

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

Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, December 6, 2017
10:20 a.m.

PRESENT:

COUNCILMAN BOBBY HENON, CHAIR
COUNCILMAN WILLIAM K. GREENLEE
COUNCILMAN KENYATTA JOHNSON
COUNCILMAN DAVID OH
COUNCILMAN AL TAUBENBERGER

BILLS 170877, 170991, 170994, 170999, 171000,
171011, and 171015

- - -

1 12/6/17 - PUBLIC PROPERTY - BILL 170877, ETC.

2 COUNCILMAN HENON: Good
3 morning, everybody. Welcome to the
4 Committee of Public Property and Public
5 Works. Our public hearing will now start
6 and begin.

7 First, I want to recognize that
8 we have a quorum of Committee members:
9 Councilman Greenlee, Councilman Oh,
10 Council President appointed Councilman
11 Taubenberger, and Councilman Johnson to
12 join us on today's Committee hearing.

13 Clerk, would you please read
14 the title of the bills.

15 THE CLERK: Bill No. 170877, an
16 ordinance amending Chapter 16-300 of The
17 Philadelphia Code, entitled "Maintenance
18 and Supervision," by authorizing the
19 Commissioner of Public Property to
20 promulgate regulations prohibiting City
21 employees from possessing certain
22 symbols, materials, and objects in
23 City-owned or City-occupied facilities;
24 all under certain terms and conditions.

25 Bill No. 170991, an ordinance

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2 authorizing the Commissioner of Public
3 Property, on behalf of the City, to enter
4 into a lease agreement with EB Realty
5 Management, for the use by the City of
6 all or a portion of the premises located
7 at 667 North Broad Street, under certain
8 terms and conditions; and

9 Bill No. 170994, an ordinance
10 authorizing the Commissioner of Public
11 Property, on behalf of the City, to enter
12 into an amendment to an existing lease
13 agreement with Washington Service
14 Corporation, for the use by the City of
15 all or a portion of the premises located
16 at 8747 Frankford Avenue, under certain
17 terms and conditions; and

18 Bill No. 170999, an ordinance
19 authorizing the Commissioner of Public
20 Property, on behalf of the City, to enter
21 into a lease with an option to purchase
22 with Ujima Community Transformation
23 Partners, LLC, for use and/or purchase by
24 the City of all or a portion of the
25 premises located at 6750 Lindbergh

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2 Boulevard, under certain terms and
3 conditions; and

4 Bill No. 171000, an ordinance
5 authorizing the Commissioner of Public
6 Property, on behalf of the City, to enter
7 into a lease agreement with St. Agnes
8 MOB, LLC, for use by the City of all or a
9 portion of the premises located at 1930
10 South Broad Street, under certain terms
11 and conditions; and

12 Bill No. 171011, an ordinance
13 authorizing the Commissioner of Public
14 Property, on behalf of the City, to enter
15 into an amendment to an existing lease
16 agreement with the Southeastern
17 Pennsylvania Transportation Authority,
18 for use by the City of all or a portion
19 of the premises located at 1234 Market
20 Street, under certain terms and
21 conditions; and

22 Finally, Bill No. 171015, an
23 ordinance authorizing the Commissioner of
24 Public Property, on behalf of the City of
25 Philadelphia, to acquire by purchase,

1 12/6/17 - PUBLIC PROPERTY - BILL 170877, ETC.

2 condemnation or otherwise title in some
3 or all of the parcels of land together
4 with the improvements thereon commonly
5 known as 4301, 4303 and 4305 Germantown
6 Avenue, under certain terms and
7 conditions.

8 COUNCILMAN HENON: Thank you.

9 First, we will hear Bill No.
10 171015. If there's anybody from the
11 Administration or Parks and Recreation,
12 would you please approach the desk, and
13 state your name for the record and you
14 may proceed with your testimony.

15 (Witness approached witness
16 table.)

17 DEPUTY COMMISSIONER PALANTINO:

18 Aparna Palantino.

19 Good morning, Chairman Henon
20 and members of the Committee on Public
21 Property and Public Works. My name is
22 Aparna Palantino and I'm the Deputy
23 Commissioner for the Department of Parks
24 and Recreation. I am here today to
25 testify in support of Bill No. 171015, an

1 12/6/17 - PUBLIC PROPERTY - BILL 170877, ETC.

2 ordinance authorizing the Commissioner of
3 Public Property, on behalf of the City of
4 Philadelphia, to acquire by purchase,
5 condemnation or otherwise title in some
6 or all of the parcels of land together
7 with the improvements thereon commonly
8 known as 4301, 4303 and 4305 Germantown
9 Avenue, under certain terms and
10 conditions.

