

City of Philadelphia



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

(Resolution No. 090912)

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. 269, 270 & 271 and also sometimes identified by house numbers and street addresses for Parcel No. 269 as 611-627 North Fortieth street, for Parcel No. 270 as 3951 Mount Vernon street and for Parcel No. 271 as 3962-3964 Mount Vernon street; and authorizing the Redevelopment Authority to execute the redevelopment contract with Big Daisy Corp. 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. 269, 270 & 271 and also sometimes identified by house numbers and street addresses for Parcel No. 269 as 611-627 North Fortieth street, for Parcel No. 270 as 3951 Mount Vernon street and for Parcel No. 271 as 3962-3964 Mount Vernon street (the "Properties"). The areas of the said Properties are bounded as follows:

Parcel No. 269 (611-627 North Fortieth street). All that certain lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning at the intersection of the east side of Fortieth street (sixty feet wide) and the north side of Mount Vernon street (forty feet wide); Thence extending north along the said side of Fortieth street one hundred sixty feet to a point on the south side of Wallace street (fifty feet wide); Thence extending east along the said side of Wallace street fifty five feet six inches to a point; Thence extending south on a line at right angles to the said Wallace street seventy six feet to a point; Thence extending east on a line parallel with the said Wallace street forty eight feet to a point; Thence extending south eighty four feet to a

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point on the said side of Mount Vernon street; Thence extending west along the said side of Mount Vernon street one hundred three feet six inches to a point on the said side of Fortieth street, being the first mentioned point and place of beginning.

Parcel No. 270 (3951 Mount Vernon street). All that certain lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning on the north side of Mount Vernon street (forty feet wide) at the distance of one hundred three feet six inches west from the west side of Union street (fifty feet wide); Containing in front or breadth on the said Mount Vernon street fourteen feet and extending of that width in length or depth between parallel lines at right angles to the said Mount Vernon street eighty six feet to a point on the south side of a certain two feet wide alley. Said alley extends east and communicates with a certain other two feet wide alley that extends south into the said Mount Vernon street.

Parcel No. 271 (3962-3964 Mount Vernon street). All that certain lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning on the south side of Mount Vernon street (forty feet wide) at the distance of one hundred twenty six feet west from the west side of Union street (fifty feet wide); Containing in front or breadth on the said Mount Vernon street twenty eight feet and extending of that width in length or depth between parallel lines at right angles to the said Mount Vernon street sixty six feet to a point on the north side of a certain four feet wide alley that extends east and communicates with a certain other four feet wide alley that extends north into the said Mount Vernon street. The west line of property bounded on the west by a certain other four feet wide alley.

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, Big Daisy Corp. (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 Big Daisy Corp. (the "Redeveloper"). The Redevelopment Authority

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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 tenth of December, 2009.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Michael A. Decker
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Blackwell

Sponsored by: Councilmember Blackwell