

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON COMMERCE AND ECONOMIC
DEVELOPMENT

Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, June 5, 2019
2:05 p.m.

PRESENT:

COUNCILMAN CURTIS JONES, JR., CHAIR
COUNCIL PRESIDENT DARRELL L. CLARKE
COUNCILWOMAN JANNIE L. BLACKWELL
COUNCILMAN ALLAN DOMB
COUNCILMAN DEREK S. GREEN
COUNCILMAN DAVID OH
COUNCILWOMAN CHERELLE L. PARKER
COUNCILMAN AL TAUBENBERGER

BILL 190438 - An ordinance authorizing the
Commissioner of Public Property, on behalf of
the City of Philadelphia, to convey to the
Philadelphia Authority for Industrial
Development (PAID) properties located at 4901
Botanic Avenue, 5014 Grays Avenue, 5027 Grays
Avenue, and 2639 South 58th Street...

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2 COUNCILMAN JONES: Good

3 afternoon, everyone. This is a hearing
4 and it is being called to order. This is
5 a public hearing of City Council's
6 Committee on Commerce and Economic
7 Development. The purpose of this public
8 hearing is to hear testimony on Bill No.
9 190438.

10 Recognizing the presence of a
11 quorum with Councilman Taubenberger,
12 Councilwoman Parker, myself, Councilwoman
13 Blackwell, and I saw President Clarke in
14 the Chambers for the record.

15 Ms. Williams, would you please
16 read the title of the bill.

17 THE CLERK: Bill No. 190438, an
18 ordinance authorizing the Commissioner of
19 Public Property, on behalf of the City of
20 Philadelphia, to convey to the
21 Philadelphia Authority for Industrial
22 Development properties located at 4910
23 Botanic Avenue, 5014 Grays Avenue, 5027
24 Grays Avenue, 2639 South 58th Street, and
25 further authorizing PAID to reconvey a

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2 portion of the property at 4910 Botanic
3 Avenue to the City of Philadelphia, all
4 under and subject to the terms and
5 conditions of the Philadelphia and
6 Commercial Development Agreement among
7 the City, PAID, and the Philadelphia
8 Industrial Development Corporation.

9 COUNCILMAN JONES: Does Vice
10 Chair Parker have any comments?

11 COUNCILWOMAN PARKER: No.

12 COUNCILMAN JONES: Does the
13 author of the bill, Councilwoman
14 Blackwell, have comments?

15 COUNCILWOMAN BLACKWELL: Just
16 one. We want to thank Chairman and the
17 Committee for hearing this bill. The
18 only questions I've been asked with
19 regard to this bill is how will these --
20 as recently as this morning, is how will
21 these properties be used. I don't know
22 if decisions have been made for all of
23 it, but certainly we ask anyone who has
24 any information about it to testify in
25 that regard when they make their

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2 testimony.

3 Thank you very much.

4 COUNCILMAN JONES: Thank you,
5 Councilwoman.

6 Any other members of the
7 Committee?

8 COUNCILMAN TAUBENBERGER: No.
9 I have no comments.

10 COUNCILMAN JONES: Thank you
11 very much.

12 So can you call the first
13 witnesses to testify, Ms. Williams.

14 THE CLERK: Thomas J. Dalfo.
15 (Witness approached witness
16 table.)

17 COUNCILMAN JONES: Welcome.
18 Please state your name for the record.
19 You've done this before.

20 MR. DALFO: Yes. Good
21 afternoon, Chairperson Jones and members
22 of the Committee. My name is Thomas J.
23 Dalfo. I'm a Senior Vice President for
24 Real Estate Services at PIDC. I am here
25 to testify on behalf of support of Bill

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2 No. 190438.

3 As noted, this bill authorizes
4 PAID to acquire four parcels totalling
5 approximately 10.7 acres in Southwest
6 Philadelphia for nominal consideration.

7 In recent years, PIDC has been
8 assembling industrial land in Southwest
9 Philadelphia along the Schuylkill River.
10 In 2013, the Philadelphia City Planning
11 Commission adopted the Lower Schuylkill
12 Master Plan to guide the redevelopment of
13 this area into a modern industrial
14 district. Since then, PAID has acquired,
15 cleared, and cleaned up more than 40
16 acres of contaminated industrial land to
17 attract private investment and
18 development and create quality job
19 opportunities for Philadelphians in
20 accordance with recommendations of the
21 Master Plan.