11 This ordinance will enable the
12 City of Philadelphia to acquire, at a
13 nominal fee, a parcel of property
14 currently residing in the Philadelphia
15 Redevelopment Authority's inventory. The
16 parcel in question is the current home of
17 Nicetown Park, located in the Eighth
18 Council District. Councilwoman Bass is
19 providing some capital funding for
20 renovations to the park, specifically for
21 new play equipment and safety matting.
22 The transfer of this property to the City
23 will enable the use of ITEF funding for
24 the proposed improvements.

25 The Department of Parks and

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2 Recreation supports this measure and,
3 accordingly, I respectfully request that
4 City Council approve Bill No. 171015.

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

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

11 COUNCILMAN HENON: Thank you
12 for your testimony.

13 Anyone on the Committee wish to
14 ask any questions regarding Bill No.
15 171015?

16 (No response.)

17 COUNCILMAN HENON: Anyone here
18 today that's joining us wishes to speak
19 on Bill No. 171015?

20 (No response.)

21 COUNCILMAN HENON: With that
22 being none, thank you so much for your
23 testimony.

24 DEPUTY COMMISSIONER PALANTINO:
25 Thank you.

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2 COUNCILMAN HENON: We will now
3 hear Bill No. 170991. Anybody from
4 Public Property Administration wishes to
5 testify, please approach.

6 (Witnesses approached witness
7 table.)

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

11 COMMISSIONER COLLINS-GREENWALD:
12 Good morning, Chairman Henon and members
13 of the Committee on Public Property and
14 Public Works. My name is Bridget
15 Collins-Greenwald and I am the
16 Commissioner of the Department of Public
17 Property. I am here today to testify in
18 support of Bill No. 170991, an ordinance
19 authorizing the Commissioner of Public
20 Property to enter into a lease agreement
21 with EB Realty Management, for use by the
22 City of a portion of the premises located
23 at 667 North Broad Street, under certain
24 terms and conditions.

25 This property will utilize

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2 17,200 square feet and be used to
3 relocate an L&I district office, a
4 Streets Department Highway and Survey
5 Unit, the Fire EAP, Employee Assistance
6 Program.

7 The Department of Public
8 Property, working in conjunction with the
9 District Council President's office, did
10 an extensive search for a location that
11 would create or continue to create high
12 social impact on a neighborhood while
13 offering an ideal location for our
14 customers at an affordable rate. The
15 historic Studebaker Building on North
16 Broad Street proved to be the perfect
17 location. The building will be turned
18 over to the City in turnkey fashion, with
19 an allowance of brand new modern
20 furniture, fixtures, and of equipment of
21 up to \$100,000. The space also comes
22 with 25 covered parking spaces, which is
23 included in the rent.

24 After being in space that has
25 not been upgraded for a number of years

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2 due to the long-term structure of the
3 former lease, DPP is able to fulfill our
4 mission of responsibly serving the City's
5 workforce and community by providing
6 quality facilities and workplaces of
7 which we are proud in this new space at
8 the Studebaker Building. The annual base
9 cost of this lease will be \$353,976, an
10 annual savings of \$298,397 from our
11 existing lease for these particular
12 departments. Overall, moving out of the
13 current locations where these departments
14 are housed, DPP was able to move a
15 significant amount of departments into
16 City-owned space which will save the City
17 overall a total annual cost of \$1.3
18 million.

19 The Department of Public
20 Property supports this measure and,
21 accordingly, I respectfully ask that City
22 Council approve Bill No. 170991.

23 I am requesting a suspension of
24 the rules as to allow for the first
25 reading at the next session of Council.

1 12/6/17 - PUBLIC PROPERTY - BILL 170877, ETC.

2 Thank you. I will be happy to
3 answer any questions you may have.

4 COUNCILMAN HENON: Thank you,
5 Commissioner. Question, what's the term
6 of the lease, the length?

7 COMMISSIONER COLLINS-GREENWALD:
8 The length of the lease is ten years.

9 COUNCILMAN HENON: Ten-year
10 lease. And we're saving over a million
11 dollars by the consolidation --

12 COMMISSIONER COLLINS-GREENWALD:
13 Yes. We'll be moving --

14 COUNCILMAN HENON: -- with
15 other offices that have been displaced?

16 COMMISSIONER COLLINS-GREENWALD:
17 We'll be consolidating and we're actually
18 moving some of the offices that we have
19 from leased space into owned space too in
20 conjunction. It's kind of like a domino
21 move, a whole bunch of different moves at
22 one time.

