

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

Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, June 1, 2011
10:10 a.m.

PRESENT:

- COUNCILMAN JAMES KENNEY, CHAIR
- COUNCILMAN FRANK DiCICCO
- COUNCILMAN WILLIAM K. GREENLEE
- COUNCILWOMAN DONNA REED MILLER
- COUNCILMAN FRANK RIZZO, JR.

BILLS 110303, 110372, 110383, 110384, 110385
and 110441

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COUNCILMAN KENNEY: Good morning, ladies and gentlemen. The Council Committee on Public Property and Public Works is now in session. We have a quorum with Councilmembers Greenlee, DiCicco, Rizzo and the Vice-Chair of the Committee, myself, Councilman Kenney, here to listen to testimony on a number of bills and have a public meeting regarding same bills.

The first bill on the Calendar is Bill No. 110372, an ordinance authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to convey to the Philadelphia Authority for Industrial Development, a parcel with an address of 1814-28 West Cheltenham Avenue, for further conveyance, under certain terms and conditions.

Before you start your testimony, I just want to announce that Bill No. 110303 will be held at the request of the sponsor.

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 Please identify yourself for
3 the record.

4 DEPUTY COMMISSIONER HERZINS:

5 Good morning, Chairman Kenney and members
6 of the Committee on Public Property and
7 Public Works. My name is John Herzins.

8 I am Deputy Commissioner of the
9 Department of Public Property here today
10 to testify in support of Bill No. 110372,
11 an ordinance authorizing the
12 Commissioner, on behalf of the City, to
13 convey to PAID, a parcel with an address
14 of 1814 to 28 West Cheltenham Avenue, for
15 further conveyance, under certain terms
16 and conditions.

17 This property will be marketed
18 and sold for development. The sale of
19 this property will generate revenue for
20 the General Fund and increase property
21 tax revenue.

22 The Department supports this
23 measure and, accordingly, I respectfully
24 ask that City Council approve Bill No.
25 110372.

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

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

5 Thank you.

6 COUNCILMAN KENNEY: Are there
7 any suggested amendments?

8 DEPUTY COMMISSIONER HERZINS:

9 No.

10 COUNCILMAN KENNEY: Is there a
11 buyer, potential buyer, on tap already?

12 DEPUTY COMMISSIONER HERZINS:

13 The Councilwoman's office is working with
14 a potential developer to build a
15 laundromat at this facility.

16 COUNCILMAN KENNEY: This is the
17 8th District?

18 DEPUTY COMMISSIONER HERZINS:

19 Yes.

20 COUNCILMAN KENNEY: Thank you.

21 Any questions for the witness?

22 (No response.)

23 COUNCILMAN KENNEY: Seeing

24 none, anyone to testify on this bill?

25 (No response.)

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 COUNCILMAN KENNEY: Seeing

3 none, the next bill is Bill 110383, an
4 ordinance authorizing the Commissioner of
5 Public Property, on behalf of the City of
6 Philadelphia, to enter into a sublease
7 agreement with the Philadelphia Authority
8 for Industrial Development, for certain
9 land and improvements located at 3449
10 Scotts Lane, all under certain terms and
11 conditions.

12 Please identify yourself.

13 DEPUTY COMMISSIONER HERZINS:

14 Good morning, Chairman Kenney and other
15 members of the Committee on Public
16 Property and Public Works. My name is
17 John Herzins. I am Deputy Commissioner
18 of the Department of Public Property here
19 today to testify in support of Bill No.
20 110383, an ordinance authorizing the
21 Commissioner, on behalf of the City, to
22 enter into a sublease agreement with
23 PAID, for certain land and improvements
24 located at 3449 Scotts Lane, all under
25 certain terms and conditions.

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 The Police Department's Special
3 Victims Unit, the Department of Human
4 Services and the Philadelphia Children's
5 Alliance investigate and administer
6 treatment for all reported cases of
7 adult/child sexual assault, child abuse
8 reported cases and all other related
9 crimes. The Department will lease via
10 PAID a newly constructed green facility
11 that allows for co-housing of these child
12 welfare, police and advocacy groups. The
13 lease will provide for a 15-year term,
14 with the landlord funding all tenant
15 improvements.

16 The Department supports this
17 measure and, accordingly, I respectfully
18 ask that City Council approve Bill No.
19 110383.

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

23 I also have with me today
24 Commissioner Ambrose, DHS Commissioner;
25 Captain Darby, head of the Special

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 Victims Unit; Chris Kirchner, head of the
3 Philadelphia Children's Alliance; and Deb
4 Harley from the District Attorney's
5 Office, who can answer questions about
6 the program.

7 COUNCILMAN KENNEY: Are any
8 intended to testify?

9 DEPUTY COMMISSIONER HERZINS:
10 They are here to answer questions.

11 COUNCILMAN KENNEY: I
12 understand there are other witnesses who
13 want to testify either for or against
14 this bill. Could I just see a show of
15 hands?

16 (Audience members raising
17 hands.)

18 COUNCILMAN KENNEY: What I
19 would like is if someone from that group
20 that you just mentioned could come
21 forward and kind of explain the
22 environment where everyone will be
23 working, the type of environment that it
24 is. I've had the privilege in the past
25 to have been in the other facility, I

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 guess the one that's in Center City, and
3 just to kind of give a flavor of what the
4 atmosphere is in the building, despite
5 the fact that it's horrific acts that
6 have happened to these kids, the kinds of
7 folks and the type of questioning and
8 interaction there is. So just kind of
9 set a tone for what this facility is and
10 what it isn't.

11 DEPUTY COMMISSIONER HERZINS:

12 I'll ask Commissioner Ambrose and Captain
13 Darby.

14 COUNCILMAN KENNEY: Captain
15 Darby, if you could maybe come forward,
16 if you don't mind, together.

17 (Witnesses approached witness
18 table.)

19 COUNCILMAN KENNEY: If it's
20 possible, just to kind of give the
21 general layout, what happens there, why
22 the rooms are constructed and designed
23 the way they are and all of the aspects,
24 or as many as you can, about what's going
25 on in the facility.

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 So just identify yourself for
3 the record.

4 COMMISSIONER AMBROSE: Good
5 morning. Anne Marie Ambrose,
6 Commissioner of the Department of Human
7 Services.

8 Co-location is something that's
9 a national best practice in child abuse
10 investigations. Co-location includes the
11 Department of Human Services, who is
12 responsible for investigating the initial
13 complaint; Philadelphia Children's
14 Alliance, who is nationally renowned
15 forensic experts in interviewing child
16 abuse victims; and the Philadelphia
17 Police Department. We also collaborate
18 with the District Attorneys on this
19 investigations.

20 Basically the whole concept is
21 to make sure that there's one interview
22 where all of the necessary stakeholders
23 are involved in that interview so that
24 the child doesn't have to be
25 re-traumatized by being interviewed

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 multiple times. And so we all come
3 together. PCA has office space there.
4 DHS has office space there. The Police
5 have office space there and also some
6 holding cells, if necessary, and Captain
7 Darby can elaborate on that.

