



City of Philadelphia

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

RESOLUTION NO. 110485

Introduced June 2, 2011

**Councilmember Tasco
for
Council President Verna**

RESOLUTION

Approving the redevelopment contract and disposition supplement of the Redevelopment Authority of the City of Philadelphia for the redevelopment and urban renewal of a portion of the Point Breeze Urban Renewal Area, designated as Parcel Nos. 105, 106, 107, 108, 109, 110, 111, 112, 113 and 114 and also sometimes identified by house numbers and street addresses for Parcel No. 105 as 1214 South Nineteenth street, for Parcel No. 106 as 1624 South Nineteenth street, for Parcel No. 107 as 1627 South Nineteenth street, for Parcel No. 108 as 1705 South Nineteenth street, for Parcel No. 109 as 1418 South Twentieth street, for Parcel No. 110 as 1424 South Twentieth street, for Parcel No. 111 as 1141 South Cleveland street, for Parcel No. 112 as 2014 Dickinson street, for Parcel No. 113 as 1146 Dorrance street and for Parcel No. 114 as 2042 Federal street; authorizing the Redevelopment Authority to execute the redevelopment contract with Innova Redevelopment, LLC and to take such action as may be necessary to effectuate the redevelopment contract and disposition supplement.

WHEREAS, The Redevelopment Authority of the City of Philadelphia (hereinafter "Redevelopment Authority") has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the Point Breeze Urban Renewal Area (hereinafter "Point Breeze"), which said plan and proposal were approved by Ordinance of the Council on December 31, 1971, as amended; and

City of Philadelphia

RESOLUTION NO. 110485 continued

WHEREAS, The Redevelopment Authority has prepared a disposition supplement providing, *inter alia*, for development controls and regulations imposed upon the redeveloper; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of Point Breeze, designated as Parcel Nos. 105, 106, 107, 108, 109, 110, 111, 112, 113 and 114 and also sometimes identified by house numbers and street addresses for Parcel No. 105 as 1214 South Nineteenth street, for Parcel No. 106 as 1624 South Nineteenth street, for Parcel No. 107 as 1627 South Nineteenth street, for Parcel No. 108 as 1705 South Nineteenth street, for Parcel No. 109 as 1418 South Twentieth street, for Parcel No. 110 as 1424 South Twentieth street, for Parcel No. 111 as 1141 South Cleveland street, for Parcel No. 112 as 2014 Dickinson street, for Parcel No. 113 as 1146 Dorrance street and for Parcel No. 114 as 2042 Federal street (hereinafter “Parcel Nos. 105, 106, 107, 108, 109, 110, 111, 112, 113 and 114”). The area of Parcel Nos. 105, 106, 107, 108, 109, 110, 111, 112, 113 and 114 are bounded as follows:

Parcel No. 105 (1214 South Nineteenth street).

ALL THAT CERTAIN lot or piece of ground situate in the Thirty-sixth Ward of the City of Philadelphia beginning on the southwest corner of Nineteenth street (fifty feet wide) and Manton street (forty feet wide); Containing in front or breadth on the said Nineteenth street, sixteen feet and extending of that width in length or depth westward

City of Philadelphia

RESOLUTION NO. 110485 continued

between parallel lines at right angles to the said Nineteenth street sixty nine feet (with the north line extending along the south side of the said Manton street) to a point on the east side of a certain three feet wide alley leading southward from the said Manton street to Latona street (fifty feet wide).

Parcel No. 106 (1624 South Nineteenth street).

ALL THAT CERTAIN lot or piece of ground situate in the Thirty-sixth Ward of the City of Philadelphia beginning at a point on the west side of Nineteenth street (fifty feet wide) at the distance of two hundred thirty two feet southward from the south side of Tasker street (fifty feet wide); Containing in front or breadth on the said Nineteenth street, seventeen feet and extending of that width in length or depth westward between parallel lines at right angles to the said Nineteenth street sixty eight feet, with the south line extending along the north side of Mountain street (thirty five feet wide), to a point on the east side of a certain four feet wide alley which extends northward and southward from Fernon street (thirty five feet wide) to the said Mountain street.

City of Philadelphia

RESOLUTION NO. 110485 continued

Parcel No. 107 (1627 South Nineteenth street).

ALL THAT CERTAIN lot or piece of ground situate in the Thirty-sixth Ward of the City of Philadelphia beginning at a point on the east side of Nineteenth street (fifty feet wide) at the distance of ninety eight feet northward from the north side of Morris street (fifty feet wide); Containing in front or breadth on the said Nineteenth street, eighteen feet and extending of that width in length or depth eastward between lines parallel with the said Morris street fifty six feet seven inches, to a point on the west side of a certain four feet wide alley which leads northward from the said Morris street to Mountain street (thirty five feet wide).

Parcel No. 108 (1705 South Nineteenth street).

ALL THAT CERTAIN lot or piece of ground situate in the Thirty-sixth Ward of the City of Philadelphia beginning at a point on the east side of Nineteenth street (fifty feet wide) at the distance of thirty two feet southward from the south side of Morris street (fifty feet wide); Containing in front or breadth on the said Nineteenth street, sixteen feet and extending of that width in length or depth eastward between lines parallel with the said Morris street sixty one

City of Philadelphia

RESOLUTION NO. 110485 continued

feet to a point on the west side of a certain four feet wide alley leading northward into the said Morris street.

Parcel No. 109 (1418 South Twentieth street).