23 COUNCILMAN HENON: And I think
24 this building has been vacant for some
25 time, so we're actually occupying some

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2 space, is that correct, that has been
3 otherwise vacant and an eyesore in an
4 up-and-coming and emerging neighborhood?

5 COMMISSIONER COLLINS-GREENWALD:

6 I don't know about eyesore, but I would
7 say it was vacant.

8 COUNCILMAN HENON: Not an

9 eyesore, but I'm just saying so it was
10 vacant?

11 COMMISSIONER COLLINS-GREENWALD:

12 Yes.

13 COUNCILMAN HENON: So we're

14 occupying a vacant building in an
15 emerging neighborhood?

16 COMMISSIONER COLLINS-GREENWALD:

17 There is currently one other occupant in
18 the building. So it's not completely
19 vacant.

20 COUNCILMAN HENON: Great. I

21 don't have any other questions.

22 Any other questions from
23 members of the Committee?

24 (No response.)

25 COUNCILMAN HENON: Anyone here

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2 that wishes to testify on Bill No.

3 170991?

4 (No response.)

5 COUNCILMAN HENON: That being
6 none, Commissioner, I have a request
7 because of some people who are going to
8 testify that need to leave, so we're
9 going to go out of order. So I'm going
10 to hear another bill first and then come
11 back to you guys.

12 So we're going to hear Bill No.
13 170877. Is there anyone here from the
14 Administration, Mayor's of Office Human
15 Relations -- or Labor Relations, please
16 approach.

17 (Witnesses approached witness
18 table.)

19 COUNCILMAN HENON: State your
20 name for the record and then you may
21 proceed with your testimony.

22 MR. TWARDZIK: I'm William
23 Twardzik, Deputy Director at the Mayor's
24 Office of Labor Relations.

25 Good morning, Councilman Henon

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2 and members of the Committee. My name is
3 William Twardzik. I am the Deputy
4 Director of the Employee Relations Unit
5 at the Mayor's Office of Labor Relations.
6 I am joined by Monica Marchetti-Brock,
7 Director of the Mayor's Office of Labor
8 Relations, and Pedro Rodriguez, Director
9 of the Office of Human Resources for the
10 City. Thank you for inviting me to
11 testify regarding Bill 170877, as
12 proposed to be amended, which would
13 authorize regulations to prohibit City
14 employees from possessing certain
15 symbols, materials, and objects in
16 City-owned or City-occupied facilities.

17 The role of the Employee
18 Relations Unit at the Mayor's Office of
19 Labor Relations is the implementation of
20 the City's Equal Employment Opportunity
21 policy for the Administration. As an
22 employer, the City of Philadelphia is
23 committed to providing a work environment
24 for all employees that is free from
25 harassment and discrimination and it is

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2 consistent with both the spirit and the
3 letter of all federal, state, and local
4 employment laws.

5 The Administration supports the
6 legislative intent and goals of the bill
7 and recognizes that the goals mirror the
8 same objectives of the City's EEO policy,
9 and the proposed remedy parallels
10 established protocols to investigate and
11 resolve claims.

12 It is against the City's policy
13 to engage in verbal, non-verbal or
14 physical conduct that denigrates or shows
15 hostility or aversion toward an
16 individual because of his or her race,
17 color, gender, national origin, religion,
18 sexual orientation, gender identity, age,
19 disability or other protected categories
20 when such conduct has the purpose or
21 effect of creating an intimidating,
22 hostile, humiliating or offensive work
23 environment or when such conduct has the
24 purpose or effect of unreasonably
25 interfering with an individual's work

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2 performance or otherwise adversely
3 affects an individual's employment
4 opportunities.

5 To that end, the City policy
6 establishes a fundamental standard of
7 conduct that employees are to conduct
8 themselves in a professional manner and
9 to treat co-workers with dignity,
10 respect, and in a manner that is not
11 offensive.

12 Depending on circumstances, the
13 following conduct may constitute
14 discriminatory harassment:

15 Slurs, negative stereotyping,
16 jokes, threatening, intimidating or
17 hostile acts that relate to protected
18 categories included, but not limited to,
19 race, color, gender, religion, sexual
20 orientation, gender identity, age,
21 disability. Or written materials that
22 denigrates or show hostility toward an
23 individual or group because of protected
24 categories including, but not limited to,
25 race, color, gender, religion, sexual

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2 orientation, gender identity, age,
3 national origin or disability, and when
4 that written or graphic material is
5 circulated in the workplace or placed
6 anywhere in City premises, such as an
7 employee's desk or workspace or on City
8 equipment or bulletin boards.