22 One of the Master Plan
23 recommendations is to assemble and
24 prepare sites to support investment and
25 development. PAID seeks to acquire the

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2 four City-owned properties located at
3 4910 Botanic Avenue, a portion of 5014
4 Grays Avenue, 5027 Grays Avenue, and 2639
5 South 58th Street as part of that effort.

6 Based on the historical use of
7 these sites and environmental conditions
8 on nearby parcels that we own, all are
9 expected to have substantial levels of
10 contamination. We have identified
11 federal and state funding sources that
12 will enable PAID to address any
13 anticipated environmental contamination.
14 However, per the terms and conditions of
15 those grant programs, PAID must hold
16 title to sites at the time the grant
17 applications are submitted to these
18 funding sources to be eligible for
19 funding.

20 And I would note that we've had
21 success with this in the past. We own
22 properties both north and south of
23 Bartram's Garden in the vicinity of these
24 sites, some of which will be assembled
25 into these development sites. And we've

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received three separate Industrial Sites Reuse Program grants and US EPA Brownfield Cleanup grants totalling close to \$5 million to clean up the sites here. The history and use of these sites has long been industrial, mostly heavy industrial related to the presence of the petroleum refining industry in this area, and the sites that we have acquired and cleaned up had extensive petroleum contamination. Some of these sites are contiguous with those, and we anticipate to experience that level of contamination and clean-up again.

Once acquired, we would seek to secure funding necessary to complete the remediation and position the sites for new investment and development, with the exception of the site that's on Botanic Avenue. That's a site that we're proposing to acquire, clean up, and then subdivide and return the cleaned-up waterfront portion back to the City. The City itself is not eligible for those

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2 grant funds because of the history of
3 ownership when contamination occurred,
4 but PAID would be eligible, and we've
5 done this in the past for projects.

6 That waterfront area would be
7 usable for public recreation, whether
8 it's the extension of the Schuylkill
9 River Trail or it would also serve as a
10 gateway for Bartram's Garden, which is
11 immediately to the south.

12 We are proposing to acquire the
13 sites at nominal consideration, as our
14 experience with the cost of clean-up is
15 that they would exceed the value of the
16 properties. PAID will -- once acquired,
17 PAID will include these sites into the
18 Industrial and Commercial Revolving Fund,
19 which we use to market and manage
20 industrial sites throughout the City.

21 I would ask that the Committee
22 consider this bill favorably and that the
23 rules of Council be suspended to permit
24 first reading at the next regularly
25 scheduled meeting of Council.

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2 And to address the one question
3 that Councilwoman Blackwell noted,
4 specific uses have not been identified
5 yet. However, we've had a fair amount of
6 interest in the development of parcels
7 along the waterfront that we're looking
8 to reposition to take advantage of the
9 burgeoning health sciences development
10 coming out of the biotech sector. These
11 sites are immediately about less than a
12 mile south of the research institutions
13 in University City, and there's an
14 extraordinary level of demand for cell
15 and gene production facilities, and we've
16 had some early indications that these
17 sites may be attractive for that type of
18 use.

19 So that's what we know at this
20 point, and that's sort of our thoughts as
21 to the way it would occur.

22 I'm happy to answer any
23 questions you may have.

24 COUNCILMAN JONES: So before I
25 offer questioning, I want to recognize

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2 the presence of Councilman Green,
3 Councilman Domb, and Councilman Oh have
4 joined this Committee.

5 So for those of us who don't
6 have your plot plan maps in the back of
7 our hip pocket, how close is this to the
8 Heinz --

9 MR. DALFO: This is not very
10 close to Heinz. So this is located in an
11 area that's -- it's a little bit south of
12 the Grays Ferry Avenue bridge, if you're
13 familiar with that, on the western side
14 of the river, and all of it is north of
15 the Passyunk Avenue bridge. So the
16 southern edge is 58th Street that we
17 would look to acquire here.

18 COUNCILMAN JONES: And so this
19 is 10 acres that might be connected to
20 the trail that comes all the way --

21 MR. DALFO: Part of it would be
22 connected to the trail and part of it --
23 there's only one site that would be
24 connected to the trail directly. One of
25 the sites would be on the 58th Street

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2 greenway that's technically part of the
3 trail complex in Southwest Philadelphia.

