Collins-Greenwald and I'm
13 the Commissioner of the Department
14 of Public Property. I'm here today
15 to testify in favor of Bill No.
16 230864 introduced by Councilmember
17 Bass, authorizing the Department of
18 Public Property on behalf of the
19 City of Philadelphia to enter into
20 a lease agreement with Lim Siv Houy
21 for retail space at 3724 North
22 Broad Street.

23 DPP was tasked with
24 monitoring the availability of
25 space adjacent to the Free Library

1 of the Philadelphia's Nicetown
2 branch for its future expansion.
3 This past summer 1500 square feet
4 became available next door. This
5 proposed new lease would enable the
6 Free Library to move toward a more
7 modern layout for the Nicetown
8 community to enjoy.

9 Councilmember Bass is very
10 supportive of this expansion for
11 the Nicetown community. The
12 Department of Public Property
13 supports this bill as it is
14 proposed to be amended. And
15 accordingly, I respectfully request
16 that City Council approve Bill No.
17 230864. I'm requesting a
18 suspension of the rules as to allow
19 for first reading at the next
20 session of Council. Thank you.
21 I'll be happy to answer any
22 questions that you may have.

23 COUNCILWOMAN LOZADA: Thank
24 you for your testimony.

25 Are there any comments or

1 questions for this witness

2 regarding Bill No. 230864?

3 (No response.)

4 COUNCILWOMAN LOZADA: There

5 being none, Mr. Clerk, will you

6 please call the next witness on

7 this panel.

8 THE CLERK: Madam Chair, we

9 have no further panelists on this

10 bill.

11 COUNCILWOMAN LOZADA: Thank

12 you so much. We will proceed.

13 Mr. Clerk, will you please read the

14 name of the person to testify for

15 Bill No. 230827.

16 THE CLERK: Our next

17 panelist is Bridget Collins-

18 Greenwald, Commissioner of DPP.

19 COUNCILWOMAN LOZADA: Good

20 afternoon again. Please state your

21 name for the record and begin with

22 your testimony.

23 COMMISSIONER COLLINS-

24 GREENWALD: Good afternoon,

25 Chairperson Lozada and members of

1 the Committee on Public Property
2 and Public Works. My name is
3 Bridget Collins-Greenwald and I'm
4 the Commissioner of the Department
5 of Public Property. I'm here to
6 testify in favor of Bill No. 230827
7 introduced by Councilmember
8 Phillips, authorizing the
9 Department of Public Property on
10 behalf of the City of Philadelphia
11 to enter into a sublease agreement
12 with the Philadelphia Municipal
13 Authority for space at 1000 East
14 Comly Street.

15 Tasked with finding a
16 reserved vehicle storage facility
17 for the Philadelphia Fire
18 Department, DPP was able to
19 identify a former crane and tractor
20 trailer storage facility that
21 appropriately meets the unique and
22 very specific vehicle dimensions
23 and low-capacity requirements
24 suitable for heavy-duty, bulky and
25 oversized fire apparatus storage.

1 The Philadelphia Fire
2 Department has insufficient vehicle
3 storage space which has resulted in
4 numerous vehicles being parked
5 outside. Cold winters and exposure
6 to the elements have led to an
7 increase in maintenance cost and
8 shortened vehicle lifespan. After
9 fully understanding Fire's
10 operational logistical needs, 1000
11 East Comly provides an ideal
12 solution to house Fire's reserve
13 apparatus long-term.

14 The City -- the Department
15 of Public Property supports this
16 matter. And accordingly, I
17 respectfully request that City
18 Council approve Bill No. 230827.
19 I'm requesting a suspension of the
20 rules as to allow for first reading
21 at the next session of Council.
22 Thank you and I'll be happy to
23 answer any questions you may have.
24 COUNCILWOMAN LOZADA: Thank
25 you.

1 Once again, are there any
2 comments or questions regarding
3 Bill No. 230827 for Commissioner
4 Greenwald?

5 (No response.)

6 COUNCILWOMAN LOZADA: There
7 being none, Mr. Clerk, will you
8 please call the next panelist to
9 testify.

10 THE CLERK: There are no
11 further panels on 230827.

12 COUNCILWOMAN LOZADA: Thank
13 you so much. Will you please call
14 the first panelist to testify on
15 Bill No. 230854.

16 THE CLERK: Our next
17 panelist is Bridget Collins-
18 Greenwald, Commissioner of the
19 Department of Public Property.

20 COUNCILWOMAN LOZADA: Thank
21 you, Commissioner. Please state
22 your name for the record and begin
23 with your testimony on Bill No.
24 230854.

25 COMMISSIONER COLLINS-

1 GREENWALD: Good afternoon,
2 Chairperson Lozada and members of
3 the Committee on Public Property
4 and Public Works. I am Bridget
5 Collins-Greenwald, the Commissioner
6 of the Department of Public
7 Property and I'm here today to
8 testify in favor of Bill No. 230854
9 introduced by Councilmember
10 Driscoll, authorizing the
11 Department of Public Property on
12 behalf of the City of Philadelphia
13 to enter into a lease agreement
14 with NF 6601 New State Road
15 Partners, L.P., a warehouse space
16 located at 6601 New State Road.

17 The proposed lease will
18 allow the PA Task Force to continue
19 to call 6601 New State Road its
20 home for the next 15 years. Made
21 up of different agencies, PA Task
22 Force 1 deploys across the country
23 and responds to federal disasters.
24 On the Tax Force's behalf, DPP is
25 pleased to oversee an affordable

1 lease term that would also include
2 a significant tenant improvement
3 allowance for future renovations.

4 The Department of Public
5 Property supports this measure.
6 And accordingly, I respectfully
7 request that City Council approve
8 Bill No. 230854. I'm requesting a
9 suspension of the rules as to allow
10 for the first reading at the next
11 session of Council. Thank you.
12 I'll be happy to answer any
13 questions you may have.

14 COUNCILWOMAN LOZADA: Thank
15 you so much, Commissioner.

16 Are there any questions or
17 comments from members of the
18 Committee regarding Bill 230854?

19 (No response.)

20 COUNCILWOMAN LOZADA: There
21 being none, Mr. Clerk, will you
22 please call the next witness.

23 THE CLERK: Madam Chair,
24 there are no further panels on this
25 bill.

1 COUNCILWOMAN LOZADA: Thank
2 you very much. Can we move on to
3 230855?

4 THE CLERK: Madam Chair,
5 our panelist for 230855 is Bridget
6 Collins-Greenwald from DPP.

7 COUNCILWOMAN LOZADA: Good
8 afternoon. Please state your name
9 for the record and begin your
10 testimony.

11 COMMISSIONER COLLINS-
12 GREENWALD: Good afternoon,
13 Chairperson Lozada and members of
14 the Committee on Public Property
15 and Public Works. My name is
16 Bridget Collins-Greenwald and I'm
17 the Commissioner of the Department
18 of Public Property. I'm here today
19 to testify in favor of Bill No.
20 230855 introduced Councilmember
21 Driscoll, authorizing the
22 Department of Public Property on
23 behalf of the City of Philadelphia
24 to enter into a lease agreement
25 with the Orthodox Street

1 Properties, LLC for space located
2 at 3150 Orthodox Street.

3 With Philadelphia Water
4 Department's plan for a significant
5 project of the Baxter Water
6 Treatment Plant, DPP became tasked
7 with finding alternative space for
8 the Philadelphia Sheriff's
9 Transportation Unit. Currently the
10 Sheriffs share a portion of the
11 space with PWD at the treatment
12 plan.

13 DPP identified 3 acres of
14 industrial land suitable for the
15 Sheriff's Office trailer storage
16 requirement and located within
17 reasonable proximity to the current
18 location. The proposed new lease
19 will give the Sheriff's
20 Transportation Unit its own space
21 and enable PWD to continue with
22 their project as planned.

23 The Department of Public
24 Property supports this measure.
25 And accordingly, I respectfully

1 request that City Council approve
2 Bill No. 230855. I'm requesting a
3 suspension of the rules as to allow
4 for the first reading of the next
5 session of Council and I am happy
6 to answer any questions you may
7 have.