9 As proposed to be amended, this
10 bill would be directed at prohibiting
11 symbols, materials, objects, and
12 characterizations which one knows or has
13 reasonable grounds to know arouses anger,
14 alarm, and resentment in others on the
15 basis of race, color, creed, religion,
16 national origin, gender, and sexual
17 orientation in City workplaces.

18 To put it simply, we agree. We
19 support the bill not only as consistent
20 with bedrock laws and principles for the
21 workplace, but as a statement of what is
22 right. We will continue to enforce these
23 policies and laws and to maintain an
24 atmosphere of respect and dignity in our
25 workplace.

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2 Thank you to the Chair, the
3 members, and the sponsors for the
4 opportunity to testify this morning. My
5 colleagues and I are happy to answer any
6 questions that you may have.

7 COUNCILMAN HENON: Thank you
8 for your testimony.

9 Anyone on the Committee wish to
10 ask any questions?

11 The Chair recognizes Councilman
12 Oh.

13 COUNCILMAN OH: Thank you very
14 much, Chairman.

15 I just do have some questions.
16 In terms of like First Amendment issues,
17 I'm assuming that all this stuff has been
18 cleared in other workplaces, employers,
19 government offices that they have dealt
20 with the First Amendment issues?

21 MS. MARCHETTI-BROCK: We work
22 closely with the Labor and Employment
23 group in the Law Department, so if we
24 ever have questions, we will raise it
25 with the attorneys in that unit as well.

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2 COUNCILMAN OH: So, for
3 example, someone has a Confederate flag
4 up. Is that a symbol that would be taken
5 down or not or you're not sure?

6 MR. TWARDZIK: At this time, I
7 would say that it is something that needs
8 to be looked into, and taking all factors
9 into consideration, we would also consult
10 again with the Labor and Employment law
11 with regards to those competing interests
12 under the law with respect to meeting the
13 spirit of this bill, but also balancing
14 those constitutional rights under First
15 Amendment. Those will go more toward
16 those areas of law that, again, we would
17 consult directly with the Law Department,
18 respecting the rights and competing
19 interests of the individuals.

20 COUNCILMAN OH: Okay. I'm just
21 expressing my concern. Someone has a
22 swastika up, someone has a picture of a
23 Black Panther with a machine gun, someone
24 has got Stonewall Jackson on the wall,
25 those are kind of challenging issues for

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2 someone. I suppose if you do one, do you
3 do the other? But, you know, I suppose
4 we're going to move forward and we'll see
5 how it works out.

6 MR. TWARDZIK: Absolutely.

7 Well, part of what I think the bill is is
8 that it also allows a venue for these
9 issues to be addressed in the context,
10 again, what are the competing interests,
11 but also with respect to the spirit of
12 this is to maintain an environment that
13 is free from hostility and
14 discrimination. And in some of these
15 instances, some of these symbols might,
16 in and of themselves, speak for themselves.

17 COUNCILMAN OH: Have we had a
18 policy before where there's like a
19 department to department? Is this
20 completely new or is this just a
21 codification or an ordinance that kind of
22 makes it universal in the City? What is
23 known about this ordinance?

24 MS. MARCHETTI-BROCK: This
25 particular bill would run parallel with

1 12/6/17 - PUBLIC PROPERTY - BILL 170877, ETC.

2 the current City policies that are in
3 place. So we think it would go hand in
4 hand and help us enforce that as well.
5 Each department -- or I should say some
6 departments may have additional policies
7 that go along with the overall citywide
8 policies, but they have to at least
9 follow the City policy. They can always
10 add to it.

11 COUNCILMAN OH: There will be
12 more of a uniformity throughout the City,
13 is what I'm understanding.

14 MS. MARCHETTI-BROCK: Yes.

15 COUNCILMAN OH: Okay. Thank
16 you very much.

17 MR. TWARDZIK: Thank you.

18 COUNCILMAN HENON: So we're
19 codifying the practices that the
20 departments are using in concert with
21 Human Relations Committee currently; is
22 that correct?

23 MR. TWARDZIK: That's correct.

24 COUNCILMAN HENON: And this is
25 pertaining to City employees on public

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2 property; is that correct?

3 MR. TWARDZIK: That's correct.

4 COUNCILMAN HENON: And when

5 there is an issue that may arise or if it

6 arises, there is a process in which you

7 get a legal opinion to see if it is

8 intent -- if the intention is freedom of

9 speech and/or really misinterpreting the

10 spirit of the City of Philadelphia as a

11 government body; is that correct?

