

City of Philadelphia



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

(Resolution No. 020447)

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 Ontario Urban Renewal Area, designated as Parcel Nos. 1, 2 & 3 also sometimes identified by respective house number and street address for Parcel No. 1 as 3249-3259 North Carlisle street including 3252-3254 North Broad street, for Parcel No. 2 as 3240-3248 North Broad street and for Parcel No. 3 as 3218-3222 North Broad street and authorizing the Redevelopment Authority to execute the redevelopment contract with the Overbrook Investment Properties, LLC and 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 as hereinafter "Redevelopment Authority," has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the Ontario Urban Renewal Area, as hereinafter "Ontario", for which said plan and proposal were approved by Ordinance (Bill No. 020253); and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of Ontario, designated as Parcel Nos. 1, 2 & 3 also sometimes identified by house number and street address for Parcel No. 1 as 3249-3259 North Carlisle street including 3252-3254 North Broad street, for Parcel No. 2 as 3240-3248 North Broad street and for Parcel No. 3 as 3218-3222 North Broad street (the "Properties"). The areas of said Properties are bounded as follows:

Parcel No. 1 (3249-3259 North Carlisle street including 3252-3254 North Broad street).

ALL THAT CERTAIN lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia with the buildings and improvements thereon erected beginning at a point of intersection of the southerly side of Westmoreland street (fifty feet wide) and the easterly side of Carlisle street

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(forty feet wide); Thence extending southward along the easterly side of said Carlisle street a distance of ninety five feet eleven and one-half inches more or less, to a point; Thence extending south seventy eight degrees forty three minutes east, crossing the bed of a certain four feet wide alley running southward from Westmoreland street, eighty four feet to a point on the easterly side of said alley; Thence extending northward along the easterly side of said four feet wide alley a distance of sixteen feet to a point; Thence extending eastward along a line at right angles to Broad street (one hundred thirteen feet wide) a distance of one hundred feet to a point on the westerly side of said Broad street; Thence extending northward along the westerly side of Broad street thirty two feet to a point; Thence extending westward at right angles to Broad street a distance of one hundred feet to a point on the easterly side of aforementioned four feet wide alley; Thence extending northward along the easterly side of said alley **forty eighty feet four inches**, more or less, to a point on the southerly side of Westmoreland street; Thence extending westward along the southerly side of Westmoreland street, crossing the head of aforementioned alley, a distance of eighty four feet to the point of beginning.

Parcel No. 2 (3240-3248 North Broad street).

ALL THAT CERTAIN lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the westerly side of Broad street (one hundred thirteen feet wide) at a distance of ninety six feet four inches southward from the southerly side of Westmoreland street (fifty feet wide); Containing in front or breadth on Broad street eighty feet and extending of that width in length or depth westward between parallel lines at right angles to said Broad street the distance of one hundred feet to the easterly side of a four feet wide alley.

Parcel No. 3 (3218-3222 North Broad street).

ALL THAT CERTAIN lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia with the buildings and improvements thereon erected situated at a point on the westerly side of Broad street (one hundred

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thirteen feet wide) at a distance of one hundred forty seven feet eight inches northward from the northerly side of Allegheny avenue (one hundred twenty feet wide); Containing in front or breadth on Broad street forty eight feet and extending of that width in length or depth westward between parallel lines at right angles to said Broad street the distance of one hundred feet to the easterly side of a four feet wide alley.

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

WHEREAS, The Overbrook Investment Properties, LLC 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 Properties.

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 that portion of Ontario, 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 Overbrook Investment Properties, 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.

RESOLVED, This Resolution shall take effect when Bill No. 020253 becomes law.

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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 thirteenth of June, 2002.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Marie B. Hauser
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Miller

Sponsored by: Councilmember Miller