8 COUNCILWOMAN LOZADA: Thank
9 you once again for your testimony.

10 Are there any questions or
11 comments from members of this
12 Committee regarding Bill No.
13 230855?

14 (No response.)

15 COUNCILWOMAN LOZADA: There
16 being none, Mr. Clerk, will you
17 please call the first panel to
18 testify on Bill No. 230512.

19 THE CLERK: Madam Chair,
20 our first panelist is Paul R. Levy,
21 President and CEO of the Center
22 City District.

23 COUNCILWOMAN LOZADA: Good
24 afternoon, Mr. Levy. Are you
25 connected?

1 MR. LEVY: I am connected.

2 Can you hear me clearly?

3 COUNCILWOMAN LOZADA: Yes,

4 we can. Thank you so much for

5 being with us this afternoon.

6 Please state your name for the

7 record and begin your testimony.

8 MR. LEVY: Thank you. My

9 name is Paul Levy. I'm President

10 of the Center City District and I'm

11 pleased to deliver this testimony

12 in support of Bill No. 230512.

13 Thank you very much, Chairperson

14 Lozada. I'm pleased to offer my

15 support on this bill authorizing

16 the Department of Public Property

17 to acquire on behalf of the City a

18 fee simple title by purchase,

19 dedication, donation, condemnation

20 or agreement in lieu of

21 condemnation of the defunct Reading

22 Rail Line that runs from Vine

23 Street to Fairmount Avenue.

24 I also want to thank

25 Councilman Squilla for his

1 leadership on introducing this. To
2 implement this initiative, the PPD
3 is pleased to enter into an
4 agreement with the City to cover
5 all the costs of acquisition,
6 design and engineering needed to
7 build the next phase of the Rail
8 Park from Vine Street to Fairmount
9 Avenue.

10 The CCD willingly accepts
11 the responsibility this bill
12 authorizes for the City to enter
13 into a long-term lease with the CCD
14 for us to maintain this new park.
15 The Center City District built the
16 first phase of the Rail Park from
17 Broad Street to Callowhill, which
18 was completed in 2018. And this
19 park has been very well-programmed
20 by the Friends of the Rail Park
21 that has become a great asset for
22 local residents for families with
23 children throughout the City and
24 for visitors across the region.

25 CCD has successfully raised

1 more than \$100 million to build
2 four other parks in Center City
3 including Dilworth Park, and we're
4 pleased to build on that experience
5 and work in partnership with the
6 City and neighborhoods from Lower
7 Philadelphia, Callowhill and
8 Chinatown to create a great
9 neighborhood park and active
10 transportation trail.

11 We're very pleased to
12 receive strong letters of support
13 from the 14th Ward, Registered
14 Community Organization West Poplar
15 Neighbors, Callowhill Neighbors and
16 the Chinatown Development
17 Corporation. We pledge to work
18 closely with all of them on all
19 phases of this exciting project,
20 and I'll remain personally involved
21 in managing this project. Thanks
22 for the opportunity to testify.

23 COUNCILWOMAN LOZADA: Thank
24 you so much for your testimony
25 today.

1 Are there any questions or
2 comments from members of this
3 Committee for this witness?

4 COUNCILMAN SQUILLA:
5 Councilmember Lozada, Mark Squilla.
6 I had a question.

7 COUNCILWOMAN LOZADA: The
8 Chair recognizes Councilman
9 Squilla.

10 COUNCILMAN SQUILLA: Thank
11 you. And thank you, Mr. Levy, for
12 your work on this and thank you for
13 your support and working with the
14 community. Obviously as we move
15 forward, there's a lot of support
16 from the surrounding RCOs and we
17 have letters of support from some
18 of them.

19 Would it be possible to
20 gauge a qualified community
21 engagement professional or firm to
22 form a committee, advisory
23 committee, community advisory
24 committee that would oversee the
25 community engagement process that

1 could be composed of the Friends of
2 the Rail Park, Callowhill
3 Neighbors, PCDC, Chinatown
4 organization, West Poplar, 14th
5 Ward, the CCD, somebody from my
6 office, just so that all
7 constituents feel and can be
8 represented in the process to help
9 share community input? Is that
10 something that you think we could
11 put together and move forward on as
12 hopefully if we're able to get
13 control of this property, let's
14 move forward and develop it?

15 MR. LEVY: Councilman, it's
16 an excellent suggestion. We're
17 more than glad to embrace. There's
18 obviously lots of sensitivity when
19 there's redevelopment like this.
20 And so, a comprehensive outreach
21 process with an independent
22 consultant to engage all those
23 groups is something we welcome and
24 help support.

25 COUNCILMAN SQUILLA: All

1 right. That would be great. Any
2 time as we do and develop, there's
3 always good things that come from
4 it, but there's also concerns
5 about, you know, if we do develop
6 these things and they become
7 positive impacts on the community,
8 is it possible the justification of
9 other things, even possible outlook
10 of even legislation as far as
11 overlays and other things we can
12 put in place to protect
13 affordability and others. So thank
14 you for that.

15 I appreciate your work and
16 effort in moving this forward and
17 all the conversations we had along
18 the way. And also appreciate all
19 the community groups and the
20 Friends of the Rail Park in their
21 involvement as this proceeds. And
22 hopefully, this legislation will
23 move us forward in a way that we
24 could control this parcel and
25 develop it into a great place for

1 all. Thank you so much.

2 MR. LEVY: Yeah. If I can
3 just again acknowledge your
4 leadership in introducing this and
5 convening all the groups. This was
6 a very helpful process that you
7 led. Thank you.

8 COUNCILWOMAN LOZADA: Thank
9 you, Mr. Levy. Thank you,
10 Councilmember Squilla.

11 Are there any other
12 questions from members of this
13 Committee for this witness?

14 (No response.)

15 COUNCILWOMAN LOZADA: There
16 being none, Mr. Clerk, will you
17 please call the first panelist to
18 testify on Bill No. 230844.

19 THE CLERK: Madam Chair, we
20 have one panelist left for 230512.

21 COUNCILWOMAN LOZADA: My
22 apologies.

23 THE CLERK: Our next panel
24 for 230512 is Rebecca Cordes Chen.

25 COUNCILWOMAN LOZADA:

1 Ms. Chen, thank you so much for
2 being with us this afternoon. Will
3 you please state your name for the
4 record and proceed with your
5 testimony.

6 MS. CORDES CHEN: Good
7 afternoon. My name is Rebecca
8 Cordes Chen. I'm Executive
9 Director of Friends of Rail Park
10 and we are the 501(c)(3)
11 organization responsible for
12 stewarding the 3-mile vision of the
13 Rail Park, a linear park built on
14 historic rail lines connecting
15 10-plus neighborhoods connecting
16 Philadelphians to the City and each
17 other.

18 Thank you, Councilman
19 Squilla, like the other folks had
20 mentioned for your dedication to
21 this transformative project. The
22 Friends of the Rail Park would like
23 to provide their support for the
24 blight removal and remediation of
25 the Rail infrastructure running

1 from Vine Street to Fairmount
2 Avenue, east of Broad Street and
3 the Viaduct. The Viaduct is a
4 significant portion of the 3-mile
5 vision for the Rail Park.

6 The concept of the Viaduct
7 is that it is in disrepair, demise
8 and blight streets and communities
9 and is contaminated with hazardous
10 waste due to prior railroad and
11 industrial use from prior practice
12 of using lead-based paints. It's a
13 site of frequent short-dumping, and
14 its current owner is not receptive
15 to addressing these issues that
16 negatively impact our community.

17 It is the position of
18 Friends of the Real Park that with
19 the incorporation of a deep
20 community engagement process and
21 commitment to return the Viaduct to
22 public control upon completion of
23 the blight removal and remediation
24 efforts, either then the City of
25 Philadelphia or the Friends of Rail

1 Park as the organization of record,
2 that the development of a minimally
3 viable-based trailable Center City
4 District would be a positive
5 improvement for the community and
6 the City of Philadelphia as a
7 whole.

8 Friends of the Rail Park
9 wish to emphasize the critical
10 importance of an equitable and
11 inclusive development process for
12 the success of this project and the
13 well-being of the neighborhood that
14 will be impacted by the finished
15 public space. Our collective
16 commitments to such a process will
17 help ensure that the benefits of
18 this development are shared
19 ethically amongst all community
20 members.

