

City of Philadelphia



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

(Resolution No. 040837)

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 Cecil B. Moore Avenue Urban Renewal Area, designated as Parcel No. 367 also sometimes identified by house numbers and street addresses as 1601-1637 North Fifteenth street including 1401-1405 West Oxford street and 1604-1608, 1620-1626 & 1632 North Carlisle street and a portion of the Model Cities Urban Renewal Area, designated as Parcel No. 443 also sometimes identified by house number and street address as 1600-1636 North Broad street; and authorizing the Redevelopment Authority to execute the redevelopment contract and lease with the Beech Interplex, Inc. and to take such action as may be necessary to effectuate the redevelopment contract, lease and disposition supplement.

WHEREAS, The Redevelopment Authority has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the Cecil B. Moore Avenue Urban Renewal Area, (hereinafter "Cecil B. Moore"), which said plan and proposal were approved by Ordinance of the Council on December 22, 1987, as amended; and

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 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 redevelopment contract and ground lease for a portion of Cecil B. Moore, designated as Parcel No. 367 also sometimes identified by house number and street address as 1601-1637 North Fifteenth street including 1401-1405 West Oxford street and 1604-1608, 1620-1626 & 1632 North Carlisle street and a portion of Model Cities, designated as Parcel No. 443 also sometimes identified by house number and street address as 1600-1636 North Broad street (hereinafter the "Parcels"). The areas of said Parcels to be leased are bounded as follows:

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Cecil B. Moore Avenue Urban Renewal Area

Parcel No. 367 (1601-1637 North Fifteenth street including 1401-1405 West Oxford street and 1604-1608, 1620-1626 & 1632 North Carlisle street).

ALL THAT CERTAIN lot or piece of ground situated in the Forty-seventh Ward of the City of Philadelphia beginning on the northwest corner at the intersection of west Oxford street (fifty feet wide) and North Fifteenth street (fifty feet wide); Thence extending eastward along the north side of the said Oxford street one hundred thirty five feet eight inches to the northwest corner at the intersection of north Carlisle street (forty feet wide) and the said Oxford street; Thence extending northward along the west side of the said Carlisle street three hundred eighty four feet six inches to a point; Thence extending westward on a line at right angles to the said Fifteenth street one hundred thirty five feet eight inches to a point on the easterly side of the said Fifteenth street; Thence extending south along the easterly side of the said Fifteenth street to the first mentioned point and place of beginning.

Model Cities Urban Renewal Area.

Parcel No. 443 (1600-1636 North Broad street).

ALL THAT CERTAIN lot or piece of ground situated in the Forty-seventh Ward of the City of Philadelphia beginning on the northwest corner at the intersection of north Broad street (one hundred thirteen feet wide) and west Oxford street (fifty feet wide); Thence extending westward on a line at right angles to the said Broad street and along the north side of the said Oxford street two hundred feet to the northeast corner at the intersection of north Carlisle street (forty feet wide) and the said Oxford street; Thence extending northward along the east side of the said Carlisle street on a line at right angles to the said Oxford street four hundred seventy feet to the southeast corner at the intersection of Cecil B. Moore avenue (sixty feet wide) and the said Carlisle street; Thence extending eastward along the south side of the said Cecil B. Moore avenue to the northwest corner at the intersection of the said Cecil B. Moore avenue and the said Broad street; Thence extending south along the westerly Side of the said Broad street to the first mentioned point and place of beginning.

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The said redevelopment contract is in substantial conformity with the amended urban renewal plans and the amended redevelopment proposals for Cecil B. Moore and Model Cities approved by the Council.

WHEREAS, Beech Interplex, Inc. ("Redeveloper") desires to enter into the said redevelopment contract and ground lease for the Parcels; and

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

WHEREAS, It is the present intention of the Redeveloper, with the consent and approval of the Authority, to assign its rights under said redevelopment contract to Tower Investments, Inc. and/or their nominee(s) pursuant to an assignment agreement and sublease.

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 those portions of Model Cities and Cecil B. Moore, 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 the Beech Interplex, Inc. (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, including, but not limited to, assigning the redevelopment contract to Tower Investments, Inc. and/or approved nominee(s).

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.

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CERTIFICATION: This is a true and correct copy of the original Resolution, Adopted by the Council of the City of Philadelphia on the twenty-third of September, 2004.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Patricia Rafferty
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Clarke

Sponsored by: Councilmember Clarke