4 COUNCILMAN JONES: Who are we
5 purchasing these acres from?

6 MR. DALFO: Excuse me?

7 COUNCILMAN JONES: Who are we
8 buying them from?

9 MR. DALFO: PAID is buying them
10 from the City. We're acquiring them from
11 the City.

12 COUNCILMAN JONES: And you want
13 to be our marketing agent?

14 MR. DALFO: We want to acquire
15 them and clean them up and then position
16 them to support investment and
17 development in accordance with the Master
18 Plan for the Lower Schuylkill, which
19 calls for this area to become a modern
20 industrial district. And we found that
21 given the level of contamination of
22 sites, it's a pretty high cost and it's a
23 stumbling block to attract investment and
24 development, and if we can have these
25 sites cleaned, then we can have a

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2 productive conversation with companies
3 that would develop or lease space in
4 them.

5 COUNCILMAN JONES: Who operated
6 or owned those prior? What kind of
7 activities happened on those 10 acres?

8 MR. DALFO: Right now three of
9 the sites are used by the Streets
10 Department, one of which the Streets
11 Department is in the process of vacating.
12 That's the piece along Botanic Avenue.
13 And once the Streets Department is
14 vacated from that site, we would complete
15 the acquisition, secure the grant funds,
16 and clean that property up.

17 COUNCILMAN JONES: And those
18 grant funds are coming from the state or
19 the federal?

20 MR. DALFO: They come from the
21 state and the federal government, yeah.
22 We have to have title to file an
23 application, so that's the timing issue
24 for us.

25 COUNCILMAN JONES: Councilman

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2 Taubenberger.

3 COUNCILMAN TAUBENBERGER: Yes.

4 Thank you, Mr. Chairman.

5 I have one quick question. I
6 believe it will be quick hopefully. I'm
7 delighted to hear this 1.2 additional
8 acres of park space. I think that's
9 fantastic. My question to you is, how
10 quickly will that be deeded over to the
11 City park, or however you want to word
12 that?

13 MR. DALFO: It will depend
14 whether or not we're successful with this
15 round of grant funding with the state and
16 the federal government. That said, we've
17 had a very good track record with both
18 EPA at the state level, the Department of
19 Environmental Protection, and the
20 Department of Community and Economic
21 Development. In fact, we took the
22 Commissioner of DCED on a site tour in
23 this area last week, and he was very
24 enthusiastic about the work that has gone
25 on to date. So that's not a guarantee.

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2 COUNCILMAN TAUBENBERGER: No.

3 I understand.

4 MR. DALFO: But we've had a
5 good track record. We have in-house
6 capability to acquire these sites, to
7 clean them up, and then reposition them.
8 And I think not every economic
9 development agency in the state sort of
10 has that track record, so our ability to
11 tell the state and federal folks that if
12 you give us this money, we will clean it
13 up and put it back into productive use.

14 COUNCILMAN TAUBENBERGER: I
15 think that's a great idea.

16 A little bit more specific. Do
17 you think it will be longer than a year
18 or shorter than a year?

19 MR. DALFO: Probably longer
20 than a year.

21 COUNCILMAN TAUBENBERGER:
22 Longer than a year?

23 MR. DALFO: Yeah. Just because
24 the grant cycle being what it is, we're
25 going to apply in the late summer, early

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fall. I have to confess, I don't know when they make those announcements, but the work will take a little while to occur. But I think the certainty is that once we have it and we apply for the grant funds and receive them, it's just a matter of completing the work, completing the subdivision, and turning it back to the City.

COUNCILMAN TAUBENBERGER: Thank you very much. That's a sufficient answer for my question. Thank you.

Mr. Chairman, thank you.

COUNCILMAN JONES: Thank you, Councilman.

Councilman Domb.

COUNCILMAN DOMB: Thank you, Mr. Chairman.

And good afternoon. I'm just looking this up on Google Earth. So I just want to make sure I understand what's going on.

This is very close to Pennovation Works?

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2 MR. DALFO: One of the sites is
3 immediately across the river from
4 Pennovation Works.

5 COUNCILMAN DOMB: Is that the
6 5014 Grays Ferry?

7 MR. DALFO: No. That's the
8 4910 Botanic Avenue.

9 COUNCILMAN DOMB: Okay. And
10 then north of Grays Ferry where
11 Pennovation Works, is that all commercial
12 industrial?

