

City of Philadelphia



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

(Resolution No. 050620)

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 Nos. 230, 231, 232 & 233 and also sometimes identified by house numbers and street addresses for Parcel No. 230 as 518 North Thirty-second street, for Parcel No. 231 as 620 North Thirty-fifth street, for Parcel No. 232 as 3427 Mount Vernon street and for Parcel No. 233 as 3422 Wallace street; and authorizing the Redevelopment Authority to execute the redevelopment contract with Strong Properties, LLC 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 redevelopment contract for a portion of Mantua designated as Parcel Nos. 230, 231, 232 & 233 and also sometimes identified by house numbers and street addresses for Parcel No. 230 as 518 North Thirty-second street, for Parcel No. 231 as 620 North Thirty-fifth street, for Parcel No. 232 as 3427 Mount Vernon street and for Parcel No. 233 as 3422 Wallace street (the "Properties"). The areas of the said Properties are bounded as follows:

Parcel No. 230 (518 North Thirty-second street).

All that certain lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning at the intersection by the south side of Brandywine street (forty feet wide) and the west side of North Thirty-second street (sixty feet wide); Containing in front or breadth on the west side of Thirty-second street fifteen feet and

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extending of that width in length or depth sixty four feet to a certain three feet wide alley extending southward communicating with another certain three feet wide alley extending westward to a point.

Parcel No. 231 (620 North Thirty-fifth street).

All that certain lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia; Containing in front or breadth on the said Thirty-fifth street sixteen feet and extending of that width in length or depth westward between parallel lines at right angles to the said Thirty-fifth street and along the south side of Mount Vernon street sixty-eight feet to a certain four feet wide alley extending northward from Mount Vernon street bounded northward by said Mount Vernon street eastward by Thirty-fifth street and aforesaid southward by ground now or late of Lydia A. Good and westward by said four feet wide alley.

Parcel No. 232 (3427 Mount Vernon street).

All that certain lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning at a point on the north side of Mount Vernon street (thirty feet wide) at the distance of one hundred thirty six feet six inches east from the east side of North Thirty-fifth street (sixty feet wide); Containing in front or breadth on the said Mount Vernon street thirteen feet nine and seven-eighths inches and extending of that width in length and depth between parallel lines at right angles to the said Mount Vernon street sixty two feet eight inches to the south side of a certain three feet four inches wide alley extending west communicating with a certain three feet eight inches wide alley extending northward into Wallace street (fifty feet wide) and southward into the said Mount Vernon street.

Parcel No. 233 (3422 Wallace street).

All that certain lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning at a point on the south side of Wallace street (fifty feet wide) at the distance of one hundred fifty feet two and three-eighths inches east from the east side of North Thirty-

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fifth street (sixty feet wide); Containing in front or breadth on the said south side of Wallace street thirteen feet eight and one-quarter inches and extending of that width in length and depth between parallel lines at right angles to the said Wallace street one hundred four feet to the north side of a certain three feet four inches wide alley extending west communicating with a certain three feet eight inches wide alley extending northward into said Wallace street and southward into Mount Vernon street (thirty feet wide).

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

WHEREAS, Strong Properties, LLC (hereinafter "Redeveloper") desires to enter into the said redevelopment contract for the Properties; and

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

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the redevelopment contract and disposition supplement submitted by the 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 the Strong Properties, LLC (the "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.

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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 ninth of June, 2005.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Patricia Rafferty
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Blackwell

Sponsored by: Councilmember Blackwell