21 This approach is vital to
22 combating the rest of the physical,
23 economic and cultural displacement
24 posed by the developments of this
25 scale while fostering a sense of

1 ownership, pride and connection
2 within the neighborhoods
3 surrounding the Viaduct.

4 Should Bill 23012 move
5 forward, Friends of the Rail Park
6 anticipate being engaged to support
7 Center City District's community
8 engagement process and efforts to
9 guarantee public control in order
10 to ensure the Viaduct's development
11 aligns with the (inaudible) and
12 aspirations of our neighborhood.
13 Thank you very much.

14 COUNCILWOMAN LOZADA:
15 (Muted).

16 THE CLERK: Councilwoman,
17 you're on mute.

18 COUNCILWOMAN LOZADA: I
19 keep putting my speaker on mute
20 because there's so much noise
21 coming from outside, so I apologize
22 for that.

23 I was just saying thank you
24 so much, Ms. Chen, for your
25 testimony. Coming from a District

1 like mine, I understand how
2 important community engagement is
3 and how important it is for
4 residents to feel like they're a
5 part of the process and working
6 with community-based organizations
7 is extremely important. So thank
8 you so much for being with us
9 today.

10 Are there other members --

11 COUNCILMAN SQUILLA:

12 Councilwoman Lozada, can I have one
13 question?

14 COUNCILWOMAN LOZADA: Sure.

15 COUNCILMAN SQUILLA: I want
16 to also thank Rebecca and her
17 leadership and Friends of the Rail
18 Park for what they have done up to
19 this point and their planning
20 process moving forward and want to
21 let them know that we appreciate
22 all their service and work on this,
23 and we'll look forward to
24 continuing that collaboration and
25 cooperation working together as we

1 move forward not only on this, but
2 hopefully in the cut and some other
3 project seeing this as a really
4 great park that could really be
5 second to none in the entire
6 country.

7 So thank you so much,
8 Rebecca, for your leadership and
9 your teams and the Friends and
10 looking forward to continue working
11 with you.

12 MS. CORDES CHEN: Thank
13 you, Councilman.

14 COUNCILWOMAN LOZADA: Thank
15 you.

16 Mr. Clerk, are there other
17 panelists for Bill No. 230512?

18 THE CLERK: Madam Chair,
19 there are no further witnesses.

20 COUNCILWOMAN LOZADA: Thank
21 you so much. Will you please --

22 THE CLERK: I'm sorry.
23 Bridget, would you like to --

24 COMMISSIONER COLLINS-
25 GREENWALD: Yeah. I actually did

1 have testimony that I provided. I
2 can basically -- I'm just going to
3 re-echo what everyone said, but I
4 did want to request a suspension of
5 the rules to have first reading for
6 the next session. So if I could
7 get that on the record, that would
8 be great. And everything that
9 Rebecca and Paul said is exactly
10 what I was going to say.

11 COUNCILWOMAN LOZADA: Your
12 request has been noted for
13 suspension of the rules on Bill No.
14 230512.

15 COMMISSIONER COLLINS-
16 GREENWALD: Thank you.

17 COUNCILWOMAN LOZADA: Thank
18 you so much.

19 Mr. Clerk, will you please
20 call the first panel for Bill No.
21 230844.

22 THE CLERK: We'll be
23 hearing from Bridget Collins-
24 Greenwald, Commissioner of the
25 Department of Public Property.

1 COUNCILWOMAN LOZADA: Thank
2 you, Commissioner. Would you
3 please state your name for the
4 record and begin your testimony for
5 Bill No. 230844.

6 COMMISSIONER COLLINS-
7 GREENWALD: Good afternoon,
8 Councilperson Lozada and members of
9 the Committee on Public Property
10 and Public Works. My name is
11 Bridget Collins-Greenwald. I am
12 the Commissioner of the Department
13 of Public Property and I'm here
14 today to testify in favor of Bill
15 No. 230844 introduced by
16 Councilmember Lozada, authorizing
17 the Department of Public Property
18 on behalf of the City of
19 Philadelphia to enter into a
20 sublease agreement with the
21 Philadelphia Municipality Authority
22 for a warehouse space at 2844
23 Frankford Avenue.
24 Philadelphia Fire
25 Department, Philadelphia's

1 Department of Public Health and the
2 Philadelphia Department of
3 Behavioral Health and Intellectual
4 Disability Services created the
5 AR-3 Unit, which provides response
6 to low-acuity non-traumatic EMS
7 incidents in the Kensington area.

8 DPP identified 2844
9 Frankford Avenue as the potential
10 home of the AR-3 program due to its
11 unique offering of multiple drive-
12 in bays located on both the front
13 and rear sides of the warehouse.
14 Considered for active vehicle use
15 and storage, AR-3 vehicles would
16 enter and exit the 27,000 square
17 foot facility that Frankford Avenue
18 and Emerald Street would use.

19 This proposed new lease
20 would bring a tenant improvement
21 allowance along with the landlord's
22 custom fit-out and a turnkey
23 delivery of this space. The
24 Department of Public Property
25 supports this measure. And

1 accordingly, I respectfully request
2 that City Council approves Bill No.
3 230844. I'm requesting a
4 suspension of the rules as to allow
5 for the first reading at the next
6 session of Council. Thank you and
7 I'll be happy to answer any
8 questions you have.

9 COUNCILWOMAN LOZADA: Thank
10 you so much, Commissioner
11 Greenwald. We understand the
12 importance of the work that AR-3
13 does in the Kensington community.
14 I look forward to doing whatever we
15 can to accommodate and facilitate
16 whatever needs they have in order
17 for them to continue the important
18 work.

19 Are there other members of
20 this Committee with questions or
21 comments for this witness regarding
22 Bill No. 230844?

23 (No response.)

24 COUNCILWOMAN LOZADA: There
25 being none, Mr. Clerk, are there

1 other witnesses for this bill?

2 THE CLERK: Madam Chair,
3 there are no further panelists for
4 this bill.

5 COUNCILWOMAN LOZADA: Thank
6 you so much. Mr. Clerk, would you
7 please read the first panelist to
8 testify on Bill No. 230857.

9 THE CLERK: Our panelist is
10 Aparna Palantino, Deputy
11 Commissioner of Public Property and
12 Public Works.

13 COUNCILWOMAN LOZADA: Good
14 afternoon, Ms. Palantino. Please
15 state your name for the record and
16 proceed with your testimony for
17 Bill No. 230857.

18 MS. PALANTINO: Good
19 afternoon, Chairperson Lozada and
20 members of the Committee on Public
21 Property and Public Works. My name
22 is Aparna Palantino and I serve as
23 the Deputy Commissioner for Capital
24 Infrastructure and National Land,
25 the Department of Parks &

1 Recreation. I'm here today to
2 testify in support of Bill No.
3 230857, an ordinance authorizing
4 the Commissioner of Public Property
5 on behalf of the City of
6 Philadelphia to modify certain
7 easements and enter into an
8 easement agreement with Famell, LLC
9 for a portion of the parcel or
10 parcels of land in or about the
11 area bounded by Noble Street, 12th
12 Street, Callowhill Street and 13th
13 Street, more commonly known as 411
14 to 19 North 13th Street, under
15 certain terms and conditions.

16 This bill would allow for
17 the development of the property
18 adjacent to the Rail Park while
19 preserving certain easement needed
20 for the maintenance and if
21 necessary, improvement of the
22 retaining wall supporting the Rail
23 Park. I have an amendment to offer
24 that is hopefully circulated to the
25 members of the Committee that

1 requires the City's modified
2 easement with the adjacent property
3 owner to have protections against
4 excessive shading over the Rail
5 Park and any subsequent development
6 of the property.

7 The Department of Parks &
8 Recreation fully supports this
9 measure. And accordingly, I
10 respectfully request that City
11 Council approves Bill No. 230857.
12 I'm also requesting a suspension of
13 the rules so as to allow for first
14 reading at the next session of
15 Council. Thank you and I will be
16 glad to answer any questions you
17 may have regarding this ordinance.

18 COUNCILWOMAN LOZADA: Thank
19 you for your testimony this
20 afternoon.

21 Are there any questions for
22 this witness from members of this
23 Committee?

24 (No response.)