8 The PCA space is specially
9 built space where there's a room where
10 the child is being interviewed with
11 whatever that glass is called that allows
12 people to witness the interview and make
13 sure that it's done along the lines that
14 it's supposed to be done. And so those
15 are specially built rooms with sound and
16 voice capacity for the right people to do
17 the observation so that the investigation
18 can be completed appropriately.

19 It's also an incredibly
20 family-friendly place, because often it's
21 not just the children that are
22 traumatized by this, it's the families
23 that are traumatized. And so there's
24 ample waiting space. There's play space
25 for other children who might have to

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 accompany the families there. And it's
3 really -- the artwork is beautiful. It's
4 a really welcoming space for children who
5 have to go through something that's
6 fairly traumatic.

7 COUNCILMAN KENNEY: So it's not
8 your typical police station.

9 COMMISSIONER AMBROSE: No, not
10 at all.

11 COUNCILMAN KENNEY: And I want
12 people to understand, if you've been to
13 the Children's Alliance location, it is
14 not a typical police station or police
15 headquarters.

16 Explain why it needs to be --
17 the location of this facility was
18 critical in being close to public
19 transit, and could you explain what
20 that's about?

21 COMMISSIONER AMBROSE: Sure. I
22 think that if we do data mapping of the
23 location where many of these offenses
24 occur, very close to the East Falls area,
25 and so we want to make it accessible to

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 public transportation. Many of these
3 families don't have their own
4 transportation, so accessibility to
5 getting to the building is essential.
6 DHS sometimes provides transportation.
7 PCA sometimes provides transportation.
8 But it's not just a child who needs to
9 come. It's sometimes a group of family
10 members who need to come, because it's
11 not just the interview that needs to take
12 place; oftentimes there's counseling and
13 additional services that we need to
14 connect that family to based on the
15 trauma that the child has experienced.
16 And there's also additional stakeholders
17 who might have to meet there, so we have
18 conference room space if we want to do
19 teamings on cases, making sure that we're
20 preparing the case for trial.

21 Ultimately this interview
22 process really helps in the trial
23 process, and I'm sure Deb can explain a
24 little bit further, if that's something
25 folks want to know.

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2 COUNCILMAN KENNEY: One more
3 logistical issue. Could you talk a
4 little bit about this particular site and
5 the proposed availability of parking for
6 staff and visitors, so we can talk a
7 little bit about traffic flow and
8 congestion and things, is there available
9 parking on site for both employees and
10 those who need to come.

11 DEPUTY COMMISSIONER HERZINS:
12 There's at least 150 parking spaces that
13 will be part of the facility.

14 COUNCILMAN KENNEY: And what do
15 you anticipate DHS, PCA and the Police
16 taking up of that 150? If you don't
17 know, you don't know, but at some
18 point --

19 DEPUTY COMMISSIONER HERZINS:
20 It will be within those numbers.
21 Remember, there's different shifts of
22 people working around the clock, so we
23 don't anticipate all of them being used
24 at any one time.

25 COUNCILMAN KENNEY: Captain

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2 Darby, could you please identify yourself
3 and give whatever testimony you'd like.

4 CAPTAIN DARBY: Yes. Good
5 morning, gentlemen. My name is John
6 Darby. I'm a Captain with the
7 Philadelphia Police Department and
8 Commanding Officer of the Special Victims
9 Unit. I have been in that role since
10 early 2002.

11 Just to give you a little bit
12 of a background here in regards to
13 Special Victims Unit, because under this
14 plan, the entire Special Victims Unit
15 would relocate. It is a citywide unit
16 within the Special Investigations Bureau
17 of the Philadelphia Police Department.
18 We are a 24/7 operation. We investigate
19 all adult and child reports or
20 allegations of sexual assault and related
21 crimes citywide. So we're bringing in
22 cases from the entire City.

23 Our other responsibilities
24 include -- it's a more broadened scale --
25 investigation of sudden unexplained child

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2 deaths. Those are children under 10
3 years of age. We do long-term missing
4 persons investigations; that is, adults
5 and children, over 30 days of duration.
6 We also do Megan's Law enforcement; that
7 is, violations of Megan's Law. As we
8 well know, almost anyone can access the
9 website and look for Megan's Law
10 offenders, who literally live in every
11 neighborhood in the City. We obviously
12 enforce the Megan's Law website for the
13 State Police.

14 We also investigate -- and I
15 think that's what we're here about
16 today -- we investigate all reports of
17 child physical and sexual abuse by
18 caretakers. These reports account for
19 approximately 2,000 of our total
20 caseload. For instance, last year, 2010,
21 we handled over 5,500 cases involving all
22 of these types of investigations under
23 the umbrella of sexual assault and
24 related crimes.

25 The purpose of the

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2 incorporation of the Special Victims Unit
3 obviously was to enable the Department
4 to, with sensitivity and in a minimally
5 threatening manner, handle these specific
6 cases involving child sexual abuse
7 victims, and that's being handled by
8 motivated police investigators. We're
9 talking specialists in that particular
10 field.

11 As you may know, SVU was
12 formulated and centralized back in 1980.
13 So we've had a transition, which has led
14 us to this proposed site. The Unit was
15 formerly known as the Sex Crimes Unit,
16 obviously a crass term. The name was
17 changed to Special Victims Unit in 1998
18 to reflect the sensitive, personal and
19 invasive nature of these crimes.

20 We're currently located, as
21 everyone knows, on the Temple University
22 Health System's Episcopal Hospital
23 campus. We've occupied that site since
24 2003. Former facilities that we
25 occupied, including the Frankford

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2 Arsenal, that was the subject obviously
3 of media and certainly criticism here at
4 public hearings at City Council.

5 So my sense is that we've moved
6 ahead. The one thing that's lacking at
7 our current site is that we are not
8 co-located obviously with our partners.
9 Those partners include Department of
10 Human Services and Philadelphia
11 Children's Alliance. So under the
12 current plan, Special Victims Unit
13 investigators who are handling child
14 abuse cases literally are moving from our
15 location at Episcopal down to the Center
16 City location at Philadelphia Children's
17 Alliance. The reason we go there
18 obviously is, we want to coordinate and
19 consolidate our response to these types
20 of cases. They are video recorded at
21 Philadelphia Children's Alliance. We
22 don't have that capability where we are
23 right now. That spares the victim from
24 possibly having to testify at future
25 hearings.

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2 What's more important is the
3 coordination of our effort. No matter
4 how you do it, physical separation of
5 these agencies creates a hardship day to
6 day. I mean, you're literally at the --
7 you're victimized by, despite the
8 technology, the idea of bringing the
9 parties together. Obviously that's the
10 best response the City could make to
11 these types of cases.

12 So my sense is, we've moved on.
13 This is a positive step for the City and
14 for the victims, and that's what we're
15 really about.

16 COUNCILMAN KENNEY: I guess
17 most of us would, I guess, know SVU by
18 the television show, and I won't ask you
19 to comment on the reality of the show,
20 but it's safe to say this facility will
21 not reflect what we see on SVU on
22 television, I would think.

23 CAPTAIN DARBY: Absolutely not.
24 It is tedious work. It is, as I said,
25 sensitive work. It's emotionally

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2 draining, absolutely, to see the victims,
3 to see the response of the victims, and I
4 think that's what this project is about.

