



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

BILL NO. 100792

Introduced November 18, 2010

Councilmember Clarke

**Referred to the
Committee on Public Property and Public Works**

AN ORDINANCE

Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia to enter into lease and sublease agreements with the Philadelphia Municipal Authority for certain land and improvements located on the northwest corner of North 15th Street and Arch Street, and such other agreements as are necessary and proper to effectuate the construction and operation of a new family court building and to protect the interests of the City, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The Commissioner of Public Property, on behalf of the City of Philadelphia, is hereby authorized to enter into lease and sublease agreements with the Philadelphia Municipal Authority with respect to certain land and improvements located on the northwest corner of North 15th Street and Arch Street ("Premises"), pursuant to terms substantially set forth in the document attached hereto as Exhibit "A", and such other agreements as are necessary and proper to effectuate the construction and operation of a new family court building.

SECTION 2. The City Solicitor is authorized to include in the Lease and Sublease and such other agreements such terms and conditions as in the opinion of the City Solicitor shall be necessary and proper to protect the interests of the City.

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EXHIBIT "A"

Terms of Proposed Lease and Sublease Agreements
between the City of Philadelphia and the Philadelphia Municipal Authority
for land and improvements located on the northwest corner of North 15th
Street and Arch Street

1. Exhibit "A" Definitions:

"**Commonwealth**" means the Commonwealth of Pennsylvania

"**PMA**" means the Philadelphia Municipal Authority

"**City**" means the City of Philadelphia

"**FJD**" means the First Judicial District of Pennsylvania

"**Premises**" means the family court building to be constructed on the northwest corner of N. 15th Street and Arch Street.

2. Basic Structure of Lease and Sublease Transactions:

- i) The Commonwealth will construct the Premises at its sole cost and expense, and, following construction, lease the Premises to PMA.
- ii) PMA will sublease the Premises to the City
- iii) The City will sublease the Premises to PMA
- iv) PMA will sublease the Premises to FJD

3. Term: The term of lease and sublease agreements shall be at least thirty (30) years.

4. Rent: Nominal.

5. Maintenance, Repairs and Utilities: The City and FJD will apportion responsibility for the cost of maintenance.