25 COUNCILWOMAN LOZADA: There

1 being none, Mr. Clerk, are there
2 other witnesses for Bill No.
3 230857?

4 THE CLERK: Madam Chair,
5 there are none.

6 COUNCILWOMAN LOZADA: There
7 being none, Mr. Clerk, would you
8 please call the first panel to
9 testify on Bill No. 230858.

10 THE CLERK: Our next panel
11 is Bridget Collins-Greenwald,
12 Commissioner of Department of
13 Public Property.

14 COUNCILWOMAN LOZADA: Good
15 afternoon. Please state your name
16 for the record and begin with your
17 testimony on Bill No. 230858.

18 COMMISSIONER COLLINS-
19 GREENWALD: Good afternoon,
20 Chairperson Lozada and members of
21 the Committee on Public Property
22 and Public Works. My name is
23 Bridget Collins-Greenwald and I'm
24 the Commissioner of the Department
25 of Public Property. And I'm here

1 today to testify in favor of Bill
2 No. 230858 introduced by
3 Councilmember Squilla authorizing
4 the Department of Public Property
5 on behalf of the City of
6 Philadelphia to enter into a
7 sublease agreement with the
8 Philadelphia Municipal Authority
9 office space at 1327 to 29 Chestnut
10 Street also known as the Widener
11 Building.

12 The City of Philadelphia's
13 Office of the DA has been located
14 at the Widener Building since 2005.
15 Ideally located across the street
16 from City Hall, the building offers
17 unique amenities such as advanced
18 24/7 security and a private
19 entrance exclusive to the Office of
20 the District Attorney.

21 In 2021 upon approval by
22 City Council, DPP extended the
23 entire 200,144 square foot premises
24 through 2032. DPP has since
25 reviewed this space with DI -- the

1 Department -- the DA's Office and
2 it was determined that additional
3 space is needed due to increases in
4 staff and hiring-than-expected
5 employee retention.

6 This proposed lease
7 amendment would allow the District
8 Attorney's Office to take an
9 additional 26,585 square feet on
10 the 17th floor. The amendment
11 would also provide a significant
12 tenant improvement allowance that
13 can be used to modernize and create
14 more efficient space throughout the
15 premises.

16 The Department of Public
17 Property supports this measure and
18 accordingly, I respectfully request
19 that City Council approves Bill No.
20 230858. I'm requesting a
21 suspension of the rules so as to
22 allow for the first reading at the
23 next session of Council, and I'm
24 happy to answer any questions you
25 may have.

1 COUNCILWOMAN LOZADA: Thank
2 you for your testimony.

3 Are there any questions
4 from members of the Committee
5 regarding Bill No. 230858?

6 (No response.)

7 COUNCILWOMAN LOZADA: There
8 being none, Mr. Clerk, are there
9 other witnesses for Bill No.
10 230858?

11 THE CLERK: Madam Chair,
12 there are no further panelists.

13 COUNCILWOMAN LOZADA: Thank
14 you so much. Mr. Clerk, will you
15 please read the first panel to
16 testify on Bill No. 230859.

17 THE CLERK: Our next
18 panelist is Bridget Collins-
19 Greenwald, Commissioner of DPP.

20 COUNCILWOMAN LOZADA: Good
21 afternoon. Please state your name
22 for the record and begin with your
23 testimony for Bill No. 230859.

24 COMMISSIONER COLLINS-
25 GREENWALD: Good afternoon,

1 Chairperson Lozada and members of
2 the Committee on Public Property
3 and Public Works. My name is
4 Bridget Collins-Greenwald and I'm
5 the Commissioner of Public
6 Property. I'm here to testify in
7 favor of Bill No. 230859
8 authorizing the Department of
9 Public Property on behalf of the
10 City of Philadelphia to enter into
11 a sublease agreement with the
12 Philadelphia Authority for
13 Industrial Development for office
14 space at 1101 Market Street.

15 City departments have been
16 located at 1101 Market Street since
17 1982 and the building offers a
18 prime location close to most City
19 office locations. Currently the
20 City's lease at 1101 Market Street
21 contains a unique clause related to
22 Aramark, a previous tenant of the
23 building, which allows the other
24 current and majority tenant in the
25 building to claim the 12th, 13th

1 and 14th floors for its own use
2 beginning in February 2025.

3 DPP currently leases and
4 utilizes the 12th and 13th floors.
5 This proposed lease amendment will
6 remove the Aramark clause at the
7 14th floor and extend the entire
8 274,798-square foot premises August
9 of 2024. The amendment would also
10 include incentives such as tenant
11 improvement allowances.

12 The Department of Public
13 Property supports this measure and
14 accordingly, I respectfully ask
15 that City Council approve Bill No.
16 230859. I'm requesting a
17 suspension of the rules as to allow
18 for the first reading at the next
19 session of Council. And I'm happy
20 to answer any questions you may
21 have.

22 COUNCILWOMAN LOZADA: Thank
23 you so much for your testimony.

24 Are there any questions or
25 comments from members of the

1 Committee for this witness?

2 (No response.)

3 COUNCILWOMAN LOZADA: There
4 being none, Mr. Clerk, can you
5 please read the name of the next
6 panelist?

7 THE CLERK: There are no
8 further panelists on this bill.

9 COUNCILWOMAN LOZADA: Thank
10 you so much. Will you please call
11 the first panelist to testify on
12 Bill No. 230773.

13 THE CLERK: Our panelist is
14 Aparna Palantino, Deputy
15 Commissioner on Public Property and
16 Public Works.

17 COUNCILWOMAN LOZADA: Good
18 afternoon, Ms. Palantino. Please
19 state your name for the record and
20 begin with your testimony for Bill
21 No. 230773.

22 MS. PALANTINO: Good
23 afternoon, Chairperson Lozada and
24 members of the Committee on Public
25 Property and Public Works. My name

1 is Aparna Palantino and I serve as
2 the Deputy Commissioner for Capital
3 Infrastructure and Natural Land
4 Management for the Department of
5 Parks & Recreation. I'm here today
6 to testify in support of Bill No.
7 230773, an ordinance authorizing
8 the Commissioner of Public Property
9 on behalf of the City of
10 Philadelphia to grant to the
11 Pennsylvania Department of
12 Transportation an easement on a
13 portion of the parcel or parcels of
14 land in and about the area bounded
15 by Race Street, 24th Street, Spruce
16 Street and the Schuylkill River,
17 under certain terms and conditions.

18 This bill will allow for
19 easement to be granted to PennDOT
20 related to the reconstruction of
21 the Market Street Bridge as it
22 relates to the Schuylkill River
23 Trail. These easements will allow
24 PennDOT access to their staging
25 area for the project. The City has

1 been cooperating with PennDOT on
2 the design for the rehabilitation.
3 These easements will have a minimal
4 effect on trail access and usage.

5 The Department of Parks &
6 Recreation fully supports this
7 measure. And accordingly, I
8 respectfully request that City
9 Council approve Bill No. 230773.
10 I'm also requesting a suspension of
11 the rules so as to allow for first
12 reading at the next session of
13 Council. Thank you and I'd be glad
14 to answer any questions you might
15 have.

16 COUNCILWOMAN LOZADA: Thank
17 you so much for your testimony on
18 Bill 230773.

19 Are there any questions or
20 comments from members of this
21 Committee?

22 (No response.)

23 COUNCILWOMAN LOZADA: There
24 being none, Mr. Clerk, are there
25 other witnesses for this bill?

1 THE CLERK: Madam Chair,
2 there are no further panelists for
3 230773.

4 COUNCILWOMAN LOZADA: Thank
5 you so much. Mr. Clerk, will you
6 please read the first panelist for
7 Bill No. 230839.

8 THE CLERK: The panelist is
9 Bridget Collins-Greenwald,
10 Commissioner for the Department of
11 Public Property for 230839.

12 COUNCILWOMAN LOZADA: Good
13 afternoon, Commissioner. Please
14 state your name for the record and
15 proceed with your testimony
16 regarding Bill No. 230839.

17 COMMISSIONER COLLINS-
18 GREENWALD: Good afternoon,
19 Chairperson Lozada and members of
20 the Committee on Public Property
21 and Public Works. My name is
22 Bridget Collins-Greenwald and I'm
23 the Commissioner of the Department
24 of Public Property. I'm here today
25 to testify in favor of Bill No.