13 MR. DALFO: On the west side --

14 COUNCILMAN DOMB: The north
15 side of Grays Ferry Avenue, going north
16 to the Schuylkill, because the Schuylkill
17 is the northern border.

18 MR. DALFO: On the east side of
19 the river, it's very heavily
20 industrialized. There's a neighborhood
21 immediately south of Pennovation Works
22 and then there's a CSX facility and then
23 there's the Philadelphia Energy Solutions
24 refinery side.

25 COUNCILMAN DOMB: This whole

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2 area is kind of bordered by the water and
3 railroad tracks.

4 MR. DALFO: It is, which has
5 been one of the challenges that we face
6 in terms of repositioning sites for
7 redevelopment, which is why we're looking
8 at these specific sites.

9 COUNCILMAN DOMB: And how many
10 residents would you say are in that area?

11 MR. DALFO: There's not much
12 residential. The residential area is
13 really the Bartram's Village, PHA housing
14 site, and then there's some residential
15 along Lindbergh Boulevard a couple blocks
16 down, sort of in between these sites.

17 COUNCILMAN DOMB: There's no
18 residential south of Grays Ferry Avenue?

19 MR. DALFO: No. There is
20 residential south of Grays Ferry Avenue.
21 Within the area that we are -- as part of
22 the Lower Schuylkill Master Plan, the
23 residential is essentially limited to the
24 PHA Bartram's Village site and some
25 residential along the west side of

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2 Lindbergh Boulevard between like 54th and
3 56th.

4 COUNCILMAN DOMB: I'm looking
5 at 5014 Grays Ferry specifically. It
6 looks like a big building with a big
7 parking lot next to it. It looks like
8 something is being stored in a big lot
9 south of it. Do you know what's going on
10 there?

11 MR. DALFO: Immediately south
12 of that?

13 COUNCILMAN DOMB: And also
14 east. There's a big building on the
15 south side of Grays Ferry, huge building.

16 MR. DALFO: I'm trying to
17 picture the site. Depending upon what
18 the image is, it might be a site that we
19 acquired and demoed an industrial
20 building, an older industrial building,
21 to make way for this sort of stuff.

22 COUNCILMAN DOMB: What do you
23 see down the road five, ten years from
24 now the usage of these sites?

25 MR. DALFO: Our plan is to

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2 create a space that will support advanced
3 manufacturing. So whether that's light
4 assembly of equipment or more likely
5 takes advantage of the amount of research
6 that's generating new commercial
7 enterprises all the time at a place like
8 Pennovation Works for the cell and gene
9 therapy facility. So we're looking as a
10 model for some of the facilities that are
11 at the Navy Yard right now, companies
12 like Adaptimmune, WuXi AppTec, or the
13 company that was recently announced
14 that's going to relocate from California
15 to Philadelphia last week, Iovance, to
16 have more production facilities for
17 companies like that.

18 COUNCILMAN DOMB: Just my two
19 cents, what it's worth, because the
20 University of Penn is so into cell
21 therapy, the more we could do in that
22 area, that's a future growth for the
23 City. And they made a commitment to, I
24 think, open 45 new cell therapy companies
25 in Philadelphia in the next -- you know

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2 about this -- three years.

3 MR. DALFO: We'd love to be the
4 place where they arrive and land.

5 COUNCILMAN DOMB: Yeah. So the
6 more we can do to advance that, the
7 better.

8 Thank you very much.

9 Thank you, Mr. Chairman.

10 COUNCILMAN JONES: Thank you.

11 Are there any other questions
12 for this witness?

13 (No response.)

14 COUNCILMAN JONES: Seeing none,
15 thank you for your testimony.

16 Are there any others to testify
17 on this bill?

18 MR. ALI: Yes.

19 COUNCILMAN JONES: Thank you.
20 Please approach the witness table. State
21 your name for the record and begin your
22 testimony.

23 (Witness approached witness
24 table.)

25 MR. ALI: Good afternoon. My

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2 name is Jihad Ali. I'm here on behalf of
3 Southwest Philadelphia District Services,
4 an RCO. Hello, Councilman, Chairman
5 Jones, Councilwoman Blackwell, and other
6 distinguished members of the Commerce and
7 Economic Development Committee.