ALL THAT CERTAIN lot or piece of ground situate in the Thirty-sixth Ward of the City of Philadelphia beginning at a point on the west side of Twentieth street (fifty feet wide) at the distance of eighteen feet southward from the south side of Gerritt street (thirty five feet wide); Containing in front or breadth on the said Twentieth street sixteen feet and extending of that width in length or depth westward between parallel lines sixty feet to a point on the east side of a certain four feet wide alley extending from the said Gerritt street to Wilder street (thirty seven feet wide).

Parcel No. 110 (1424 South Twentieth street).

ALL THAT CERTAIN lot or piece of ground situate in the Thirty-sixth Ward of the City of Philadelphia beginning at a point on the west side of Twentieth street (fifty feet wide) at the distance of sixty six feet southward from the south side of Gerritt street (thirty five feet wide); Containing in front or breadth on the said Twentieth street sixteen feet and extending of that width in length or depth westward

City of Philadelphia

RESOLUTION NO. 110485 continued

between parallel lines sixty feet to a point on the east side of a certain four feet wide alley which extends from the said Gerritt street to Wilder street (thirty seven feet wide).

Parcel No. 111 (1141 South Cleveland street).

ALL THAT CERTAIN lot or piece of ground situate in the Thirty-sixth Ward of the City of Philadelphia beginning at a point on the east side of Cleveland street (thirty feet wide) at the distance of eighty feet southward from the south side of Ellsworth street (fifty feet wide); Containing in front or breadth on the said Cleveland street fourteen feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Cleveland street fifty feet six inches to a point on the west side of a certain three feet six inches wide alley running from the said Ellsworth street to Federal street (fifty feet wide).

Parcel No. 112 (2014 Dickinson street).

ALL THAT CERTAIN lot or piece of ground situate in the Thirty-sixth Ward of the City of Philadelphia beginning on the southwest corner of Dickinson street (fifty feet wide) and Woodstock street (thirty feet wide); Containing in front or breadth on the said Dickinson street fifteen feet six

City of Philadelphia

RESOLUTION NO. 110485 continued

inches and extending of that width in length or depth southward between parallel lines, the east line being along the west side of the said Woodstock street, sixty four feet five and three-quarters inches to a point on the north side of a certain three feet wide alley which runs from the said Woodstock street to Capital street (thirty feet wide).

Parcel No. 113 (1146 Dorrance street).

ALL THAT CERTAIN lot or piece of ground situate in the Thirty-sixth Ward of the City of Philadelphia beginning at a point on the west side of Dorrance street (thirty feet wide) at the distance of one hundred thirteen feet four and seven-eighths inches southward from the south side of Ellsworth street (fifty feet wide); Thence extending westward along a line fifty feet six inches to a point (which is one hundred twelve feet two and three-quarters inches south of the said Ellsworth street) on the east side of a certain three feet six inches wide alley extending from Federal street (fifty feet wide) to the said Ellsworth street; Thence extending southward along the said east side of said alley the distance of thirteen feet nine and one-quarter inches to a point; Thence extending east along a line the distance of fifty feet

City of Philadelphia

RESOLUTION NO. 110485 continued

six inches to a point on the said west side of Dorrance street; Thence extending north along the said west side of Dorrance street the distance of thirteen feet eleven and one-eighth inches to the first mentioned point and place of beginning.

Parcel No. 114 (2042 Federal street).

ALL THAT CERTAIN lot or piece of ground situate in the Thirty-sixth Ward of the City of Philadelphia beginning at a point on the south side of Federal street (fifty feet wide) at the distance of ninety six feet three-quarters inches eastward from the east side of Twenty-first street (fifty feet wide); Thence extending southward sixty eight and two hundredths feet to a point on the north side of a certain four feet wide alley; Thence extending eastward sixteen feet along said side of four feet wide alley to a point; Thence extending north sixty seven and twelve hundredths feet to a point on the said south side of Federal street; Thence extending westward along the said south side of Federal street sixteen feet to the first mentioned point and place of beginning.

City of Philadelphia

RESOLUTION NO. 110485 continued

The said redevelopment contract is in substantial conformity with the amended urban renewal plan and the amended redevelopment proposal approved by the Council; and

WHEREAS, Innova Redevelopment, LLC desires to enter into the said redevelopment contract for Parcel Nos. 105, 106, 107, 108, 109, 110, 111, 112, 113 and 114.

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the redevelopment contract and disposition supplement submitted by the Redevelopment Authority of the City of Philadelphia (hereinafter "Redevelopment Authority") for the redevelopment of that portion of Point Breeze, as hereinabove more particularly described, is hereby approved. City Council authorizes the Redevelopment Authority to proceed with minor changes in substantial conformity with the hereby approved redevelopment contract and disposition supplement. The Redevelopment Authority is authorized to execute the hereby approved redevelopment contract with Innova Redevelopment, LLC (hereinafter "Redeveloper"). The Redevelopment Authority and the Redeveloper are authorized to take such action in substantial conformity to the redevelopment contract as may be necessary to carry it out.

RESOLVED, The Redevelopment Authority and the Redeveloper are authorized to prepare or cause to be prepared for introduction into the Council such ordinances or resolutions as may be necessary for changes in zoning, streets, alleys, public ways, street patterns, location and relocation of public utilities, and related items which are required

City of Philadelphia

RESOLUTION NO. 110485 continued

in order to facilitate and effectuate the redevelopment contract and disposition supplement hereby approved. Accordingly, the Council hereby declares that it will cooperate in helping to carry out the redevelopment contract and disposition supplement and requests the various officials, departments, boards and agencies of the City having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the redevelopment contract and disposition supplement.