12 MR. TWARDZIK: That's correct.

13 COUNCILMAN HENON: Okay. I

14 don't have any further questions.

15 Is there anyone here that

16 wishes to testify on 170877?

17 And I just want to remind

18 everybody that an amendment has been

19 circulated to all members, as noted in

20 the testimony, and we'll be voting on the

21 amendment as well in its public meeting.

22 So thank you for your

23 testimony.

24 (Thank you.)

25 COUNCILMAN HENON: We will now

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2 continue on with our Public Property
3 bills, 170994. Commissioner, if you have
4 testimony on that. You may state your
5 name for the record and proceed with your
6 testimony.

7 COMMISSIONER COLLINS-GREENWALD:

8 Good morning, Chairman Henon and members
9 of the Committee on Public Property and
10 Public Works. My name is Bridget
11 Collins-Greenwald and I am the
12 Commissioner of the Department of Public
13 Property. I am here today to testify in
14 support of Bill No. 170994, an ordinance
15 authorizing the Commissioner of Public
16 Property to enter into an amendment to an
17 existing lease agreement with Washington
18 Services Corporation, for use by the City
19 of all or a portion of the premises
20 located at 8747 Frankford Avenue, under
21 certain terms and conditions.

22 This property is approximately
23 1,200 square feet and will be used as
24 office space for the Community Life
25 Improvement Program, also known as CLIP.

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2 CLIP's location on the cusp of Council
3 District 6 and 10 has served as a staple
4 of its Northeast neighborhood since the
5 program's inception. It is a highly
6 recognizable location with ample parking
7 for citizens needing to put in exterior
8 code violation, graffiti, and vacant lot
9 clean-up service requests.

10 The base rent is 14.31 per
11 square foot with 2.5 percent biennial
12 increases. The rent is less than the
13 comparable rent costs in the area, and
14 the escalation is less than the industry
15 standard of 3 percent annually. The
16 landlord has also agreed to a
17 refurbishment allowance that includes
18 replacing carpet and painting throughout.

19 The Department of Public
20 Property supports this measure and,
21 accordingly, I respectfully ask that City
22 Council approve Bill No. 170994.

23 I am requesting a suspension of
24 the rules to allow for the first reading
25 at the next session of Council.

1 12/6/17 - PUBLIC PROPERTY - BILL 170877, ETC.

2 Thank you. I will answer any
3 questions you may have.

4 COUNCILMAN HENON: Thank you.
5 More of a statement. I'm glad you're not
6 consolidating CLIP somewhere else. I
7 think the residents of Northeast
8 Philadelphia have become quite familiar
9 on their location and has a lot of
10 traction, and it's a real asset to
11 Northeast Philadelphia.

12 COMMISSIONER COLLINS-GREENWALD:
13 Totally agree.

14 COUNCILMAN HENON: Anybody on
15 the Committee have any questions on Bill
16 No. 170994?

17 (No response.)

18 COUNCILMAN HENON: Anyone here
19 wishes to testify on Bill No. 170994?

20 (No response.)

21 COUNCILMAN HENON: Being none,
22 Commissioner, you may begin with the next
23 the bill, 170999.

24 COMMISSIONER COLLINS-GREENWALD:
25 Good morning, Chairman Henon and members

1 12/6/17 - PUBLIC PROPERTY - BILL 170877, ETC.

2 of the Committee on Public Property and
3 Public Works. My name is Bridget
4 Collins-Greenwald and I am the
5 Commissioner of the Department of Public
6 Property. I am here today to testify in
7 support of Bill No. 170999, an ordinance
8 authorizing the Commissioner of Public
9 Property to enter into a lease agreement
10 with an option to purchase with Ujima
11 Community Transformation Partners, LLC,
12 for use and/or purchase by the City of
13 all or a portion of the premises located
14 at 6750 Lindbergh Boulevard, under
15 certain terms and conditions.

16 This property is approximately
17 15,500 square feet and will be used as an
18 operations center for the Office of
19 Innovation and Technology's Radio and
20 Communications staff, as well as storage
21 space for the communications equipment
22 and for parking of vehicles and large
23 pieces of communications equipment. The
24 location of the property is ideal and the
25 space perfectly suited for OIT

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2 communication operations. The landlord
3 is providing new modern fitted-out space
4 to replace space that has not been
5 upgraded in many years.

