

Congress of the United States
Washington, DC 20510

December 19, 2023

The Honorable Robin Carnahan
Administrator
U.S. General Services Administration
1800 F Street NW
Washington, DC. 20405

The Honorable Joanna Rosato
Acting Regional Administrator
U.S. General Services Administration
100 South Independence Mall West
Philadelphia, PA 19106

Dear Administrator Carnahan and Acting Regional Administrator Rosato:

We write to you as a bipartisan group of members of Pennsylvania's congressional delegation who share interest in assuring that funds appropriated to the Internal Revenue Service (IRS) are directed in the best interests of American taxpayers and IRS employees, in a manner consistent with the agency's mission.

We appreciate the commitment the IRS has made to our region, where as many as 5,000 employees are employed at the IRS Headquarters Service Center at Cira Square, 2970 Market Street in Philadelphia. The repurposing of this historic Post Office facility has been vital to the economic development of West Philadelphia and the city at large. Sitting across from the William H. Gray III 30th Street Station, one of the Northeast Corridor's flagship transit destinations, and with more than 800,000 square feet of utilizable space, Cira Square is a federal government investment that impacts the lives of millions of Americans in the Delaware Valley region.

However, we are concerned that the current 20-year lease managed by the General Services Administration (GSA), through which the IRS operates in the space, and which is set to expire in August 2030, does not have an option for renewal upon conclusion of the lease. Because there is no current option for renewal, it is possible that a decision to terminate the IRS's tenancy at Cira Square could lead to operational disruption, dislocation of federal employees, considerable taxpayer expenses accrued by relocation, and a diminution of the benefits of past and future facility upgrades. Federal resources that could be directed toward enhanced service for taxpayers, technology upgrades, and recruitment and training efforts would have to be diverted to a costly relocation effort.

Cira Square sits in the heart of Philadelphia's University City District, which is experiencing rapid growth and is facing increased demand for office space in order to support a vibrant and expanding local and regional economy. Repurposing the building for alternative purposes subsequent to a departure by the IRS could only be done at a considerable expense and would

introduce employment instability in a neighborhood crucial for greater regional economic revitalization.

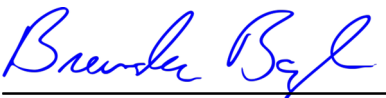
Customarily, GSA would begin to explore future lease options no more than four years before the termination of a lease. However, we have been informed that GSA is afforded discretion to consider out-of-cycle discussions and negotiations if it can be shown to be in the best interests of the Federal government. We believe that both the Federal government and constituents in our districts have much at stake in seeing a continued presence from the IRS at Cira Square.

We urge you to consider authorizing the beginning of discussions with IRS, as well as relevant stakeholders and property owners, to explore whether the magnitude, timing, efficiencies, and long-term interests of the Federal government might be best served by an out-of-cycle negotiation for a future lease at Cira Square.

Sincerely,



Dwight Evans
Member of Congress



Brendan F. Boyle
Member of Congress



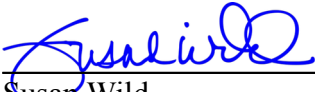
Brian Fitzpatrick
Member of Congress



Mary Gay Scanlon
Member of Congress



Madeleine Dean
Member of Congress



Susan Wild
Member of Congress



Chrissy Houlahan
Member of Congress