8 One of the things -- PIDC does
9 a great job in terms of their
10 responsibility in the City as far as
11 industrial sites, but the thing that
12 they're lacking on, in my opinion, is the
13 transparency to find out what's going on.

14 Just listening to the testimony
15 of Mr. Dalfo, I believe, he said -- the
16 question was about 5014 Grays, and I'm
17 not sure, Councilwoman, but isn't that
18 the trash place over there at 5014 Grays?

19 COUNCILMAN OH: Waste
20 Management.

21 MR. ALI: Waste Management,
22 right. But it's actually under the -- is
23 that under the City Waste Management site
24 or Waste Management the corporation?
25 Because it was under the City at 5014

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Grays. I know there's another Waste Management site on Grays Avenue, but on Grays Ferry where Grays Ferry bridge is there's a Waste Management site, but with 5014 Grays Avenue, that's the City's site. That's the City's trash site, I believe.

And then in regards to how far people live, Bartram Gardens where Bartram Gardens with PHA, there's 1,500 people there. We know because we're involved in the study that they're doing now on relocating Bartram Gardens, thanks to Ms. Blackwell. But one of the things is that -- so those people are there. And once Bartram Gardens is redeveloped, more people will live there.

When you look further south of Bartram Gardens, there's a whole City block of people that live there, and in 19143, there's 69,000 people that live there. And I think, my opinion is, we at least have a right to know what's going on.

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2 But before the hearing, I spoke
3 to their consultant who is from PIDC,
4 Mr. Deegan, and he's always, as you know,
5 very informative, and he shed some light
6 on some things on what was going to
7 happen.

8 Since the talk is about the
9 future and it's almost a year or two
10 years from now, some things I at least
11 would like this Committee to consider is
12 that when they divide these parcels up,
13 each one of these parcels, if we said --
14 he said it was almost 10 and a half
15 acres, which is roughly about 435,000
16 square feet or more, give or take a
17 couple, and I know from listening to
18 Councilman Domb before on some of the
19 hearings when he often would ask about
20 what is the price of land, so after they
21 clean this land up, it's conceivable that
22 this will be like \$30 million worth of
23 value or somewhere along those lines if
24 they sell it at \$70 a square foot. And I
25 got that number from you, Councilman, so

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2 thanks for the lesson.

3 But at the end of the day -- so
4 in the future, they're going to be
5 selling something that's \$30 million. So
6 my question was, when they parcel these
7 up and sell it, will there be an Economic
8 Opportunity Plan required? When I asked
9 the consultant, he wasn't sure if that
10 had to come back to this Committee when
11 they parcel this up or if it's something
12 that they would do inhouse. And I know
13 from my experience in looking at Economic
14 Opportunity Plans at PIDC, typically they
15 ask for a lot of waivers when they do
16 subcontract work. So I just wanted to
17 ask this Committee to at least amend this
18 so when they parcel this up in the future
19 and we look at those dollar values, that
20 they'll be coming back with EOP plans.

21 One of the things that the
22 consultant shared with me was that some
23 of the parcel is going to go to a charter
24 school over there. Certainly if they
25 convey that to the school, we need to

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2 make sure there's an EOP plan. And then
3 in regards to Bartram Gardens, botanical
4 gardens, Bartram Village, the apartments
5 from PHA, PHA was doing some consulting
6 with WRT on how they were going to
7 reconfigure that entranceway. So at
8 least we would hope that PIDC is talking
9 to PHA so they could be on the same
10 accord on how they want it, because
11 they're redeveloping and we just need
12 them at the same table.

13 Basically everything else
14 they've answered, but I just wanted to
15 make sure that we attach those EOP plans.

16 COUNCILMAN JONES:

17 Councilwoman.

18 COUNCILWOMAN BLACKWELL: Yes.
19 Certainly we agree with all that you have
20 said, and we know of Southwest District
21 Services' interest in that area, and they
22 are the RCO in that area. So we will ask
23 PIDC to keep us informed and to make sure
24 that whatever the future plans are for
25 these properties, that they come back to

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2 us and make sure that inclusion and all
3 other information that can be come back
4 to this Committee and to us as the
5 District Councilperson.

