

City of Philadelphia



Council of the City of Philadelphia
Office of the Chief Clerk
Room 402, City Hall
Philadelphia

(Resolution No. 110501)

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 Mantua Urban Renewal Area, designated as Parcel No. 285 and also sometimes identified by house number and street address as 515 North Fortieth street; and authorizing the Redevelopment Authority to execute the redevelopment contract with ABA Real Estate I, LP 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 Mantua Urban Renewal Area, (hereinafter "Mantua"), which said plan and proposal were approved by Ordinance of the Council on December 15, 1969, as amended; and

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 Mantua, designated as Parcel No. 285 and also sometimes

City of Philadelphia

RESOLUTION NO. 110501 continued

identified by house number and street address as 515 North Fortieth street (the "Property"). The area of the said Property is bounded as follows:

Parcel No. 285 (515 North Fortieth street).

ALL THAT CERTAIN lot or piece of ground situate in the Twenty-fourth Ward of the City of Philadelphia beginning on the east side of Fortieth street (sixty feet wide) at the distance of twenty eight feet three and five-eighths inches north from the north side of Warren street (fifty feet wide); Thence extending north along the said side of Fortieth street thirteen feet ten and three-quarters inches to a point; Thence extending east on a line at right angles to the said Fortieth street seventy three feet one-quarter inches; Thence extending west at right angles to Warren street twenty two feet five and seven-eighths inches to a point; Thence extending north five feet nine and one-quarter inches to a point; Thence extending west fifty four feet six inches to a point on the said side of Fortieth street being the first mentioned point and place of beginning.

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

City of Philadelphia

RESOLUTION NO. 110501 continued

WHEREAS, ABA Real Estate I, LP desires to enter into the said redevelopment contract for the Property.

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 Mantua, 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 ABA Real Estate I, LP (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 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

City of Philadelphia

RESOLUTION NO. 110501 continued

exercise their respective functions and powers in a manner consistent with the redevelopment contract and disposition supplement.

City of Philadelphia

RESOLUTION NO. 110501 continued

City of Philadelphia

RESOLUTION NO. 110501 continued

CERTIFICATION: This is a true and correct copy of the original Resolution, Adopted by the Council of the City of Philadelphia on the sixteenth of June, 2011.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Michael A. Decker
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Blackwell

Sponsored by: Councilmember Blackwell