1 230839 introduced by Councilmember
2 Johnson, authorizing the Department
3 of Public Property on behalf of the
4 City of Philadelphia to enter into
5 a lease agreement with AC HSS
6 Office Ventures II, LLC at 1930
7 South Broad Street, also known as
8 Constitution Health Plaza.

9 City Council's approval of
10 Property Bill No. 210248 in 2021
11 authorized DPP to enter into a
12 lease agreement for a new BSL-3
13 laboratory space at Constitution
14 Health Plaza on behalf of the
15 Department of Health. DPP is
16 pleased to share that the new lab
17 project is now complete and the
18 space was delivered to the
19 Department of Health on November 1,
20 2023.

21 As we finish construction
22 and move towards the scheduled
23 delivery date, it became apparent
24 that the original measurements did
25 not reflect the actual square

1 footage and the lease premises
2 needed to be updated. This
3 proposed lease amendment adds 5,959
4 square feet to the original
5 premises and completes all
6 outstanding lease-related items now
7 that the project has been
8 completed.

9 The Philadelphia Department
10 of Health is eager to utilize the
11 brand new BSL-3 lab space long-term
12 and DPP is proud of the overall
13 project. It is actually very cool
14 if you look at the lab, I have to
15 say. That's my personal note. The
16 Department of Public Property
17 supports this measure. And
18 accordingly, I respectfully request
19 that City Council approve Bill No.
20 230839.

21 I'm requesting a suspension
22 of the rules as to allow for the
23 first reading at the next session
24 of Council and I'm happy to answer
25 any questions you may have.

1 COUNCILWOMAN LOZADA: Thank
2 you so much for your testimony.

3 Are there questions for
4 this witness on behalf of the
5 Committee?

6 (No response.)

7 COUNCILWOMAN LOZADA: There
8 being none, Mr. Clerk, will you
9 please read the name of the next
10 panelist to testify regarding Bill
11 No. 230839.

12 THE CLERK: Madam Chair,
13 there are no further panelists on
14 this bill.

15 COUNCILWOMAN LOZADA: Thank
16 you. Mr. Clerk, will you please
17 call the first panelist to testify
18 this afternoon on Bill No. 230840.

19 THE CLERK: Madam Chair,
20 our first panelist is Bridget
21 Collins-Greenwald.

22 COUNCILWOMAN LOZADA: Good
23 afternoon, Commissioner. Please
24 state your name for the record and
25 begin with your testimony on Bill

1 No. 230840.

2 COMMISSIONER COLLINS-

3 GREENWALD: Good afternoon,

4 Chairperson Lozada and members of

5 the Committee on Public Property

6 and Public Works. My name is

7 Bridget Collins-Greenwald. I'm the

8 Commissioner of the Department of

9 Public Property. I'm here today to

10 testify in favor of Bill No. 230840

11 introduced by Councilmember

12 Johnson, authorizing the Department

13 of Public Property on behalf of the

14 City of Philadelphia to enter into

15 a sublease agreement with the

16 Philadelphia Municipality Authority

17 for space at 1221 to 23 Bainbridge

18 Street.

19 The current lease started

20 in 2015 and is set to expire in

21 2025. Executing a new long-term

22 lease before the expiration date

23 would enable the City to receive

24 immediate and needed improvements

25 to this space and remove the

1 possibility of the property being
2 listed as available to prospective
3 developers for purpose.

4 This proposed new lease
5 would give the City the opportunity
6 to remove the old lease language
7 and update it to its now standard
8 and more appropriate lease
9 language. The new lease would also
10 include a less-than-market and
11 affordable rent schedule benefiting
12 the City for the next 15 years.

13 The Department of Public
14 Property supports this measure.
15 And accordingly, I respectfully
16 request that City Council approve
17 Bill No. 230840. I'm requesting a
18 suspension of the rules as to allow
19 for the first reading at the next
20 session of Council. And I'm happy
21 to answer any questions you may
22 have.

23 COUNCILWOMAN LOZADA: Thank
24 you for your testimony.

25 Are there any questions or

1 comments from members of the
2 Committee regarding Bill No.
3 230840?

4 (No response.)

5 COUNCILWOMAN LOZADA: There
6 being none, Mr. Clerk, will you
7 please read the name of the next
8 panelist on this bill.

9 THE CLERK: Madam Chair,
10 there are no further panelists on
11 this bill.

12 COUNCILWOMAN LOZADA: Thank
13 you. Mr. Clerk, will you please
14 read the name of the first panelist
15 for Bill No. 230829.

16 THE CLERK: For Bill
17 230829, we have three panelists.
18 The first is Bridget Collins-
19 Greenwald, Commissioner of the
20 Department of Public Property.

21 COUNCILWOMAN LOZADA: Good
22 afternoon, Commissioner. Please
23 state your name for the record and
24 begin your testimony.

25 COMMISSIONER COLLINS-

1 GREENWALD: Sure. Good afternoon,
2 Chairperson Lozada and members of
3 the Committee on Public Property
4 and Public Works. My name is
5 Bridget Collins-Greenwald and I'm
6 the Commissioner of the Department
7 of Public Property. And I'm here
8 today to testify in favor of Bill
9 No. 230829 introduced by
10 Councilperson Jones for President
11 Clarke, authorizing the City to
12 convey to the Philadelphia
13 Authority for Industrial
14 Development certain parcels of land
15 for further conveyance.

16 On behalf of the City, PIDC
17 manages the developers selection
18 process for 1801 Vine Street and
19 1901 Wood Street. I will describe
20 the selection process, schedule and
21 commodity coordination further.
22 PIDC issued a request for
23 qualifications to purchase and
24 develop the site on July 9, 2021
25 and received seven responses and

1 created a short list of four firms.

2 Two responses were received
3 in early 2023. Both firms were
4 invited to make presentations to
5 the City Selection Committee in
6 June of 2023. The Selection
7 Committee selected National Real
8 Estate Advisors and Frontier
9 Hospitality and Development. Among
10 the review criteria the Selection
11 Committee considered was the
12 consistency of the proposed
13 development with the City Planning
14 Commission's 2035 plan for this
15 area, along with the plan for the
16 relocation of the African American
17 Museum in Philadelphia and the
18 development of the Parkway Central
19 Library's Children and Families
20 Center and Auditorium.

21 Throughout the RFP process,
22 there was communication with the
23 Councilmember's office and
24 inclusion of the local Registered
25 Community Organization, which was

1 the Logan Square Neighborhood
2 Association. The Logan Square
3 Neighborhood Association also
4 participated in the developer
5 interviews in June of 2023.

6 The duration and depth of
7 coordination with the community was
8 extensive and has served as a model
9 for PIDC's community engagement on
10 site to markets for the City with
11 their RFP. The Department of
12 Public Property support this
13 measure. And accordingly, I
14 respectfully request that City
15 Council approve Bill No. 230829.

16 I'm requesting a suspension
17 of the rules as to allow for first
18 reading at the next session of
19 Council. And I'm happy to answer
20 any questions you may have.

21 COUNCILWOMAN LOZADA: Thank
22 you so much for your testimony.

23 Are there any comments or
24 questions from members of the
25 Committee for this witness?

1 (No response.)

2 COUNCILWOMAN LOZADA: There
3 being none, Mr. Clerk, will you
4 please call the name of the next
5 witness.

6 THE CLERK: The next
7 panelist is William McDowell,
8 project vendor.

9 COUNCILWOMAN LOZADA: Thank
10 you so much, Mr. McDowell. Please
11 state your name for the record and
12 begin your testimony.

13 MR. McDOWELL: Good
14 afternoon, Councilwoman Lozada and
15 members of the Public Property and
16 Public Works Committee. My name is
17 William McDowell. I'm the Senior
18 Director at National Real Estate
19 Development, and I'm here on behalf
20 of National Frontier Hospitality
21 and Development.

22 We were thrilled to be
23 awarded the project in late summer.
24 We have been interested in this
25 project and tracking it over two

1 years and we feel that we
2 understood the process and the
3 components of the project and put
4 together a good proposal.