5 COUNCILMAN KENNEY: Okay.

6 Thank you very much for your testimony.

7 Any questions for these
8 witnesses?

9 (No response.)

10 COUNCILMAN KENNEY: Thank you
11 very much.

12 Is there anyone else to
13 testify? Please come forward.

14 And, Mr. Herzins and anyone
15 else, if you could just keep yourself
16 available to answer questions that may
17 come up as a result of the upcoming
18 testimony.

19 (Witnesses approached witness
20 table.)

21 COUNCILMAN KENNEY: Good
22 morning.

23 MR. SAUERMAN: Good morning.

24 COUNCILMAN KENNEY: Please
25 identify yourself.

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2 MR. SAUERMAN: My name is Tom
3 Sauerman and I am President of the East
4 Falls Community Council. The Council
5 represents and advocates for the
6 residents of the community and is
7 dedicated to improving their quality of
8 life.

9 The proposed use of a large
10 Scotts Lane property is a mystery. We
11 have had no useful information about the
12 proposed use, starting with what will
13 actually happen there.

14 What exactly is a Special
15 Victims Unit and what DHS services are
16 proposed for the site? What will the
17 hours of operation be? How many people
18 in cars will come and go on the Scotts
19 Lane, which is a very narrow and
20 dangerous road? We've heard that one use
21 will be an adult offender reporting
22 office for probationers. Is that true?

23 Because no one has talked to
24 the community about this, we ask that you
25 hold any action on the bill until all the

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2 information is made available to the
3 members of the community and there is an
4 opportunity for the residents to hear --
5 to attend a hearing, rather, regarded as
6 the proposed use.

7 I distributed some sheets of
8 paper, and if you would look at the third
9 sheet, the aerial photograph of the
10 property, referring to this, I wish to
11 point out some facts. First, the
12 property's entrance is directly across
13 the street from the entrance to McDevitt
14 Recreation Center where hundreds of
15 children participate in East Falls sports
16 association and other activities.

17 Second, the Falls Center
18 directly behind the property and
19 connected to it houses Le Petits Cherubs,
20 a community nursery and preschool
21 program. And the Falls Center is also
22 the home of the Eastern University
23 Academy Charter School, a middle school
24 that is adding a grade year through to
25 the 12th grade, as well as an extension

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2 of Eastern University with both day and
3 evening classes.

4 The Scotts Lane entrance to the
5 property under consideration is critical.

6 The Eastern Academy Middle School
7 students enter their school from Scotts
8 Lane. Students walk up and down Scotts
9 Lane from buses on Ridge Avenue and Henry
10 Avenue. If -- and this is a very
11 important "if," because we still haven't
12 heard the answer to this one. If a
13 proposed use of the property is as a
14 reporting center for adult sex offenders,
15 those offenders who use public
16 transportation to come to the site will
17 use the same semi-desolate road to get to
18 the proposed site as those children
19 walking to their school.

20 Scotts Lane is a narrow street
21 without sidewalks all the way down on
22 both sides. There are residences up the
23 hill from the site. Since the parking
24 lot and building in question were built,
25 the character of Scotts Lane uses has

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2 changed and intensified. It is no longer
3 industrial.

4 We strongly urge that this bill
5 be held until a full presentation is made
6 to the community about the proposed uses.
7 It may be that there is nothing for us to
8 be concerned about, but we want to know
9 now before another use is suddenly thrust
10 upon us the way the Youth Study Center
11 was a number of years ago.

12 We respectfully request that
13 arrangements be made for a formal
14 presentation of all the facts before any
15 action is taken by you. We would be
16 happy to schedule a meeting of the
17 Community Council which draws the
18 residents of the community to hear that
19 presentation.

20 Thank you very much.

21 COUNCILMAN KENNEY: Thank you.

22 Please identify yourself.

23 MS. GREENFIELD: My name is Meg
24 Greenfield. I chair the East Falls
25 Community Council Zoning and Land Use

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 Committee, and I want you to know right
3 off the bat, I am one of the founders of
4 the Support Center for Child Advocates,
5 which has been providing for, I think,
6 about 30 years, more or less, trained
7 volunteer legal counsel for abused
8 children. I am on their side and have
9 been since a chance meeting with Judge
10 Lois Forer in the street when I was a
11 young associate.

12 I've also recently been
13 privileged to participate in the Planning
14 Commission's Citizen Planning Institute's
15 most recent round of classes. We're
16 encouraged to plan for our communities to
17 make them work, and what we're asking is
18 a chance to do that.

19 I have reviewed and worked on a
20 lot of proposals for development in East
21 Falls, including the adaptive reuse of
22 old industrial properties, the old
23 Medical College of Pennsylvania, EPPI,
24 which is now being used as what has been
25 called the temporary location for the

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 Youth Study Center. We're very concerned
3 that another large piece of East Falls,
4 including a 37,000 square foot building,
5 would be taken out of play without proper
6 planning and principally without any
7 prior discussion with the community.

8 There's been -- as Tom said, we
9 have not, until this morning, heard any
10 detail about what will go on there. We
11 still don't know whether this
12 investigative unit will bring in alleged
13 perpetrators, whether there will be
14 holding cells, whether if the Unit
15 decides they are not persons of interest,
16 they will be just turned back out onto
17 our streets.

18 We do know that this is a
19 sensitive site for the reasons that Tom
20 stated, that there are many...

21 COUNCILMAN KENNEY: Please.
22 I'm sorry.

23 MS. GREENFIELD: That if you
24 look at the map, you will see that there
25 are many residents nearby on Scotts Lane,

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 Indian Queen Lane, Vaux and Crawford
3 Streets, and that there is a rec center
4 right across the street, a new
5 development, the Mills at Scotts in East
6 Falls at the lower part of Scotts Lane,
7 as well as Dobson Mills on Ridge Avenue.

8 Scotts Lane is narrow. It's an
9 outdated street with little prospect for
10 improvement because of the CSX bridge at
11 the bottom, where the road narrows to one
12 lane. Therefore, we are concerned about
13 traffic. We would like to know how many
14 cars will be coming and going at what
15 hours, whether there will be police
16 sirens in the middle of the night.

17 We don't doubt that the
18 developer wants to rent its property,
19 that the City wants to find a location
20 for the Special Victims Unit and the
21 Child Alliance, and we agree that all of
22 these activities should be consolidated.
23 I have -- I share the concerns. I think
24 the important thing is that nobody has
25 shared with our community what is planned

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2 there. We do not know the parameters.

3 We do not know, for instance, whether the
4 entire building which is on the site will
5 be used or whether there will be room for
6 the addition of other kinds of perhaps
7 unrelated services at a future time.

8 These are questions which could have and
9 should have been answered for the
10 community before.

11 We have a very active process
12 for hearing about proposed uses, and we
13 would be delighted to host a
14 presentation, but until that happens, we
15 ask that you hold this bill.

16 If the Committee has any
17 questions, I'd be happy to answer them.

18 COUNCILMAN KENNEY: Thank you
19 very much for your testimony.

20 Any questions for the
21 Committee?

22 (No response.)