6 The relocation of the OIT staff
7 and operations from its current space at
8 11th and Reed Streets will allow the City
9 to sell the 11th and Reed property under
10 a competitive process. This location is
11 in the process of being placed into the
12 market so the City can capitalize on the
13 highest and best use of that parcel for
14 the benefit of the neighborhood.

15 The base rent is \$175,000
16 annually, which equates to 11.29 per
17 square foot. The 10 percent rent
18 increase after five years is less than
19 the market standard rate of 3 percent
20 annually. The landlord will provide the
21 space turnkey and furnished.

22 The Department of Public
23 Property supports this measure and,
24 accordingly, I respectfully ask that City
25 Council approve Bill No. 170999.

1 12/6/17 - PUBLIC PROPERTY - BILL 170877, ETC.

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

5 Thank you. I'm happy to answer
6 any questions you may have.

7 COUNCILMAN HENON: Thank you,
8 Commissioner. Just one quick question.
9 11th and Reed is kind of a hot
10 neighborhood right now and may -- I'm
11 glad we're going to have more space for
12 OIT as that staff grows and the equipment
13 that we're using out in our communities.
14 So over the term of the lease on
15 Lindbergh Avenue compared to the selling
16 off of the asset, our return on our
17 investment is going to be?

18 COMMISSIONER COLLINS-GREENWALD:
19 Substantial.

20 COUNCILMAN HENON: Substantial,
21 correct? Okay.

22 Anyone on the Committee have
23 any questions on Bill No. 170999?

24 (No response.)

25 COUNCILMAN HENON: Anyone here

1 12/6/17 - PUBLIC PROPERTY - BILL 170877, ETC.

2 wishes to testify on 170999?

3 (No response.)

4 COUNCILMAN HENON: And we do
5 have an amendment for this bill that has
6 been circulated to all members, and
7 they're technical in nature, but it has
8 been circulated and we'll be voting on
9 that in our public meeting. Thank you.

10 That being none, Commissioner,
11 Bill 171000 and 171011.

12 COMMISSIONER COLLINS-GREENWALD:
13 Good morning, Chairman Henon and members
14 of the Committee on Public Property and
15 Public Works. My name is Bridget
16 Collins-Greenwald and I am the
17 Commissioner of the Department of Public
18 Property. I am here today to testify in
19 support of Bill No. 171000, an ordinance
20 authorizing the Commissioner of Public
21 Property to enter into a lease agreement
22 with St. Agnes MOB, LLC, for use by the
23 City for a portion of the premises
24 located at 1930 South Broad Street
25 referenced as the Constitution Health

1 12/6/17 - PUBLIC PROPERTY - BILL 170877, ETC.

2 Center, under certain terms and
3 conditions.

4 The portion of the space the
5 Health Department will be leasing is
6 approximately 19,312 square feet in the
7 Constitution Health Center and will be
8 used as clinical space, which is now
9 known as Health Center 1. This space is
10 an ideal location for Health Center 1,
11 which is mandated to be located within a
12 specific geographic area within proximity
13 to a central transportation hub. The
14 space already has plumbing in place for
15 the number of exam rooms needed to
16 service patients, and the remainder of
17 the space will be fitted out turnkey with
18 medical and office furniture to
19 accommodate the health center's needs as
20 a clinic.

21 The estimated value of the
22 turnkey with furniture provided is
23 \$145.23 per square feet, which equates to
24 approximately \$2.8 million investment on
25 behalf of the landlord. This opportunity

1 12/6/17 - PUBLIC PROPERTY - BILL 170877, ETC.

2 saves the Health Department from
3 requesting additional expenses from the
4 General Fund to purchase equipment and
5 furniture and allows the City's resources
6 to be better allocated to other needs of
7 the Department.

8 The current Health Center 1 is
9 in subpar condition. The Health
10 Department needs \$6.7 million in capital
11 improvements just to meet the minimum
12 requirements in HVAC, roof, and
13 electrical demands for the clinic, not
14 including the additional renovations to
15 get it into the state of good repair.

16 With this intended move of the
17 current health center and future moves of
18 the rest of the administrative Health
19 staff, the City has initiated a
20 competitive request for qualifications to
21 capitalize on the location at 500 South
22 Broad. The market has responded
23 favorably to this opportunity, and we
24 continue to move forward with the RFP for
25 this site location.

1 12/6/17 - PUBLIC PROPERTY - BILL 170877, ETC.

2 The base rent for the
3 Constitution Health Center is \$536,733
4 annually, with no increases for five
5 years. Increases are 10 percent every
6 five years, which is less than the market
7 standard of 3 percent annually.