5 This is a large complex
6 project and has a lot of different
7 elements. And I think the headline
8 of this has been really the
9 relocation of the African American
10 Museum really to the Parkway, which
11 I think is the key component of
12 this project. There's also an
13 addition to the library which
14 included a Children and Family
15 Center, which is something that
16 they have been looking for, for
17 forever.

18 I do have some visuals if
19 I'm allowed to share the screen if
20 that would be appropriate. I was
21 asked to prepare a presentation.
22 It's short, if somebody wanted to
23 give me access.

24 COUNCILWOMAN LOZADA: I
25 don't know how to do that, but

1 maybe -- and I don't know if that's
2 permissible or not. But will one
3 of our members of our Tech staff be
4 able to respond to that and give
5 him the capacity, if possible?

6 COUNCIL TECH SUPPORT: Yes,
7 we will give him access to present.

8 MR. McDOWELL: I'm also
9 here with Ron Patterson who is our
10 attorney from Klehr Harrison.
11 Okay. I've got the command. Can
12 everyone see my screen?

13 MR. PATTERSON: Yes.

14 COUNCILWOMAN LOZADA: Yes.

15 MR. McDOWELL: So this is a
16 quick overview of the project that
17 was presented and was awarded. As
18 we said, it's a mixed-use project
19 that includes the new home for the
20 African American Museum in addition
21 to the Free Library, a private
22 development of up to 600 units of
23 housing and a ground floor retail
24 and the adaptive reuse of the
25 Family Court building on the

1 adjacent block.

2 Here's the site plan. You
3 can see the enormity. This is two
4 full City blocks, 1801 Vine Street
5 which is the Family Court building,
6 you've got the Free Library here
7 and then the mixed-use development
8 on 1901 Wood was the components
9 that I just described. Again,
10 we're looking to create a vibrant
11 mixed-use community similar to the
12 community we made on East Market
13 Street creating a live, work, play
14 atmosphere.

15 This is the adaptive reuse
16 of the Family Court building into a
17 217-room hotel that our partner
18 Frontier with Evens Charles, who is
19 a graduate of Temple University is
20 going to lead. He has significant
21 experience and has developed a
22 number of Marriott, Hilton and
23 Hyatt hotels all along the East
24 Coast.

25 This is the connection of

1 the Parkway, the Barnes is on your
2 left, the library is on your right
3 and this really I think creates a
4 true cultural district along the
5 Parkway with the addition of the
6 African American Museum. Across
7 the street now is the
8 underconstruction Calder Gardens
9 project. This is the addition to
10 the Free Library, the Children
11 Family Center. This is set apart
12 from the historic facade of the
13 building but will be connected
14 underground, and they both surround
15 a public plaza so that we can have
16 active and engaging outdoor
17 programming.

18 This is the plaza that will
19 be open to the public and
20 accessible. It really is the
21 extension of (inaudible) Boulevard.
22 You can see The Barnes in the
23 background and the retail on the
24 ground floor of the residential
25 project.

1 Our team I think we are
2 looking to set a new bar for
3 diversity and inclusion. We've got
4 true equity opportunities for
5 minority firms. And Frontier and
6 National will lead that, but we
7 have other local firms, Method,
8 we've got BKP Development and Smith
9 & Roller. Again, having true
10 equity opportunities in this
11 development.

12 We've also got equity
13 investment opportunities on the
14 construction side of this project
15 with an aggressive EOP plan, which
16 provides true profit-sharing for
17 minority contractors,
18 subcontracting opportunities for
19 MBE, WBE and DBE firms and
20 aggressive goals for the hiring of
21 minority and female workers.

22 We also will be providing
23 mentoring and internship
24 opportunities and we are committed
25 to this throughout the duration of

1 the project. These are the project
2 components. Again, you can see the
3 public nature of this project where
4 you can come in and go out and it's
5 not closed off of development.
6 This is just the physical rendering
7 of the project components, and
8 again the public spaces that are
9 provided. That concludes my
10 testimony and I'm happy to answer
11 any questions you might have for
12 this project.

13 COUNCILWOMAN LOZADA: Thank
14 you so much for your testimony. Is
15 your partner going to speak before
16 I call for questions or --

17 MR. PATTERSON: Hi --

18 MR. McDOWELL: He's --

19 MR. PATTERSON: Good
20 afternoon, Madam Chairwoman. Ron
21 Patterson, land use counsel for
22 National Real Estate Advisors. No,
23 I have nothing to add. I was just
24 making myself available for the
25 significant and substantial

1 project, if there are any questions
2 regarding land use and zoning
3 entitlements and so on.

4 COUNCILWOMAN LOZADA: Thank
5 you so much for your testimony
6 today. It looks like it will be a
7 beautiful project.

8 Are there any questions or
9 comments from members of this
10 Committee?

11 (No response.)

12 COUNCILWOMAN LOZADA: There
13 being none, thank you so much.

14 Mr. Clerk, are there other
15 witnesses for Bill No. 230829?

16 THE CLERK: Madam Chair,
17 there are no further panelists.

18 COUNCILWOMAN LOZADA: Thank
19 you so much. Mr. Clerk, will you
20 please read the name of the first
21 panelist to testify on Bill No.
22 230830.

23 THE CLERK: Madam Chair,
24 the next panelist is Bridget
25 Collins-Greenwald, Commissioner of

1 the Department of Public Property.

2 COUNCILWOMAN LOZADA: Good
3 afternoon, Commissioner. Again,
4 please share your name for the
5 record and proceed with your
6 testimony on Bill No. 230830.

7 COMMISSIONER COLLINS-
8 GREENWALD: Good afternoon,
9 Chairperson, members of the
10 Committee on Public Property and
11 Public Works. My name is Bridget
12 Collins-Greenwald and I'm the
13 Commissioner of the Department of
14 Public Property. I'm here to
15 testify in favor of Bill No. 230830
16 introduced by Councilmember Jones
17 for Council President Clarke,
18 authorizing the Department of
19 Public Property on behalf of the
20 City of Philadelphia to enter into
21 a lease agreement with the Leon
22 Sullivan Charitable Trust for space
23 at 1415 North Broad Street.

24 The Department of Human
25 Services Achieving Independent

1 Center, commonly referred to as
2 AIC, has been located at 1415 North
3 Broad since 2013. The AIC was
4 created to support our local youth
5 by providing education, employment
6 and housing services to 18- to
7 23-year-olds preparing to age out
8 of the foster care system.

9 A new lease agreement would
10 transition lease management from
11 the DHS provider over to DPP and
12 create more flexibility from DHS
13 from an operations and budgeting
14 standpoint. Furthermore, the
15 proposed 10-year lease includes a
16 significant tenant improvement
17 allowance intended for building
18 renovations and improvement
19 providing DHS with an opportunity
20 to reinvest in the AIC and the
21 youth members that it serves.

22 The Department of Public
23 Property supports this measure.
24 And accordingly, I respectfully
25 request that City Council approve

1 Bill No. 230830. I am requesting a
2 suspension of the rules as to allow
3 for the first reading at the next
4 session of Council. And I'm happy
5 to answer any questions you may
6 have.

7 COUNCILWOMAN LOZADA: Thank
8 you so much for your testimony.

9 Are there any questions or
10 comments from members of the
11 Committee regarding Bill No.
12 230831?

13 (No response.)

14 COUNCILWOMAN LOZADA: There
15 being none, Mr. Clerk, are there
16 other panelists for this bill?

17 THE CLERK: Madam Chair,
18 there are no further panelists for
19 Bill No. 230830.

20 COUNCILWOMAN LOZADA: Thank
21 you so much.

22 Mr. Clerk, will you please
23 read the name of the first panelist
24 for Bill No. 230832.

25 THE CLERK: Madam Chair,

1 the next panelist is Bridget
2 Collins-Greenwald, Commissioner of
3 the Department of Public Property.

4 COUNCILWOMAN LOZADA: Thank
5 you, Commissioner. Please state
6 your name for the record and begin
7 with your testimony for Bill No.
8 230832.