23 COUNCILMAN KENNEY: Thank you
24 very much.

25 The Deputy Mayor, Everett

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2 Gillison, Deputy Mayor for Public Safety,
3 is on his way. We're going to continue
4 the hearing. My understanding is that
5 there's no component of adult probation
6 or any probation at that site. So he
7 will put on the record that issue.

8 It is understood, though, from
9 the District Councilperson's office that
10 there will be a meeting, extensive
11 meetings, with the community in the
12 future about this particular facility.
13 One of the things I would suggest, if
14 possible, is that in addition to a
15 community meeting, that -- and this will
16 be up to the District Councilperson --
17 that interested parties should be able to
18 at least see what goes on at Children's
19 Alliance and maybe get a sense there and
20 also a sense of what goes on at Captain
21 Darby's shop and what goes there and try
22 to put them together and understand.

23 As far as additional
24 development, I don't know whether or not
25 Public Property has any information on

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 whether or not it's feasible to have
3 additional development on this site,
4 considering its use, or is there any
5 plans for additional development of any
6 kind?

7 DEPUTY COMMISSIONER HERZINS:

8 We're not aware of any other additional
9 development on the site. This particular
10 development project would take up that
11 whole parcel at the lower end of that
12 Scotts Lane.

13 COUNCILMAN KENNEY: I mean,

14 also I would assume the activity there is
15 going to preclude any other type of --

16 DEPUTY COMMISSIONER HERZINS:

17 Correct.

18 COUNCILMAN KENNEY: -- shopping

19 mall or anything else. I mean, it's not
20 the kind of site that if this goes there,
21 we're going to have retail, dry cleaners
22 and any of that stuff.

23 DEPUTY COMMISSIONER HERZINS:

24 Correct.

25 COUNCILMAN KENNEY: So the sole

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 purpose of the use of the site would be
3 this activity?

4 DEPUTY COMMISSIONER HERZINS:

5 Correct.

6 COUNCILMAN KENNEY: Okay.

7 Councilman DiCicco.

8 COUNCILMAN DiCICCO: Thank you.

9 Thank you, Mr. Chairman.

10 COUNCILMAN KENNEY: Excuse me.

11 Before you start, Councilwoman Donna Reed
12 Miller is also present, for the record.

13 COUNCILMAN DiCICCO: Are there
14 any time-sensitive issues relating to
15 this in terms of the lease being signed
16 or not signed in a certain amount of
17 time? Is there design and construction
18 issues? Do you know of any?

19 DEPUTY COMMISSIONER HERZINS:

20 No. We've been working on trying to find
21 a site, I think, for 15 years now, but
22 I'm not aware that there's any particular
23 time constraints.

24 COUNCILMAN KENNEY: I guess

25 just generally I would ask the

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2 question -- and it's been raised by the
3 residents association -- that why hasn't
4 there been any contact? I mean, it would
5 seem kind of a normal course of action
6 that there would be some interaction with
7 the civic. I mean, maybe you do have an
8 answer or don't have an answer, but --

9 DEPUTY COMMISSIONER HERZINS: I
10 think maybe I would like to defer to the
11 Deputy Mayor when he arrives for that.

12 COUNCILMAN KENNEY: All right.

13 Is there anybody else here to
14 testify on this particular bill?

15 (No response.)

16 COUNCILMAN KENNEY: All right.
17 We'll wait for Deputy Mayor Gillison and
18 we'll move on.

19 MR. SAUERMAN: Excuse me,
20 Councilman.

21 COUNCILMAN KENNEY: I'm sorry.
22 You have to come forward to the
23 microphone.

24 MR. SAUERMAN: If you would
25 just --

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 COUNCILMAN KENNEY: She has to
3 hear you. You have to use the
4 microphone, because she can't hear you.
5 Just identify yourself again.

6 MR. SAUERMAN: Tom Sauerman
7 from East Falls.

8 If you would just be -- if your
9 Committee would just be kind enough to
10 hold off this bill so that the community
11 can understand. We might be more than
12 willing to support it. That's not the
13 question. We're asking that a fair
14 hearing be held.

15 COUNCILMAN KENNEY: We're
16 moving on to the next bill just for
17 time's sake. We don't take any action on
18 any of these bills until we get into a
19 public meeting.

20 MR. SAUERMAN: I understand.

21 COUNCILMAN KENNEY: But I will
22 follow some of the guidance of the
23 District Councilperson, who has
24 committed, although not here today, to
25 meet with the community before the bill

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 moves from the Calendar. So we haven't
3 decided what we're doing yet, but we just
4 want to move forward until Deputy Mayor
5 Gillison gets here.

6 So the next bill for
7 consideration is Bill No. 110385, an
8 ordinance authorizing the Commissioner of
9 Public Property, on behalf of the City of
10 Philadelphia, to convey to the
11 Philadelphia Authority for Industrial
12 Development, a parcel with an address
13 2466 through 74 Amber Street, for further
14 conveyance, under certain terms and
15 conditions.

16 Please identify yourself.

17 DEPUTY COMMISSIONER HERZINS:

18 Good morning, Chairman Kenney and members
19 of the Committee on Public Property and
20 Public Works. My name is John Herzins.
21 I am Deputy Commissioner of Public
22 Property here today to testify in support
23 of Bill 110385, an ordinance authorizing
24 the Commissioner, on behalf of the City,
25 to convey to PAID a parcel with an

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 address of 2466 to 74 Amber Street, for
3 further conveyance, under certain terms
4 and conditions.

5 The properties will be sold at
6 fair market value for a housing
7 development project tentatively named
8 Amber Gardens. The developer is RRB
9 Holding, LLC. The sale of these
10 properties will generate revenue for the
11 General Fund and increase property tax
12 revenue.

13 The Department supports this
14 measure and, accordingly, I respectfully
15 ask that City Council approve Bill No.
16 110385.

17 I am also requesting a
18 suspension of the rules so as to allow
19 first reading at the next session of
20 Council.

21 Thank you.

22 COUNCILMAN KENNEY: What is the
23 development plan?

24 DEPUTY COMMISSIONER HERZINS:
25 Five residential houses, family houses.

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 COUNCILMAN KENNEY: Any
3 questions for this witness?

4 (No response.)

5 COUNCILMAN KENNEY: Seeing
6 none, we will now consider Bill No.
7 110384, an ordinance authorizing the
8 Commissioner of Public Property -- oh,
9 I'm sorry. I didn't see. Come forward,
10 please.

11 (Witnesses approached witness
12 table.)

13 COUNCILMAN KENNEY: This is on
14 Bill No. 110385, 2466-74 Amber. Please
15 identify yourself for the record and
16 proceed.

17 MR. CARPINETA: Thank you. My
18 name is Jeffrey C. Carpineta, resident of
19 2040 East Dauphin Street, City of
20 Philadelphia 19125. I'm the President of
21 East Kensington Neighbors Association.
22 To my left is a planning facilitator for
23 the East Kensington Neighbors
24 Association, Amy Miller, staff at the
25 Delaware Valley Regional Planning

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 Commission and a tremendous volunteer in
3 our neighborhood, who just handed you our
4 green spaces plan. To my right, Andy
5 Barrera, who is the Chair of our Zoning
6 Committee for the neighborhood.

