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Kenney's letter leads to passage of 4601 Market St. bill at Council

Michael D'Onofrio Tribune Staff Writer Feb 7, 2019 🗪 3



A rendering of a proposed mental health and community services complex at 4601 Market St. in West Philadelphia. COURTESY OF IRON STONE REAL ESTATE PARTNERS

community services hub there.

legislation to go to a vote.

What changed?

legislation.

happened."

project. She refused to elaborate.

resolve the issues that could arise."

had cast the two dissenting votes.

A last-minute letter from Mayor Jim Kenney providing unknown

City Council passed a bill on Thursday in a 14-2 vote that kicks

Mutual Life Insurance Co. building in West Philadelphia.

assurances compelled Councilwoman Jannie Blackwell to flip-flop

on legislation that sets the stage for the sale of the former Provident

starts the \$10 million transfer of city-owned property at 4601 Market

St. to a developer who has proposed to build a mental health and

After Blackwell delayed the legislation, Bill 181044, for yet another

week during the morning caucus meeting over a "glitch," Blackwell

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Blackwell, whose district is where the 13-acre property is located,

said she received a letter from Kenney, which provided assurances

"It's all right," Blackwell responded when asked what those issues

In an interview outside his second-floor City Hall office, Kenney said

Blackwell on issues that affect the site. However, the mayor said he

"But I don't know what the delay was or why, and it mystifies me,"

Kenney said, adding: "I think people were getting aggravated at the

length of time it was taking for her to bring it to a vote and finally it

City Council members Allan Domb and Maria Quinones Sanchez

Blackwell's blessing of the project was critical. When it comes to

land transfers, City Council members traditionally defer to one of the

his letter stated his administration will continue to work with

was not aware of why Blackwell had previously stalled the

were. "The assurances are that we will move forward together to

that he was committed to addressing lingering issues about the

reversed course during the City Council session to allow the

REDEVELOPMENTTEAN



Blackwell ready to support \$10M land transfer to 4601 Market St. The proposed sale of the former

Provident Mutual Life Insurance Co.

property in West Philadelphia came to

dead halt in City Council at the end...



immedi...



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to begin the transfer of the former Provident Mutual Life Insurance C...



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4601 Market St. finally advanced on

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Activist arrested at City Hall

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Philadelphia City Councilwoman Jannie Blackwell will be feted at a \$250- to \$1,000-plate campaign fundraising dinner hosted by a for-

(3) comments

profit de...

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> time. **dydelee** Feb 12, 2019 8:54am

voyagernx1 Feb 8, 2019 9:56am

dydelee Feb 12, 2019 8:58am EDIT: The traffic and parking issues that will be created by this project have not been sufficiently addressed. I believe the Councilwoman must to be more forthcoming with her constituents.

Councilwoman needs to be a lot more forthcoming with her constituents.

Welcome to the discussion.

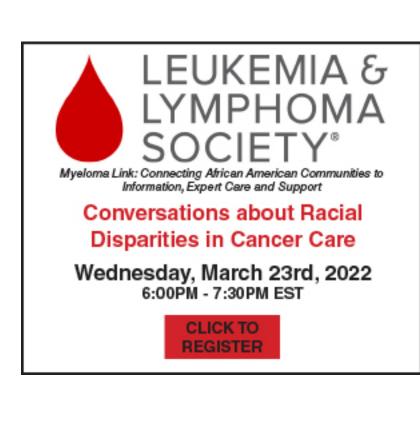
An \$84 million dollar loss. Taxpayer's money. Down the tubes. \$84 million. Remember this when it's election

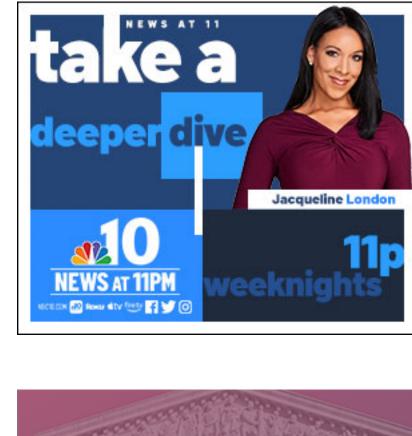
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10 district members to introduce the required legislation in their own woman to sit on the Supreme Court. districts, although any member could do it. The unwritten practice is typically referred to as "councilmanic prerogative." **Submit Your News & Events** Blackwell stalled the legislation in December before City Council's West Philly regrets loss of month-long break due to protests from the community about the police headquarters to

