

City of Philadelphia



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

(Resolution No. 060657)

RESOLUTION

Approving the amended and restated redevelopment contract and disposition supplement of the Redevelopment Authority of the City of Philadelphia for the redevelopment and urban renewal of an additional portion of the South Central Urban Renewal Area, by including an additional property designated as Parcel No. 179 also sometimes identified by house numbers and street addresses as 1326-1336 Fitzwater street including 712-730 South Park avenue, 749-765 South Watts street & 1325-1329 Catharine street; and authorizing the Redevelopment Authority to execute the amended and restated redevelopment contract with 777 South Broad Street Associates, L.P. and to take such action as may be necessary to effectuate the amended and restated redevelopment contract and disposition supplement.

WHEREAS, The Redevelopment Authority of the City of Philadelphia (hereafter "Redevelopment Authority") has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the South Central Urban Renewal Area, (hereinafter "South Central"), which said plan and proposal were approved by Ordinance of the Council on December 14, 1971, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract and disposition supplement with Uni-Penn, LLC (hereafter "Redeveloper") for a portion of South Central, designated as Parcel No. 174 also sometimes identified by house number and street address as 739-751 South Broad street which said

City of Philadelphia

RESOLUTION NO. 060657 continued

redevelopment contract and disposition supplement were approved by Resolution No. 990901 adopted by the Council of the City of Philadelphia on December 9, 1999; and

WHEREAS, The Redevelopment Authority has prepared an amended and restated redevelopment contract and disposition supplement for an additional portion of South Central, by including an additional property designated as Parcel No. 174 and also sometimes identified by house numbers and street addresses as 1326-1336 Fitzwater street including 712-730 South Park avenue, 749-765 South Watts street & 1325-1329 Catharine street (hereinafter the “Additional Property”). The area of said Additional Property is bounded as follows:

Parcel No. 179 (Rev.) (1326-1336 Fitzwater street including 712-730 South Park avenue, 749-765 South Watts street & 1325-1329 Catharine street). All

that certain lot or piece of ground situated in the Second Ward of the City of Philadelphia beginning at the point on the southerly side of Fitzwater street (fifty feet wide) at the distance of one hundred forty feet two one-half inches eastward from the easterly side of Broad street (one hundred thirteen feet wide); Thence extending eastward along the said side Fitzwater street the distance of one hundred twenty five feet to the point of intersection with the centerline of the former Park avenue (thirty feet wide, stricken and vacated); Thence extending southward along

City of Philadelphia

RESOLUTION NO. 060657 continued

the centerline of the former Park three hundred twenty two feet to the point of intersection with the northerly side of Catharine street (fifty feet wide); Thence extending westward along the said side Catharine street sixty five feet to a point; Thence extending northward on a line at right angles to the said Catharine street fifty seven feet to a point; Thence extending westward along a line parallel with the said Catharine street sixty feet to a point on the centerline of the former Watts street (twenty feet wide, stricken and vacated); Thence extending northward along the centerline of the said former Watts street two hundred sixty five feet to the first mentioned point and place of beginning.

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

WHEREAS, 777 South Broad Associates, L.P. desires to enter into the said amended and restated redevelopment contract to include the Additional Property.

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the amended and restated redevelopment contract and disposition supplement submitted by the Redevelopment Authority for the redevelopment of that additional portion of South Central, as hereinabove more particularly described, is hereby approved.

City of Philadelphia

RESOLUTION NO. 060657 continued

City Council authorizes the Redevelopment Authority to proceed with minor changes in substantial conformity with the hereby approved amended and restated redevelopment contract. The Redevelopment Authority is authorized to execute the hereby approved amended and restated redevelopment contract with 777 South Broad Street Associates, L.P. (hereinafter "Redeveloper"). The Redevelopment Authority and the Redeveloper are authorized to take such action in substantial conformity to the amended and restated 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 amended and restated redevelopment contract and disposition supplement hereby approved. Accordingly, the Council hereby declares that it will cooperate in helping to carry out the amended and restated redevelopment contract 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 amended and restated redevelopment contract and disposition supplement.

City of Philadelphia

RESOLUTION NO. 060657 continued

City of Philadelphia

RESOLUTION NO. 060657 continued

CERTIFICATION: This is a true and correct copy of the original Resolution, Adopted by the Council of the City of Philadelphia on the fourteenth of September, 2006.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Patricia Rafferty
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember DiCicco

Sponsored by: Councilmember DiCicco