7 We come before your Committee
8 today to make it clear our request that
9 this bill for the disposition of the
10 property 2466 through 74 Amber Street be
11 held and that no more action be taken on
12 it for the conveyance.

13 I'd like to tell you the
14 following: The East Kensington Neighbors
15 Association, some background on what we
16 do, we're the group in the neighborhood
17 of concerned residents, about 200 strong,
18 that do everything to kind of make up for
19 where the City falls short. We clean up
20 trash and needles and board up vacant
21 houses and take care of quality-of-life
22 and crime reporting. We do town watch.
23 We handle all zoning reviews for zoning
24 applications. And, by the way, just for
25 your reference, the report that's handed

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 to you, Page 28 and 29 would feature the
3 subject property -- Pages 27, 28 and 29.

4 So we're the group that does
5 all those things in the neighborhood,
6 including the zoning variance and this
7 and that. We have good relationships
8 with New Kensington CDC, with the
9 Planning Commission, with Mural Arts,
10 with the Department of Parks and
11 Recreation newly merged and also with
12 Council office. Council 1 and also
13 Council 7 serve our neighborhood, and
14 we've been proud of various victories and
15 accomplishments through the years.

16 In the last year, we've taken a
17 lot of time and energy to think on and
18 work on and explore the relationship
19 between the development activity in the
20 neighborhood and the importance of open
21 space and green space, because our
22 neighborhood, unlike many in the City
23 right now, is experiencing a boom of
24 development. We have in the last six
25 months had zoning reviews for over, I

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 think, almost 25 newly constructed row
3 homes, with 20 more in the pipeline for
4 the next six months. Other neighborhoods
5 are not experiencing that kind of
6 activity, but the kind of convergence of
7 the assets of the train, close proximity
8 to the waterfront, a revitalizing
9 Frankford Avenue and kind of emergence of
10 kind of a new creative class of artists
11 and young professionals coming into the
12 neighborhood has built a lot of momentum.

13 So we authored a green space
14 plan for the neighborhood. It's very
15 modest in its objectives. East
16 Kensington neighborhood still features
17 over 700 vacant parcels of different
18 types, some of them parking lots, some of
19 them unofficial parking lots or
20 junkyards, but some of them have become
21 default precious and sacred green spaces
22 through the actions of the residents.

23 In our open spaces report
24 before you, the community makes it clear
25 that there are five very unique and

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 precious spaces that we seek to protect
3 over the next few years. We want to make
4 it clear to the Committee and to all
5 leaders in the City that this community
6 is not anti-development. In fact, to
7 illustrate the point, a bill before you
8 today, 110384, calls for the conveyance
9 and disposition of eight properties in
10 our neighborhood, which we absolutely
11 support. We have no problem with that.
12 But this one here, it seems possibly
13 through an administrative error, has come
14 before you for conveyance.

15 A little bit more about the
16 property. It is the large square
17 property that you'll see on Page 29 of
18 the report. It was a previous "L-4"
19 Light Industrial property. The property
20 has had investments on it through
21 Philadelphia Green and through NTI
22 initiatives, through ongoing maintenance
23 action from New Kensington CDC and also
24 our civic, East Kensington Neighbors
25 Association.

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 This neighborhood has no
3 protected green space at this point. It
4 was an oversight to our forefathers. For
5 everything they gave us, they didn't give
6 us that. This space is the one right now
7 that is green, it is sizable, children
8 can run, children can bike, children can
9 bat the baseball, and it's heavily used.
10 I just made an appearance to Chief of
11 Staff from Mr. DiCicco's office and
12 showed her some video that I had from
13 this weekend, and I think it made the
14 case clear.

15 I would say to you, any of you,
16 I don't think we'd be here discussing the
17 matter today if you could come up and
18 take a visit and see the space.

19 There was, I'm informed, some
20 misunderstanding about where this parcel
21 falls in connection with other parcels
22 that this potential developer holds. The
23 developer holds parcels down at the end.
24 If you will look at the illustration on
25 Page 29, the kind of north and west

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 corner, 2051 and 2053. So the developer,
3 potential, can't really make an argument
4 that the big square lot at the end, 2466,
5 is like particularly adjacent.

6 And another argument that the
7 community doesn't find convincing is that
8 the man that holds those parcels can't
9 make good for himself by building on the
10 two parcels that he holds. In fact,
11 dozens of other developers are currently
12 in the neighborhood doing very well,
13 building single and double houses.

14 So to drive the point home,
15 I'll just say three points. First of
16 all, the conveyance is unnecessary. The
17 neighborhood has tremendous development
18 momentum. This is not needed to
19 kick-start development activity in the
20 neighborhood. It's contradictory. The
21 conveyance -- our community has worked
22 hard. We've become one of the noted
23 partners for Parks and Rec's Green 2015
24 initiative. We have been ongoing
25 participants in the review of the Zoning

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 Code. We've been participants in the
3 Citizens Planning Institute. Amy Miller
4 to my left was invited -- the Planning
5 Commission was so impressed with this
6 report that's before you, that she was
7 invited to be a participating faculty
8 member in the Citizens Planning Institute
9 and in fact present this report.

10 Our Planning Commission
11 representative for our area a year ago
12 made a request to Public Property to kind
13 of set aside, or however you want to talk
14 about that, to kind of slow down and not
15 move on any disposition of this because
16 it had special importance and possibility
17 as a green space. And also we had
18 dialogue personally, including an
19 in-person meeting, with the Department of
20 Public Property to make that clear to
21 them. In fact, we were thanked for that
22 engagement, because it was obvious to us
23 that they had very little clear
24 understanding of what the realities were
25 of their holdings out in the field. And

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2 so they invited us to submit to them to
3 have ongoing dialogue about what
4 properties are held by public agencies
5 that would be fit for development, and we
6 are prepared to do that. Committee Bill
7 348 makes that clear. We don't stand in
8 the way, unless it's something that's
9 important.

10 So the final point I could make
11 is that conveying this property for
12 development would wind up being
13 incredibly divisive in the neighborhood.
14 This is not a neighborhood that's
15 anti-development. Some of the people
16 don't like some of the facades on some of
17 the new houses and there's some bickering
18 about that, but overall people are glad,
19 because we know that we need new
20 development in order to support local
21 economy and a safer neighborhood living,
22 but this one here, if this space is
23 sacrificed for development, it's going to
24 become a battleground, and it's not what
25 we need right now, at such a time when we

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 can mobilize our civic energy to
3 accomplish so many other missions in the
4 neighborhood. We do not want to become
5 stuck in a fight over this space.

6 So I thank you for the
7 opportunity to provide input today. If
8 any of you ever want to make a journey up
9 to East Kensington, I'll be glad to be
10 with you. I thank you for all the things
11 you do, and I hope that we don't have to
12 have too much more discussion about
13 development on the parcel 2466 to 74
14 Amber Street.

