

City of Philadelphia



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

(Resolution No. 070286)

RESOLUTION

Approving the redevelopment contract of the Redevelopment Authority of the City of Philadelphia for the redevelopment and urban renewal of a portion of Nicetown Urban Renewal Area, designated as Parcel Nos. 4, 5 & 6 also sometimes identified by house number and street addresses for Parcel No. 4 as 1541 Rowan street, for Parcel No. 5 as 1608 Rowan street and for Parcel No. 6 as 1611 St. Paul street; authorizing the Redevelopment Authority to execute the redevelopment contract with Nicetown, CDC and to take such action as may be necessary to effectuate the redevelopment contract.

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 Nicetown Urban Renewal Area, which said plan and proposal were approved by Ordinance of the Council on January 21, 1966, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of the Nicetown Urban Renewal Area, designated as Parcel Nos. 4, 5 & 6, also sometimes identified by house numbers and street addresses for Parcel No. 4 as 1541 Rowan street, for Parcel No. 5 as 1608 Rowan street and for Parcel No. 6 as 1611 St. Paul street ("hereinafter the Properties"). The area of said Properties are bounded as follows:

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Parcel No. 4 (1541 Rowan street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirteenth Ward of the City of Philadelphia beginning at a point on the northerly side of Rowan street (thirty feet wide) at the distance of sixty one feet eight and seventh-eighths inches east from the easterly side of Sixteenth street (fifty feet wide); Containing in front or breadth on the said side of Rowan street thirty feet six and five-eighths inches and extending of that width in length or depth northward between parallel lines at right angles to the said Rowan street forty nine feet four and three-quarters inches to a point.

Parcel No. 5 (1608 Rowan street).

ALL THAT CERTAIN lot or piece of ground situated in the Forty-third Ward of the City of Philadelphia beginning at a point on the southerly side of Rowan street (thirty feet wide) at the distance of ninety six feet west from the westerly side of Sixteenth street (fifty feet wide); Containing in front or breadth on the said side of Rowan street twenty four feet and extending of that width in length or depth southward between parallel lines at right angles to the said Rowan street thirty seven feet two and three-

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eighths inches (including the soil of a certain five feet wide alley) to a point on the northerly side of a certain other five feet wide alley that extends eastward into the said Sixteenth street.

Parcel No. 6 (1611 St. Paul street).

ALL THAT CERTAIN lot or piece of ground situated in the Forty-third Ward of the City of Philadelphia beginning at a point on the northerly side of St. Paul street (thirty feet wide) at the distance of one hundred twenty feet west from the westerly side of Sixteenth street (fifty feet wide); Containing in front or breadth on the said side of St. Paul street twenty four feet and extending of that width in length or depth northward between parallel lines at right angles to the said Rowan street thirty seven feet two and three-eighths inches to a point in the middle of a certain ten feet wide alley that extends eastward into the said Sixteenth street.

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

WHEREAS, Nicetown, CDC desire to enter into the said redevelopment contract for the Properties; and

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RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA,
That the redevelopment contract submitted by the Redevelopment Authority of the City of Philadelphia (hereinafter "Redevelopment Authority") for the redevelopment of that portion of the Nicetown 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. The Redevelopment Authority is authorized to execute the hereby approved redevelopment contract with Nicetown, CDC (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 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.

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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 twelfth of April, 2007.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Patricia Rafferty
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Miller

Sponsored by: Councilmember Miller