9 COMMISSIONER COLLINS-
10 GREENWALD: Good afternoon,
11 Councilperson Lozada and members of
12 the Committee on Public Property
13 and Public Works. My name is
14 Bridget Collins-Greenwald, and I'm
15 the Commissioner of the Department
16 of Public Property. I'm here to
17 testify today in favor of Bill No.
18 230832 introduced by Councilmember
19 Jones for Council President Clarke,
20 authorizing the Department of
21 Public Property on behalf of the
22 City of Philadelphia to enter into
23 a sublease agreement with the
24 Philadelphia Municipality Authority
25 for space at 216 North Broad

1 Street.

2 The proposed 216 North
3 Broad Street lease would provide
4 the City and its providers the
5 unique opportunity to utilize brand
6 new custom built space for the next
7 15 years. Additionally, a tenant
8 improvement allowance would be made
9 available allowing the City to
10 continue to refresh and maintain
11 the turnkey delivered space over
12 the lifetime of the lease.

13 The quality of the space
14 coupled with the affordable rent
15 rate benefits the City long-term.
16 The property already meets the
17 appropriate zoning requirements, so
18 permitting applications can begin
19 immediately.

20 The Department of Public
21 Property supports this measure.
22 And accordingly, I respectfully
23 request that City Council approve
24 Bill No. 230832. I'm requesting a
25 suspension of the rules as to allow

1 for the first reading at the next
2 session of Council. And I'm happy
3 to answer any questions you may
4 have.

5 COUNCILWOMAN LOZADA: Thank
6 you so much for your testimony.

7 Are there any questions or
8 comments from members of the
9 Committee regarding this bill?

10 (No response.)

11 COUNCILWOMAN LOZADA: There
12 being none, Mr. Clerk, are there
13 other panelists for this bill?

14 THE CLERK: Madam Chair,
15 there are no further panelists for
16 this bill.

17 COUNCILWOMAN LOZADA: Thank
18 you. Mr. Clerk, can you please
19 read the name of the first panelist
20 to testify on Bill No. 230851.

21 THE CLERK: Our first
22 panelist and our last panelist is
23 Aparna Palantino, Deputy
24 Commissioner of Public Property and
25 Public Works testifying on 230851.

1 COUNCILWOMAN LOZADA: Thank
2 you so much, Ms. Palantino. Please
3 state your name for the record and
4 begin your testimony for Bill No.
5 230851.

6 MS. PALANTINO: Good
7 afternoon, Chairperson Lozada and
8 members of the Committee on Public
9 Property and Public Works. My name
10 is Aparna Palantino and I serve as
11 the Deputy Commissioner for Capital
12 Infrastructure and Natural Land for
13 the Department of Parks &
14 Recreation.

15 I'm here today to testify
16 in support of Bill No. 230851
17 introduced by Councilmember
18 Gauthier, which would authorize the
19 City to enter into a lease for the
20 Sayre Morris Recreation Center Pool
21 from the School District of
22 Philadelphia. Bill No. 230851 is a
23 technical bill with a practical
24 purpose, restoring Sayre Pool to
25 public use in Cobbs Creek.

1 With capital contributions
2 from the City, the Commonwealth,
3 Councilmember and its own fund,
4 there is a plan in place for the
5 School District to renovate Sayre
6 Pool. This ordinance would allow
7 the City to lease it either
8 directly from the District or
9 through PAID which accommodations
10 for occasional School District
11 youth use.

12 The lease will run for 25
13 years with possible renewal up to
14 10 more years. Parks & Recreation
15 is excited to program the pool for
16 the use of our residents,
17 particularly those in Cobbs Creek.
18 Therefore, we ask for a favorable
19 recommendation of Bill No. 230851
20 and that the rules of Council be
21 suspended to allow first reading at
22 the next session of City Council.
23 Thank you for your time and I'd be
24 happy to answer any questions you
25 may have.

1 COUNCILWOMAN LOZADA: Thank
2 you so much for your testimony.

3 Are there any questions or
4 comments from members of this
5 Committee for this witness?

6 (No response.)

7 COUNCILWOMAN LOZADA:
8 Mr. Clerk, you confirmed that there
9 are no other witnesses for Bill No.
10 230851, correct?

11 THE CLERK: Madam Chair,
12 there are no further panelists for
13 this bill.

14 COUNCILWOMAN LOZADA: Let
15 the record show that members of
16 this Committee have also received
17 written testimony from Callowhill
18 Neighbors Neighborhood Association,
19 14th community organization RCO,
20 PCDC and WPNA in support of Bill
21 No. 230512 it looks like. I'm not
22 really sure, but we received
23 testimony for that as well.

24 Are there any comments or
25 anything members of this Committee

1 would like to share for this panel
2 or for any of the bills that were
3 read through the hearing?

4 (No response.)

5 COUNCILWOMAN LOZADA:

6 Hearing no further questions or
7 comments from members of this
8 panel, there will be no other
9 panelists to testify. We will take
10 a brief break to connect members of
11 the public that wish to testify on
12 two bills before this Committee
13 today.

14 COMMISSIONER COLLINS-

15 GREENWALD: Councilmember, can I
16 ask a question real quick?

17 COUNCILWOMAN LOZADA: Sure
18 can.

19 COMMISSIONER COLLINS-

20 GREENWALD: Was there anything for
21 Bill No. 230831?

22 THE CLERK: Oh, we might
23 have skipped that.

24 COUNCILWOMAN LOZADA:

25 Mr. Clerk, can you verify that?

1 THE CLERK: Yeah. So,
2 Bridget, I do have you down for
3 230831. I think we skipped that
4 from 30 to 32, right between there.
5 That's you.

6 COMMISSIONER COLLINS-
7 GREENWALD: Okay. You know what,
8 it sounds very similar because
9 Penn Center is listed too so I
10 thought we missed it. Do I do that
11 one or --

12 COUNCILWOMAN LOZADA: Yes.
13 That's Bill No. 230831?

14 COMMISSIONER COLLINS-
15 GREENWALD: Yes.

16 COUNCILWOMAN LOZADA: Will
17 you please state your name for the
18 record and begin your testimony.

19 COMMISSIONER COLLINS-
20 GREENWALD: Sure. Good afternoon,
21 Councilperson Lozada and members of
22 the Committee on Public Property
23 and Public Works. My name is
24 Bridget Collins-Greenwald. I'm the
25 Commissioner of the Department of

1 Public Property. I'm here to
2 testify in favor of Bill No. 230831
3 introduced by Councilmember Jones
4 for Council President Clarke,
5 authorizing the Department of
6 Public Property on behalf of the
7 City of Philadelphia to enter into
8 a sublease agreement with the
9 Philadelphia Municipality Authority
10 for warehouse space in the
11 concourse level of 1628 to 40 JFK
12 Boulevard also known as 8 Penn
13 Center.

14 The City of Philadelphia's
15 Department of Revenue's outgoing
16 mail processing center has been
17 located at the concourse level at 8
18 Penn Center since 1999. The
19 facility is strategically and
20 conveniently located near the
21 triplex and provides easy
22 underground access for the
23 (inaudible) where Revenue happens
24 at this payment center.

25 The current lease expired

1 in 2019. But due to the pandemic,
2 a lease expansion was never
3 addressed. The proposed lease
4 extension brings a list of new
5 space improvement and provides the
6 Department of Revenue employees
7 with quality space that has been
8 long before overdue.

9 The Department of Public
10 Property supports this measure.
11 And accordingly, I respectfully
12 request that City Council approve
13 Bill No. 230831. I'm requesting a
14 suspension of the rules as to allow
15 for the first reading of the next
16 session of Council. I'm happy to
17 answer any questions you may have.
18 Thank you.

19 COUNCILWOMAN LOZADA: Thank
20 you for your testimony.

21 Are there questions or
22 comments regarding Bill No. 230831
23 for this witness?

24 (No response.)

25 COUNCILWOMAN LOZADA: There

1 being none, we will now take a
2 brief break to connect members of
3 the public that wish to testify on
4 two bills before the Committee
5 today.

6 THE CLERK: Madam Chair, we
7 do not have any members of the
8 public signed up for public comment
9 on any of the bills today.

10 COUNCILWOMAN LOZADA: Okay.
11 At this time the Chair recognizes
12 Councilmember Squilla.
13 Councilmember Squilla, I know
14 you're the Vice-Chair. Are you
15 ready to offer a motion for
16 amendments or we also asked
17 Councilmember Driscoll to help
18 because we were not sure if you
19 were going to be able to connect
20 today. How would you like to
21 proceed?