15 A final note would be, we're
16 pleased to announce that in the last
17 couple weeks, we have found some private
18 partnerships to help us implement our
19 plan. This plan was submitted to Parks
20 and Recreation for their Green 2015, but
21 we are pursuing it rigorously on our own.
22 We have strong foundation support from
23 the Cedar Hill Foundation. One of the
24 Board members today who feels strongly
25 about open space in East Kensington has

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 actually come to stand with us. His name
3 is Jeffrey Carpenter. He is behind me to
4 the left. And we also have Merrill Lynch
5 Global Asset Management working on a huge
6 contribution for us right now for our
7 open space.

8 So we're trying to let you know
9 that we're on it and that we need your
10 help on this.

11 Thank you very much.

12 COUNCILMAN KENNEY: Thank you.

13 Councilman DiCicco.

14 COUNCILMAN DiCICCO: Thank you,
15 Mr. Chairman.

16 Good morning. Has anyone made
17 contact with my office about this issue
18 prior to this morning?

19 MR. CARPINETA: We actually
20 just learned about the bill over the
21 weekend and so we made a trip and spoke
22 with your Chief of Staff, Ms. Womelsdorf,
23 this morning.

24 COUNCILMAN DiCICCO: Yeah. She
25 texted me a few minutes ago to tell me

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 that you were in my office this morning.

3 I have been a proponent of
4 green space, as has this Committee and I
5 think just about every member of City
6 Council. I want to ask Mr. Herzins a
7 question.

8 Where are we? There's a
9 developer, I understand, who would like
10 to acquire this for residential
11 development. Is this important to the
12 other pieces, for access or anything? It
13 doesn't appear that way on the aerial
14 photograph, but I'm just curious. Do you
15 know if that -- just slide your chair up,
16 John. Just pull an extra chair up.

17 DEPUTY COMMISSIONER HERZINS:

18 I'm not aware of his need for these
19 parcels in relationship to the other
20 parcels. These are the only parcels he
21 had been interested in acquiring.

22 COUNCILMAN DiCICCO: Okay.

23 And, you know, I'm pro development, so I
24 kind of have to figure out where we are
25 with these things, but for the moment, I

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 will ask this Committee when we get into
3 the meeting to hold this bill. What I
4 would like to do is begin some
5 discussions with your organization. I'm
6 familiar with the Hagert Playground. I
7 was up there many years ago. We did a
8 painting project or whatever. But not to
9 be critical, there's really been a
10 disconnect with my office, unless someone
11 was talking to staff, and I'm not aware
12 of that, and the needs of the Hagert
13 Playground. I'd like to begin that
14 discussion. There may be some money left
15 in my capital budget to begin some of
16 these things. It probably wouldn't be
17 until next spring. Having said that, not
18 only will I not be here, this Hagert may
19 not even be in the 1st Councilmanic
20 District next year when we do
21 redistricting, but I would like to begin
22 that conversation so either my
23 predecessor or the Councilperson from the
24 adjacent district, who may incorporate
25 this in his or her district, would be

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 fully aware of what your needs are. So
3 I'd be more than happy to entertain a
4 meeting and start having that discussion.

5 MR. CARPINETA: Could I
6 comment, Councilman?

7 COUNCILMAN DiCICCO: Sure.

8 MR. CARPINETA: Just to speak
9 to your point, we're very proud that all
10 of the candidates that were running for
11 Council won, you know, came out for
12 dialogue with our community and, through
13 their whole process of running, came to
14 our meetings, came to our clean-ups and
15 this and that, and Mark Squilla is aware
16 of what we're working on, and we really
17 look forward to having a partnership with
18 him. And also we've had some meetings
19 recently with Council 7 office.

20 Also, just to make something
21 clear is that the potential developer
22 here is seeking to -- there are other --
23 if you look at that Page 29, there are
24 other small, thin parcels that that
25 applicant or developer is trying to

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 obtain that are also held by Public
3 Property. So we are clear at this point
4 that his vision is to kind of do a clean
5 sweep down the block and then whatever
6 parcels are absentee owner, acquire. So
7 we were not aware of that in the
8 beginning kind of what his intention was,
9 so...

10 COUNCILMAN DiCICCO: So, again,
11 I think a larger conversation needs to be
12 had. If this parcel would remain a green
13 space, who will maintain it, will it
14 become part of the Department of
15 Recreation or will it be by the
16 neighborhood garden association. There's
17 a whole conversation that needs to take
18 place before any final decision is made.

19 I'm on your side. Understand
20 that. If Mark Squilla is still your
21 representative or becomes your
22 representative, I can assure you,
23 playgrounds and parks are way high on his
24 agenda. We've done some great things in
25 South Philly together, and you're going

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 to have an advocate on your side as well.

3 MR. CARPINETA: Some additional
4 news, one piece -- I appreciate the
5 time -- is that Janet Finegar and other
6 leaders from Northern Liberties Neighbors
7 Association and from the group that holds
8 Liberty Lands just announced to us this
9 weekend that they are willing to hold
10 title to open space properties for us and
11 insurance and, over the next year or two,
12 coach us on the formation of our entity
13 that will hold open space within the
14 neighborhood that would be under the
15 supervision and oversight of the civic
16 association. And I know that you have
17 strong history with them for the
18 tremendous victory at Liberty Lands, so
19 hopefully that will help you know that
20 there's some confidence there.

21 COUNCILMAN DiCICCO: That was
22 my first big green space project.

23 MR. CARPINETA: I know.

24 COUNCILMAN DiCICCO: In any
25 event, I'm glad to see that we're

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 meeting, even though it's a little bit

3 late in my term, but we'll start that

4 conversation. So contact Maryanne.

5 We'll pick out a couple dates that work

6 for you and I, and we'll sit down and

7 begin that conversation.

8 MR. CARPINETA: Okay.

9 COUNCILMAN KENNEY: Thank you

10 very much for your testimony. I'd like

11 to just say two things. Number one,

12 congratulations on finding this at the

13 last minute, because if you hadn't shown

14 up today, we probably would have done

15 this. This is a regular course of

16 business. So thank you for your

17 attention to detail.

18 And, secondly, I'm very happy

19 to see we're arguing over land in East

20 Kensington, which is something that 30

21 years ago I didn't think we would be, but

22 it's great that there's that tug, that

23 positive tug, back and forth between

24 development and green space and neighbors

25 who are active. So congratulations, and

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 I'm sure you'll be successful with Frank
3 and with Mark.

4 COUNCILMAN DiCICCO: Green
5 space becomes an amenity, as far as I'm
6 concerned, for development. So that's
7 what we need to try to work with the
8 developer.

9 MR. CARPINETA: I am an
10 80-hour-a-week realtor from Solo Real
11 Estate from Center City and I sell a lot
12 of homes in the neighborhood. So I'm a
13 big fan of ongoing development and real
14 estate activity in the neighborhood, but
15 I can tell you that that space is the
16 thing that's bringing people to that
17 little section of the neighborhood now.
18 So thank you.

19 COUNCILMAN DiCICCO: Liberty
20 Lands proved that in Northern Liberties,
21 yeah.

22 MR. CARPINETA: Thank you.

23 COUNCILMAN KENNEY: Thank you
24 for coming in.

25 Bill 110385 will be held.

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 We have two more bills that are
3 property conveyances. Is there anyone
4 else in the audience that's here to
5 oppose either one of those before -- I
6 would like to get them out of the way
7 before we -- okay. Mr. Herzins.