6 MR. ALI: Thank you.

7 COUNCILMAN JONES: State your
8 name again.

9 MR. DALFO: Tom Dalfo, Senior
10 Vice President of Real Estate Services at
11 PIDC.

12 Just a point of clarification
13 on a couple of the issues. The site at
14 5014 Grays Avenue that Mr. Ali --

15 COUNCILWOMAN BLACKWELL: Can't
16 hear you.

17 COUNCILMAN JONES: Pull the mic
18 closer, please.

19 MR. DALFO: The site that
20 Mr. Ali -- sorry about that -- had
21 mentioned at 5014 Grays Avenue is in fact
22 a City Streets Department facility. Our
23 intention for that site is to only
24 acquire a portion of it. If you've been
25 down at the site, there's a portion at

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2 the corner of 51st and Grays Avenue that
3 looks like it's a former incinerator
4 building. It's in pretty poor level of
5 repair and is not used by the Streets
6 Department in any active way. That's the
7 portion of the site that we would look to
8 acquire. The remaining portion of the
9 site where there's a citizens drop-off
10 facility -- it's used for plow storage
11 and other Streets facilities -- would
12 remain. We have no plans to --

13 COUNCILMAN JONES: So of those
14 10 acres, how much --

15 MR. DALFO: Of the 10 acres, we
16 would look to acquire about 6.7. So
17 we're not looking to acquire all 10.7
18 acres of all four sites combined.

19 COUNCILMAN JONES: So when you
20 say "acquire," are you acquiring it for
21 PIDC or acquiring it for the City of
22 Philadelphia?

23 MR. DALFO: We're acquiring
24 them from the City for PIDC. We would,
25 as I noted before, we would clean them up

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2 and make them available for development
3 in the private market.

4 And to address some of the
5 other points that came up, we are very
6 active with the PHA Bartram's Village
7 Choice Neighborhoods planning grant. In
8 fact, I'm a Co-Chair of the Neighborhood
9 Task Force for that grant, and we're
10 working very closely with PHA and the
11 community to help look for visions to
12 have the quality redevelopment of that
13 site going forward. So our plan is very
14 much aligned with them. We work in
15 conjunction with PHA so that what we're
16 looking to do on the sites that we own
17 along the river are compatible. Our hope
18 is that at some point when the
19 development comes in, that we have
20 addressed a community need that's come up
21 regarding job training to try to connect
22 people in the neighborhoods in Southwest
23 with the opportunities that we hope are
24 going to emerge for the sites along the
25 river.

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2 COUNCILMAN JONES: So I think
3 the spirit of the comments that were
4 given and what I heard echoed by the
5 Councilwoman is that upon final passage,
6 we want to see wording that can be
7 amended into this deed transfer that
8 requires PIDC to come back and show the
9 EOP plan and what the benefits will be
10 based on the delivering of that property.

11 MR. DALFO: Okay. These
12 properties we're proposing to take into
13 what we call our Industrial and
14 Commercial Revolving Fund, and as a
15 condition of our sale of property out of
16 that fund, every project has to have an
17 Economic Opportunity Plan. So all
18 projects here to a private party would
19 have an Economic Opportunity Plan.

20 COUNCILMAN JONES: And that
21 will be presented to us? That's the
22 other shoe to fall.

23 MR. DALFO: Under the way
24 the -- it does not. Currently as a term
25 and condition of that, we work with OEO.

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2 We --

3 COUNCILMAN JONES: Oh, that's
4 us.

5 MR. DALFO: Yes.

6 COUNCILMAN JONES: That's us.

7 MR. DALFO: We coordinate with
8 OEO. Then we do come back to the City in
9 that respect. We work it out with OEO.
10 We present the project, OEO reviews the
11 work involved, and then assigns goals and
12 ranges for --

13 COUNCILMAN JONES: Sometimes it
14 may not seem like it, but that is us.

15 MR. DALFO: Okay. Great.

16 COUNCILMAN JONES:
17 Councilwoman.

18 COUNCILWOMAN BLACKWELL: Yes.
19 We would sure like to get rid of those --
20 you were talking about acquiring part of
21 the old trash area. We'd sure like to
22 get rid of that. We'd like you to -- you
23 know, you can take all the nasty trash
24 area for us. I'm telling you, we'd like
25 that. And this area is kind of, for this

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2 Committee, near Bartram's Gardens. It's
3 properties all around there and all kind
4 of dump site looking stuff. It looks
5 crummy. So, like I said, the only thing
6 we wish we could add is more the old
7 trash dump site that's over that way that
8 looks lousy, but we just want to -- the
9 Committee just wants to make sure they
10 know what's happening in the future, and
11 that area there does need all the help it
12 can get.