8 The City was able to leverage
9 several cost savings and benefits in this
10 negotiation. This site is a premier
11 health location in Councilman Kenyatta
12 Johnson's district and is seen as a
13 valuable resource. Its location is
14 easily accessible to the Broad Street
15 subway line as well as numerous bus
16 routes, and there's ample parking on
17 site.

18 The Department of Public
19 Property supports this measure and,
20 accordingly, I respectfully ask that City
21 Council approve Bill No. 171000.

22 I am requesting a suspension of
23 the rules as to allow for the first
24 reading at the next session of Council.

25 Thank you. I will be happy to

1 12/6/17 - PUBLIC PROPERTY - BILL 170877, ETC.

2 answer any questions you may have.

3 COUNCILMAN HENON: Thank you,
4 Commissioner. I assume this is a similar
5 situation where moving from a temporary
6 to a permanent and having our assets be
7 competitively bid will have a substantial
8 return on our investment?

9 COMMISSIONER COLLINS-GREENWALD:
10 Yes. Same deal as the last one.

11 COUNCILMAN HENON: The
12 temporary facility that we're in, the
13 Health Center 1, moving to this facility
14 at St. Agnes here, is that an increase in
15 square footage?

16 (Witness approached witness
17 table.)

18 COUNCILMAN HENON: State your
19 name for the record.

20 DEPUTY COMMISSIONER CASIMIR:
21 Dominique Casimir, Deputy Commissioner of
22 Real Estate.

23 A portion of the health center
24 is moving to St. Agnes -- I'm sorry; to
25 Constitution Health Center. The other

1 12/6/17 - PUBLIC PROPERTY - BILL 170877, ETC.

2 portion will be moving to 1101 Market
3 Street, as they have already.

4 COUNCILMAN HENON: But it will
5 be well prepared for the increase of the
6 need of healthcare, because Philadelphia
7 is -- it's growing its needs in the lack
8 of healthcare service, so I would imagine
9 that is all factored into the purchase or
10 lease of the new facility?

11 DEPUTY COMMISSIONER CASIMIR:
12 Absolutely. And the facility currently
13 houses additional services that parlay
14 very well with the STD clinic and the TB
15 clinic that will be located there.

16 COUNCILMAN HENON: Great. And
17 I do see the Health Commissioner. I'm
18 going to recognize the Health
19 Commissioner is in the Chambers here
20 today, if anyone has any questions on
21 this Committee for the Commissioner of
22 Public Property and/or the Health
23 Commissioner.

24 (No response.)

25 COUNCILMAN HENON: Feel free to

1 12/6/17 - PUBLIC PROPERTY - BILL 170877, ETC.

2 ask now. If not, anyone else here wishes
3 to testify on Bill No. 171000?

4 (No response.)

5 COUNCILMAN HENON: That being
6 none, Commissioner, please you can begin
7 your testimony on 171011.

8 COMMISSIONER COLLINS-GREENWALD:

9 Good morning, Chairman Henon and members
10 of the Committee on Public Property and
11 Public Works. My name is Bridget
12 Collins-Greenwald and I am the
13 Commissioner of the Department of Public
14 Property. I am here today to testify in
15 support of Bill No. 171011, an ordinance
16 authorizing the Commissioner of Public
17 Property to enter into an amendment to an
18 existing lease agreement with the
19 Southeastern Pennsylvania Transportation
20 Authority, otherwise known as SEPTA, for
21 use by the City for a portion of the
22 premises located at 1234 Market Street,
23 under certain terms and conditions.

24 This property is approximately
25 12,387 square feet and will be used to

1 12/6/17 - PUBLIC PROPERTY - BILL 170877, ETC.

2 consolidate and expand much-needed office
3 space for the Office of Innovation and
4 Technology, which currently holds space
5 in both City Hall and 1234 Market.

6 Segregated OIT operations made it more
7 difficult to manage citywide IT
8 operations, so when the opportunity
9 presented to expand spaces on the current
10 floor which OIT operates its core
11 functions and the space came fully
12 furnished with much-needed cubicles and
13 office space, the City entered into
14 negotiations to amend the current lease.

15 Moving OIT from City Hall also
16 allows a number of much-needed
17 departmental moves throughout the City to
18 take place, including the consolidation
19 of Public Property from 1515 Arch Street
20 to City Hall, which will then free up
21 space for the expansion and consolidation
22 of the Law Department's Human Services
23 Office and the move of the Police
24 Advisory Commission and Town Watch from
25 their current leased space.

1 12/6/17 - PUBLIC PROPERTY - BILL 170877, ETC.