8 Bill No. 110384, an ordinance
9 authorizing the Commissioner of Public
10 Property to convey, on behalf of the
11 City, 405 Manton, 407 Manton, 409 Manton,
12 411, 413 Manton, 2042 Martha, 2457-59
13 Martha, 2105 East Hagert, 2106 East
14 Cumberland, 2107 East Hagert, 2109 East
15 Hagert, 2223 Blair, 2345 East Cumberland
16 for fair market value, all under certain
17 terms and conditions.

18 Please identify yourself for
19 the record.

20 DEPUTY COMMISSIONER HERZINS:

21 Good morning, Chairman Kenney and members
22 of the Committee on Public Property and
23 Public Works. My name is John Herzins.
24 I am the Deputy Commissioner in Public
25 Property here today to testify in support

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 of Bill No. 110384, an ordinance
3 authorizing the Commissioner of Public
4 Property to convey, on behalf of the
5 City, the referenced bills in the
6 ordinance for fair market value, all
7 under certain terms and conditions.

8 The properties will be marketed
9 and sold through a competitive bid
10 process to the highest bidder. The sale
11 of these scattered parcels will generate
12 revenue for the General Fund and increase
13 property tax revenue.

14 The Department supports this
15 measure and, accordingly, I respectfully
16 ask that City Council approve Bill No.
17 110384.

18 I am also requesting a
19 suspension of the rules so as to allow
20 for first reading at the next session of
21 Council.

22 Thank you.

23 COUNCILMAN KENNEY: These are
24 varying open spaces, existing --

25 DEPUTY COMMISSIONER HERZINS:

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 These are all scattered single lots.

3 COUNCILMAN KENNEY: All lots

4 and all scattered sites?

5 DEPUTY COMMISSIONER HERZINS:

6 Yes.

7 COUNCILMAN KENNEY: Okay.

8 Great.

9 Any questions for this witness?

10 (No response.)

11 COUNCILMAN KENNEY: Seeing

12 none, anyone to testify on this bill?

13 (No response.)

14 COUNCILMAN KENNEY: Seeing

15 none, Bill No. 110441, an ordinance

16 authorizing the Commissioner of Public

17 Property, on behalf of the City of

18 Philadelphia, to convey to the

19 Philadelphia Authority for Industrial

20 Development, a parcel of land located at

21 1628 Fitzwater Street, for further

22 conveyance, under certain terms and

23 conditions.

24 Please identify yourself for

25 the record.

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 DEPUTY COMMISSIONER HERZINS:

3 Good morning, Chairman Kenney and members
4 of the Committee on Public Property and
5 Public Works. My name is John Herzins,
6 Deputy Commissioner in Public Property
7 here today to testify in support of Bill
8 110441, authorizing the Commissioner of
9 Public Property, on behalf of the City,
10 to convey to PAID, a parcel of land
11 located at 1628 Fitzwater Street, for
12 further conveyance, under certain terms
13 and conditions.

14 This property will be sold to
15 Chad Fitz LLC for development as a
16 single-family house. The \$75,000
17 proceeds from the sale will be deposited
18 into the General Fund.

19 The Department supports this
20 measure and, accordingly, I respectfully
21 ask that City Council approve Bill
22 110441.

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

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 Council.

3 Thank you.

4 COUNCILMAN KENNEY: Thank you.

5 Any questions for Mr. Herzins?

6 (No response.)

7 COUNCILMAN KENNEY: Seeing

8 none, anyone else to testify on this

9 bill?

10 (No response.)

11 COUNCILMAN KENNEY: Seeing

12 none, we will now return to Bill 110383

13 and ask Deputy Mayor Gillison to identify

14 himself for the record.

15 (Witness approached witness

16 table.)

17 COUNCILMAN KENNEY: Good

18 morning.

19 DEPUTY MAYOR GILLISON: Good

20 morning. Everett Gillison, Deputy Mayor

21 for Public Safety.

22 How are you?

23 COUNCILMAN KENNEY: Good. How

24 are you?

25 DEPUTY MAYOR GILLISON: I

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 understand that there were some questions
3 that were asked. I know that I have been
4 working on this matter for quite a while.

5 One of the questions that was
6 asked is whether or not there was
7 probation facilities. I want to make
8 sure that I heard the question correctly.

9 COUNCILMAN KENNEY: The
10 question is would adult probationers or
11 current sex offenders be presenting
12 themselves for any probationary issues at
13 the facility?

14 DEPUTY MAYOR GILLISON: No.

15 COUNCILMAN KENNEY: Again, this
16 is all --

17 DEPUTY MAYOR GILLISON: Can
18 I -- maybe what I can do, I can draw this
19 picture.

20 Currently, the City of
21 Philadelphia maintains relationships with
22 three or four different organizations
23 that help in the investigation and
24 processing of victims. The national
25 model for many, many years has been to

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 co-locate these investigative arms in one
3 building. The model I think the DHS
4 Commissioner Anne Marie Ambrose showed me
5 was either in San Diego or one of our
6 sister cities out in the west that
7 actually is a model for how to do this
8 kind of use.

9 COUNCILMAN KENNEY: Just so you
10 know, Commissioner Ambrose and Captain
11 Darby have both testified to what the
12 process is. I guess what was raised by
13 the community was, they claim -- and
14 there's no reason not to believe them --
15 that there's been no contact with the
16 civic or with their zoning board, their
17 zoning committee, to talk about this. So
18 this is all kind of news to them. So
19 they have a number of questions relative
20 to adult probationers, whether people who
21 are brought in for questioning and are no
22 longer persons of interest are released
23 back onto the street, traffic flow, all
24 those things that are normally discussed
25 through the course of a process.

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 DEPUTY MAYOR GILLISON: And I

3 can assure -- there's been a couple
4 things. This is adjacent to another site
5 that I'm very familiar with, being the
6 EPPI site that is being used by the
7 temporary Youth Study Center facility. I
8 know that we've been in negotiations and
9 basically back and forth with the
10 community about what that future site is
11 going to be. We have worked very
12 diligently with the Councilman's office
13 and through the Councilman's office to
14 make sure that most of the information
15 that we have been developing over the
16 past at least four to five months, we
17 made sure the Councilman was well aware
18 of what we were doing and how we were
19 designing it.

20 I think, in essence, if there
21 has been a failure to reach out to the
22 community, I will take that, and I will
23 get out. I was speaking with
24 Ms. Greenfield just in the back while I
25 was awaiting to testify and told her I

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 have no problem coming out. She knows
3 that I will be out and will help with not
4 only publicizing anything that needs to
5 be done, I believe that once everyone
6 sees what we're doing and how we're doing
7 it, we will have the support, not just
8 tacit support but actually the support of
9 the community, only because this is the
10 right thing to do for the victims of this
11 crime, it's the right thing to do for the
12 way that we have to begin investigating
13 these crimes, and it's the right thing to
14 do for all involved.

15 The District Attorney will have
16 a presence there. DHS obviously has a
17 presence there. PCA will have a presence
18 there. And, yes, the Police will have a
19 presence there, but the majority of the
20 people that are working even in the
21 Police Department at that location are
22 line detectives. So we are not talking
23 about someone who is coming, reporting,
24 going away. That is being done in
25 probation offices throughout the City.

