



City of Philadelphia

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

RESOLUTION NO. 120604

Introduced June 14, 2012

Councilmember Quiñones Sánchez

RESOLUTION

Approving the redevelopment contract and disposition supplement of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the Model Cities Urban Renewal Area, identified by house number and street address as 427-435 Master street; authorizing the Redevelopment Authority to execute the redevelopment contract with Umbrella Partners, LLC and to take such action as may be necessary to effectuate the redevelopment contract and disposition supplement.

WHEREAS, The Philadelphia Redevelopment Authority (hereinafter "Redevelopment Authority") has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the Model Cities Urban Renewal Area (hereinafter "Model Cities"), 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 Model Cities, identified by house number and street address as

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427-435 Master street (the “Property”). The area of the said Property is bounded as follows:

427-435 Master street.

ALL THAT CERTAIN lot or piece of ground, situate in the Seventeenth Ward of the City of Philadelphia, beginning at the intersection of the north side of Master street (fifty feet wide) and the west side of Lawrence street (fifty feet wide); Thence extending northward along the west side of Lawrence street one hundred sixty-four feet nine inches; Thence extending westward parallel with Master street thirty-five feet two inches; Thence extending northward parallel with Lawrence and Orkney streets one foot five and one-eighth inches; Thence extending westward parallel with Jefferson street fourteen feet; Thence extending northward parallel with Lawrence and Orkney streets sixteen feet; Thence extending eastward parallel with Jefferson street two feet eight inches; Thence extending northward parallel with Lawrence and Orkney streets eighteen feet; Thence extending westward parallel with Jefferson street seven feet six inches; Thence extending northward parallel with Lawrence and Orkney streets fifty

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feet nine and three-quarters inches; Thence extending westward parallel with Jefferson street thirty-four feet six inches to the east side of Orkney street (twenty-five feet wide); Thence extending southward along the east side of Orkney street two hundred fifty-one feet three and one-eighth inches to the north side of Master street; Thence extending eastward along the north side of Master street eighty-eight feet six inches to 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 Council; and

WHEREAS, Umbrella Partners, LLC 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 Philadelphia Redevelopment Authority (hereinafter "Redevelopment Authority") for the redevelopment of that portion of the Model Cities Urban Renewal Area, 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

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contract with Umbrella Partners, 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 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.