13 Thank you.

14 COUNCILMAN JONES: Thank you.

15 COUNCILWOMAN BLACKWELL: Thank
16 you, Mr. Ali, too.

17 MR. ALI: Thank you.

18 I forgot, Mr. Dalfo, I
19 apologize. I forgot you were in the
20 meetings with us.

21 The point that I was --

22 MR. DALFO: How do you forget
23 me in those meetings?

24 MR. ALI: Well, people forget
25 me all the time too.

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2 But I just wanted to say the
3 part where we're talking about
4 reconfiguring the entrance to Bartram's
5 Gardens, I know in your role as PIDC, a
6 representative of PIDC, I didn't know if
7 you had shared that with the PHA design
8 professionals as far as what the intent
9 was on that site. So I just wanted --
10 not that you need to share that with me
11 now. I just wanted to make sure you're
12 on the same page with them.

13 MR. DALFO: Sure.

14 MR. ALI: And in regards to
15 4910 Botanic Avenue, when you go up and
16 down that site several times, because
17 there used to be a lot of activity down
18 there, but when you stand on that ground,
19 you have a complete view of the City, and
20 that's at ground level. So you can
21 imagine what the views are if you put up
22 a building. So that's going to be a --
23 in my opinion, that would be a good site
24 for them to sell.

25 But the point about the EOP

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2 plans is that even though OEO is a part
3 of the City, this Council has had a
4 standard history that when you pass
5 something that's going to be sold or
6 something, that the EOP plan be attached
7 to the bill at that time. And since
8 we're forward looking in the future, I'm
9 just asking this Committee to not give
10 your power to assume that it's delegated
11 to OEO, but to have them present the EOP
12 plan back to this Committee in the future
13 when they're ready for that.

14 COUNCILMAN JONES:

15 Councilwoman.

16 COUNCILWOMAN BLACKWELL: Yes.

17 We agree with that, and we'll ask them to
18 do that.

19 MR. ALI: Thank you.

20 COUNCILWOMAN BLACKWELL: Thank
21 you.

22 MR. DALFO: When we have
23 projects and we have an EOP, we'll make
24 sure it's presented back to the
25 Committee.

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2 COUNCILMAN JONES: So I think
3 what the spirit of what has been said is
4 that there should be a covenant in there
5 that whether it's a year or two years or
6 three years, at whatever time there is a
7 proposed sale and/or property, that that
8 come back to Council for review.

9 MR. DALFO: Okay.

10 COUNCILMAN JONES: Can you live
11 with that?

12 MR. DALFO: Yeah.

13 COUNCILMAN JONES: We can too.

14 MR. DALFO: Thank you,
15 Councilman.

16 COUNCILMAN JONES: Thank you
17 for your testimony.

18 Are there any others to
19 testify?

20 (No response.)

21 COUNCILMAN JONES: Going once,
22 going twice, seeing none, this concludes
23 our public hearing, and now we'll go into
24 our public meeting, and the Chair will
25 recognize my Vice Chair, Councilwoman

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2 Parker, for a motion.

3 COUNCILWOMAN PARKER: Thank
4 you, Mr. Chairman. I move that Bill No.
5 190438 be reported from this Committee
6 with a favorable recommendation and
7 further move that the rules of Council be
8 suspended to permit first reading of this
9 bill at the next session of Council.

10 (Duly seconded.)

11 COUNCILMAN JONES: It has been
12 moved and properly seconded that Bill No.
13 190438 be reported from this Committee
14 with a favorable recommendation and,
15 furthermore, that the rules of Council be
16 suspended to allow first reading at our
17 next session of Council.

18 All those who are in favor
19 please say aye.

20 (Aye.)

21 COUNCILMAN JONES: All those
22 who are opposed?

23 (No response.)

24 COUNCILMAN JONES: The ayes
25 have it and that motion carries.

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2 This concludes the business of
3 the Committee on Commerce and Economic
4 Development for today.

5 Thank you all very much.

6 (Committee on Commerce and
7 Economic Development concluded at 2:34
8 p.m.)

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CERTIFICATE

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

MICHELE L. MURPHY
RPR-Notary Public

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