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2 Those aren't changing. What we are
3 talking about is sensitively dealing with
4 people who have been violated or alleged
5 to have been violated and to make sure
6 that we get the right person at the right
7 time in the right location. And anyone
8 who would be leaving this location, if
9 they are the person of interest in the
10 DNA that is done, they are not going to
11 be leaving through the community. They
12 will be leaving, as most are, in
13 handcuffs in the back of a police car or
14 back of a police truck going up to State
15 Road.

16 So all of those things can be
17 done. I will work with Ms. Greenfield
18 and her community to make sure that we
19 get a notice beforehand.

20 The other piece that I wanted
21 to correct is, there is a time
22 sensitivity for this. We are trying to
23 make sure -- we have a very willing
24 partner with the owner of the site, and
25 because we have leases that we are trying

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2 to expire, we don't want to have to renew
3 and deal with those leases at those other
4 places. That would just move this
5 process off. The owner can actually have
6 this one-story building built probably
7 within an eight- to 13-month period, and
8 the sooner we get there, the better we
9 can all work together, and it would be
10 great for the kids that have to go
11 through this going forward.

12 So I would ask that the
13 Committee look upon this bill favorably.

14 COUNCILMAN KENNEY: The
15 suggestion from the District Council
16 staff is that the bill be reported out
17 without a suspension and held on the
18 Calendar until Councilman Jones moves it
19 as a result of the meetings that will
20 take place with the community. And I
21 agree. I mean, everything I've seen from
22 the Police, DHS, PCA, I think in the end
23 the community will be an enthusiastic
24 partner in this location, but I think
25 it's just a matter of getting them there.

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2 If it takes a week, a couple weeks
3 extra --

4 DEPUTY MAYOR GILLISON: The
5 only question I would have, because I'm
6 not aware and I'm still trying to learn
7 the Council inner rulings, we are trying
8 to move this with a timetable. Under
9 that rule, would we still be able to get
10 this done by the 16th?

11 COUNCILMAN KENNEY: Yeah. Yes.

12 DEPUTY MAYOR GILLISON: Then I
13 don't have a problem.

14 COUNCILMAN KENNEY: Councilman
15 DiCicco.

16 COUNCILMAN DiCICCO: I may want
17 to add -- I'm not sure what the lease
18 arrangements are, but what I've done in
19 some cases similar -- not similar to this
20 in nature, but when there were lease
21 issues, a letter could be sent from the
22 District Councilperson advising the
23 developer that he or she intends to move
24 this legislation until we have some
25 meetings and some housecleaning to do,

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 and that usually gives the developer
3 and/or the lending institution a level of
4 comfort.

5 DEPUTY MAYOR GILLISON: I'm
6 sure each of you know the lending
7 institutions that we're talking about.
8 The developer is really going out on a
9 limb. And because he's been such an
10 excellent partner -- when I mean
11 "excellent," we've had meetings on this
12 for the last at least three months and
13 have made changes to accommodate each of
14 the partners in this particular matter,
15 and the developer has been a great
16 partner in making those changes not only
17 come alive but also how we are addressing
18 the sensitivity of where the community is
19 and how the community will have access.
20 So that's why I don't want to see this
21 really get bogged down.

22 I'll be glad to go out to the
23 community. I've been out there many
24 times. They know me, and they know that
25 I'm a man of my word, and I will go

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 forward with whatever issues they may
3 have. So I have no problem with this.
4 As long as we can get it done, I'm happy
5 to represent that to both Council on
6 behalf of the Administration.

7 COUNCILMAN KENNEY: Thank you
8 very much.

9 Any more questions for Deputy
10 Mayor Gillison?

11 (No response.)

12 COUNCILMAN KENNEY: Seeing
13 none, anyone else have anything to say
14 about any of these bills?

15 (No response.)

16 COUNCILMAN KENNEY: Seeing
17 none, we will now enter into our public
18 meeting, and the Chair recognizes
19 Councilwoman Miller for a motion on Bill
20 110372 with a rules suspension.

21 COUNCILWOMAN MILLER: Thank
22 you, Mr. Chair. I move that Bill No.
23 110372 be reported out of this Committee
24 with a favorable recommendation and
25 further move that the rules of Council be

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 suspended so as to permit first reading
3 at our next session.

4 (Duly seconded.)

5 COUNCILMAN KENNEY: Moved and
6 seconded.

7 All in favor?

8 (Aye.)

9 COUNCILMAN KENNEY: There are
10 none opposed. Bill No. 110372 will
11 report out of this Committee favorably
12 and a request made for rules suspension
13 to allow first reading at our next
14 Council session.

15 The Chair recognizes
16 Councilmember Greenlee for a motion on
17 110383 with no rules suspension.

18 COUNCILMAN GREENLEE: Thank
19 you, Mr. Chairman. I move that Bill
20 110383 be reported out of this Committee
21 with a favorable recommendation.

22 (Duly seconded.)

23 COUNCILMAN KENNEY: Moved and
24 seconded.

25 All in favor?

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 (Aye.)

3 COUNCILMAN KENNEY: Bill No.
4 110383 will report out of this Committee
5 favorably.

6 The Chair recognizes Councilman
7 DiCicco for a motion on Bill 110384.

8 COUNCILMAN DiCICCO: Thank you,
9 Mr. Chairman. I move that Bill 110384 be
10 reported out of this Committee with a
11 favorable recommendation and a further
12 recommendation that the rules of Council
13 be suspended.

14 (Duly seconded.)

15 COUNCILMAN KENNEY: Moved and
16 seconded.

17 All in favor?

18 (Aye.)

19 COUNCILMAN KENNEY: There are
20 none opposed. Bill No. 110384 will
21 report out of this Committee favorably
22 and a request will be made for rules
23 suspension to allow first reading at our
24 next Council session.

25 The Chair recognizes Councilman

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 DiCicco for a motion on Bill 110441.

3 COUNCILMAN DiCICCO: Thank you,
4 Mr. Chairman. I move that Bill No.
5 110441 be reported out of this Committee
6 with a favorable recommendation and that
7 the rules of Council be suspended so as
8 to permit first reading at our next
9 session of City Council.

10 (Duly seconded.)

11 COUNCILMAN KENNEY: Moved and
12 seconded.

13 All in favor?

14 (Aye.)

15 COUNCILMAN KENNEY: There are
16 none opposed. Bill No. 110441 will
17 report out of this Committee with a
18 favorable recommendation and a request
19 made for rules suspension to allow first
20 reading at our next Council session.

21 That concludes the business of
22 the Public Property and Public Works
23 Committee.

24 Thank you for your attendance.

25 (Committee on Public Property

1 6/1/11 - PUBLIC PROPERTY - BILL 110372, ETC.

2 and Public Works concluded at 11:10 a.m.)

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CERTIFICATE

I HEREBY CERTIFY that the
proceedings, evidence and objections are
contained fully and accurately in the
stenographic notes taken by me upon the
foregoing matter on June 1, 2011, and that
this is a true and correct transcript of same.

MICHELE L. MURPHY
RPR-Notary Public

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