22 COUNCILMAN SQUILLA: Yes.
23 Thank you, Madam Chair.

24 Councilmember Driscoll, can
25 you please read the bills if the

1 hearing is over and the Committee
2 is present?

3 COUNCILMAN DRISCOLL:
4 Councilmember Squilla, yes, let me
5 begin with -- which bill?

6 COUNCILWOMAN LOZADA: The
7 Chair recognizes Councilmember
8 Driscoll for a motion on the
9 amendment to Bill 230403.

10 THE CLERK: I'm sorry.
11 Just to interrupt very briefly, we
12 need to conclude the public meeting
13 aspect of it really quick. It's
14 Page 31 of the script.

15 COUNCILWOMAN LOZADA: Okay.
16 I thought I did that.

17 COUNCILMAN DRISCOLL: Madam
18 Chair, I will wait your
19 instructions.

20 COUNCILWOMAN LOZADA: All
21 right. This concludes the public
22 hearing of the Committee. We will
23 now go into a public meeting to
24 consider the action to be taken on
25 the bills before this Committee

1 today. We will now convene the
2 public meeting.

3 Mr. Clerk, will you please
4 call the roll to take attendance.
5 Members that are in attendance,
6 would you please indicate that you
7 are present when your name is
8 called. Also, please say a few
9 words when responding so that your
10 image is displayed on screen when
11 you speak.

12 Mr. Clerk, call the roll.

13 THE CLERK: Councilmember
14 Harrity.

15 COUNCILMAN HARRITY: I am
16 here. Present and accounted for.

17 THE CLERK: Councilmember
18 Gauthier.

19 COUNCILWOMAN GAUTHIER:
20 Present.

21 THE CLERK: Councilman
22 Driscoll.

23 COUNCILMAN DRISCOLL: Madam
24 Chair, I am present.

25 THE CLERK: Councilmember

1 Vaughn.

2 COUNCILWOMAN VAUGHN: Madam

3 Chair, I am present. Good

4 afternoon, everyone.

5 COUNCILWOMAN LOZADA: Good

6 afternoon.

7 THE CLERK: Councilman

8 Squilla.

9 COUNCILMAN SQUILLA: Good

10 afternoon, Madam Chair, I'm

11 present, colleagues.

12 THE CLERK: Chair Lozada.

13 COUNCILWOMAN LOZADA: I am

14 present. Thank you. A quorum is

15 present and we will now begin our

16 public meeting.

17 The Chair recognizes

18 Councilmember Driscoll for a motion

19 to amend Bill No. 230403.

20 COUNCILMAN DRISCOLL: Thank

21 you, Madam Chair.

22 I offer an amendment to

23 Bill No. 230864.

24 COUNCILWOMAN LOZADA: No.

25 It's 230403 first.

1 COUNCILMAN DRISCOLL: I'm

2 sorry. 403.

3 COUNCILWOMAN LOZADA: Is

4 there a second?

5 COUNCILWOMAN VAUGHN:

6 Second.

7 COUNCILWOMAN GAUTHIER:

8 Second.

9 COUNCILWOMAN LOZADA: Thank
10 you. The Chair notes for the
11 record that Councilmember Gauthier
12 seconds the motion. It has been
13 properly seconded that the
14 amendment to Bill No. 230403 be
15 approved.

16 All those in favor of the
17 motion will signify by saying aye.

18 (Aye.)

19 COUNCILWOMAN LOZADA: Those
20 opposed?

21 (No response.)

22 COUNCILWOMAN LOZADA: The
23 ayes have it and the amendment to
24 Bill No. 230403 has been approved.

25 The Chair recognizes

1 Councilmember Driscoll for a motion
2 to amend Bill No. 230864.

3 COUNCILMAN DRISCOLL: Madam
4 Chair, I make a motion to amend
5 230864.

6 COUNCILWOMAN LOZADA: A
7 copy of the amendment has been
8 circulated to all members of the
9 Committee. Can I have a second?

10 COUNCILWOMAN GAUTHIER:
11 Second.

12 COUNCILWOMAN LOZADA: The
13 Chair notes that Councilmember
14 Gauthier seconds the motion. It
15 has been moved and properly
16 seconded that the amendment to Bill
17 No. 230864 be approved.

18 All those in favor will
19 signify by saying aye.

20 (Aye.)

21 COUNCILWOMAN LOZADA: Those
22 opposed?

23 (No response.)

24 COUNCILWOMAN LOZADA: The
25 ayes have it and the amendment to

1 Bill 230864 has been approved.

2 The Chair recognizes
3 Councilmember Driscoll for a motion
4 on the amendment to Bill No.
5 230857.

6 COUNCILMAN DRISCOLL: Madam
7 Chair, I make a motion to amend
8 230857.

9 COUNCILWOMAN VAUGHN:
10 Second.

11 COUNCILWOMAN GAUTHIER:
12 Second.

13 COUNCILWOMAN LOZADA: It
14 has been moved and properly
15 seconded that Councilmember Vaughn
16 seconds the motion to Bill No.
17 230857.

18 All those in favor please
19 say aye.

20 (Aye.)

21 COUNCILWOMAN LOZADA: Those
22 opposed?

23 (No response.)

24 COUNCILWOMAN LOZADA: The
25 ayes have it and the amendment to

1 Bill No. 230857 has been approved.

2 The Chair recognizes
3 Councilmember Driscoll for a single
4 motion on Bill Nos. 230403, 230512,
5 230773, 230774, 230827, 230829,
6 230830, 230831, 230833, 230835,
7 230839, 230840, 230844, 230851,
8 230854, 230855, 230857, 230858,
9 230859 and 230864.

10 COUNCILMAN DRISCOLL: Madam
11 Chair, I offer all those amendments
12 as stated to all listed bills as
13 you've just annunciated.

14 COUNCILWOMAN GAUTHIER:
15 Second.

16 COUNCILWOMAN LOZADA: It
17 has been moved and properly
18 seconded that Councilmember
19 Gauthier seconds the motion as
20 amended for Bill No. 230864 as
21 amended for Bill No. 820 -- or
22 230857, as amended Bill Nos.
23 230512, 230773, 230774, 230827,
24 230829, 230830, 230831, 230832,
25 230833, 230835, 230839, 230840,

1 230840, 230844, 230851, 230854,
2 230855, 230858 and 230859 be
3 reported from this Committee with a
4 favorable recommendation and
5 further move that the rules of
6 Council be suspended to permit
7 first reading of these bills at the
8 next session of Council.

9 All those in favor of this
10 motion will signify by saying aye.

11 (Aye.)

12 COUNCILWOMAN LOZADA: Those
13 opposed?

14 (No response.)

15 COUNCILWOMAN LOZADA: The
16 ayes have it. The motion carries.

17 This concludes the business
18 before the Committee on Public
19 Property and Public Works today.
20 Thank you so much to all of the
21 Committee members and everyone who
22 testified earlier today, for your
23 patience and for doing the
24 necessary work to have government
25 move forward. Thank you so much.

1 You guys have a great afternoon and
2 a great evening.

3 COUNCILWOMAN GAUTHIER:

4 Thank you, Madam Chair.

5 COUNCILWOMAN VAUGHN: Thank
6 you.

7 COMMISSIONER COLLINS-

8 GREENWALD: Thank you.

9 (Committee on Public
10 Property and Public Works concluded
11 at 2:50 p.m.)

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

2 I, hereby certify that the proceedings
3 and evidence noted are contained fully and
4 accurately in the stenographic notes taken by
5 me in the foregoing matter, and that this is
6 a correct transcript of the same.
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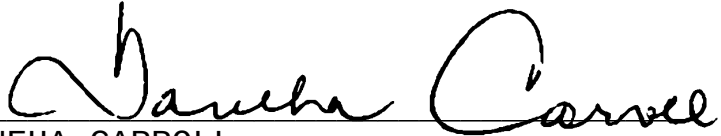
17

18 (The foregoing certification of this
19 transcript does not apply to any reproduction
20 of the same by any means, unless under the
21 direct control and/or supervision of the
22 certifying reporter.)

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24

25


TANEHA CARROLL
Court Reporter - Notary Public

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