2 The base rent is 22.50 per
3 square foot, with the City being
4 responsible for its share of the common
5 area costs. The amendment is coterminous
6 with OIT's current lease in the building.
7 The space was turned over in excellent
8 condition.

9 The Department of Public
10 Property supports this measure and,
11 accordingly, I respectfully ask that City
12 Council approve Bill No. 171011.

13 I am requesting a suspension of
14 the rules as to allow for the first
15 reading at the next session of Council.

16 Thank you. I'll be happy to
17 answer any questions you may have.

18 COUNCILMAN HENON: Thank you,
19 Commissioner. What's the current term
20 for OIT that's over there now? So it's
21 going to be coterminous. When would that
22 expire?

23 COMMISSIONER COLLINS-GREENWALD:
24 It expires in 2024 and with options to
25 renew.

1 12/6/17 - PUBLIC PROPERTY - BILL 170877, ETC.

2 COUNCILMAN HENON: Great.

3 Anybody here on the Committee
4 have any questions on Bill No. 171011?

5 (No response.)

6 COUNCILMAN HENON: Anyone else
7 here in the Chambers today wish to speak
8 on Bill No. 171011?

9 (No response.)

10 COUNCILMAN HENON: That being
11 none, Commissioner, thank you for your
12 testimony.

13 COMMISSIONER COLLINS-GREENWALD:
14 Thank you.

15 COUNCILMAN HENON: We will now
16 end our public hearing on Public Property
17 and Public Works and enter into our
18 public meeting of the Committee of Public
19 Property and Public Works.

20 The Chair recognizes Councilman
21 Greenlee.

22 COUNCILMAN GREENLEE: Thank
23 you, Mr. Chairman. I offer an amendment
24 to Bill No. 170877. A copy of that
25 amendment has been circulated to all

1 12/6/17 - PUBLIC PROPERTY - BILL 170877, ETC.

2 members of the Committee, and I move for
3 the adoption of the amendment.

4 (Duly seconded.)

5 COUNCILMAN HENON: It's been
6 moved and properly seconded.

7 All those in favor signify by
8 saying aye.

9 (Aye.)

10 COUNCILMAN HENON: Opposed?

11 (No response.)

12 COUNCILMAN HENON: The ayes
13 have it. The amendment to Bill No.
14 170877 is adopted.

15 The Chair recognizes Councilman
16 Greenlee on the amendment to Bill No.
17 170999.

18 COUNCILMAN GREENLEE: Thank
19 you, Mr. Chairman. I offer an amendment
20 to Bill No. 170999. A copy of the
21 amendment has been circulated to members
22 of the Committee, and I move for the
23 adoption of the amendment.

24 (Duly seconded.)

25 COUNCILMAN HENON: It has been

1 12/6/17 - PUBLIC PROPERTY - BILL 170877, ETC.

2 moved and properly seconded.

3 All those in favor signify by
4 saying aye.

5 (Aye.)

6 COUNCILMAN HENON: Opposed?

7 (No response.)

8 COUNCILMAN HENON: The ayes
9 have it. The amendment to Bill No.
10 170999 has been adopted.

11 The Chair recognizes Councilman
12 Greenlee with moving all the bills as
13 amended with a suspension of the rules
14 and to be heard at our next Council
15 session.

16 COUNCILMAN GREENLEE: Thank
17 you, Mr. Chairman. I move that Bill Nos.
18 170991, 170994, 170999 as amended,
19 171000, 171011, 171015, and Bill No.
20 170877 as amended be voted out of this
21 Committee with a favorable recommendation
22 and I also move that the rules of Council
23 be suspended so as to permit first
24 reading of these bills at our next
25 session of Council.

1 12/6/17 - PUBLIC PROPERTY - BILL 170877, ETC.

2 (Duly seconded.)

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

5 All those in favor signify by
6 saying aye.

7 (Aye.)

8 COUNCILMAN HENON: Opposed?

9 (No response.)

10 COUNCILMAN HENON: The ayes
11 have it. These bills are reported out of
12 Committee as amended with a rules
13 suspension to be heard at our next
14 Council session.

15 I want to thank you all for
16 attending our public hearing of Public
17 Property and Public Works today. Have a
18 good day.

19 (Committee on Public Property
20 and Public Works concluded at 10:55 a.m.)

21 - - -
22
23
24
25

CERTIFICATE

I HEREBY CERTIFY that the
proceedings, evidence and objections are
contained fully and accurately in the
stenographic notes taken by me upon the
foregoing matter, and that this is a true
and correct transcript of same.

MICHELE L. MURPHY
RPR-Notary Public

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