project. That delay drew disapproval from Kenney. In late January, Blackwell voiced her approval of the project but never committed to a timeline to introduce the bill for a vote. The legislation doesn't immediately sell the long-vacant property to

developer Iron Stone Real Estate Partners, whose partners include Andrew Eisenstein, Jason Friedland, Matthew Canno, Sam Patterson, and Michael Pearson. Iron Stone aims to develop the site in partnership with Public Health Management Corporation. Instead, the legislation transfers the site to the Philadelphia

obligation for PIDC to approve the final sale to the developers. After Blackwell originally held the legislation, Pearson said while in the City Hall caucus room that he was unaware of the reasons Blackwell was delaying the legislation, but remained confident about

Industrial Development Corporation, whose board will determine

whether to sell the property to Iron Stone. There is no timeline or

the project. Jeff Jubelirer, a spokesman for Iron Stone, said in an emailed statement that the developer was committed to advancing the

project and transforming the vacant into an integrated public health campus. Prospective tenants for the property include PHMC, YMCA, Children's Hospital of Philadelphia, or CHOP, University of

The proposal is expected to create 200 construction jobs and an estimated 1,000 permanent jobs, with 60 percent of the long-term jobs guaranteed to minorities and "local hiring," defined as coming from within Philadelphia. Developers intend to add an estimated 10,000 square feet of retail space as well.

Pennsylvania Health System.

The city bought 4601 Market St. in 2014 for \$4 million as the potential site for a new police department headquarters and dumped another \$48 million into renovating the site. The property has an estimated value of \$100 million.

building at 400 N. Broad St. During the City Council meeting, Domb said he was against the sale because he believed the \$10 million price tag undervalued the property, but he approved of the project.

headquarters and other services to the former Inquirer-Daily News

Kenney scrapped that plan in 2017 in favor of moving police

"It's just the wrong value," Domb said. Kenney brushed aside Domb's concerns about the sale price,

saying, "I don't really care. Councilman Domb seems to want to

Provident Mutual Life Insurance Co.

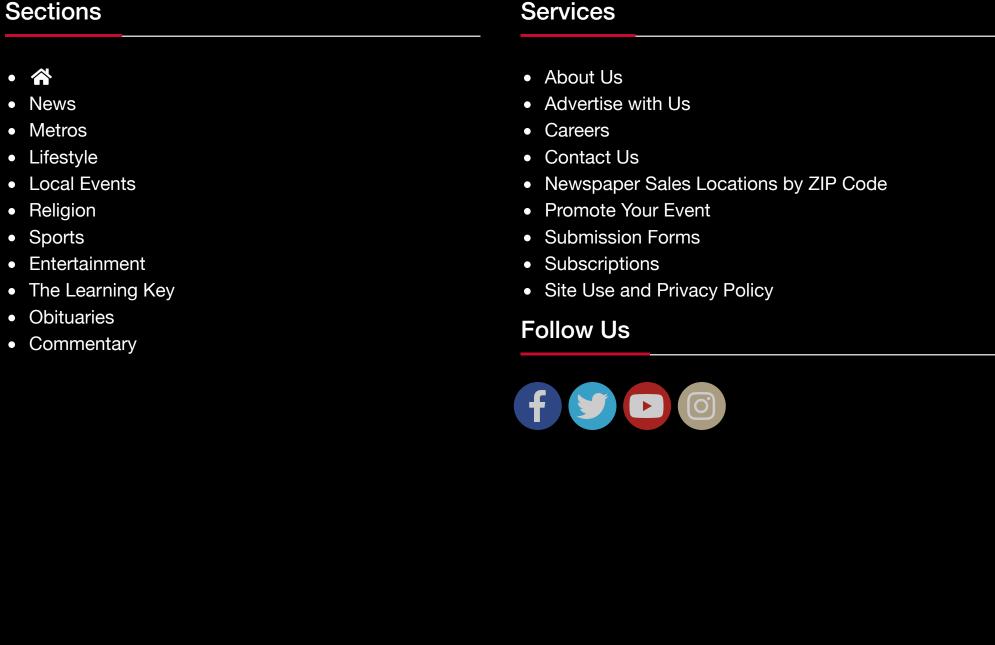
Jim Kenney Jannie Blackwell

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complain about just about everything."

4601 Market Street

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