

City of Philadelphia



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

(Resolution No. 100506)

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 Tioga Urban Renewal Area, designated as Parcel Nos. 90, 91, 92, 93 & 94 also sometimes identified by house numbers and street addresses for Parcel No. 90 as 2720-2724 North Garnet street, for Parcel No. 91 as 2754-2756 North Gratz street, for Parcel No. 92 as 2838-2842 North Opal street, for Parcel No. 93 as 2863-2865 North Opal street and for Parcel No. 94 as 2751 North Nineteenth street; authorizing the Redevelopment Authority to execute the redevelopment contract with The Allegheny West Foundation 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 (hereinafter "Redevelopment Authority") has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the Tioga Urban Renewal Area (hereinafter "Tioga"), for which said plan and proposal were approved by Ordinance of the Council on July 7, 2003, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of Tioga, designated as Parcel Nos. 90, 91, 92, 93 & 94 also sometimes identified by respective house numbers and street addresses for Parcel No. 90 as 2720-2724 North Garnet street, for Parcel No. 91 as 2754-2756 North Gratz street, for

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Parcel No. 92 as 2838-2842 North Opal street, for Parcel No. 93 as 2863-2865 North Opal street and for Parcel No. 94 as 2751 North Nineteenth street (hereinafter “Properties”). The areas of the Properties are bounded as follows:

Parcel No. 90 (2720-2724 North Garnet street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-eighth Ward of the City of Philadelphia beginning at a point on the west side of Garnet street (thirty feet wide) at the distance of one hundred forty two feet one and three-eighths inches north from the north side of Sedgley avenue (Sixty feet wide); Containing in front or breadth on the said side of Garnet street forty five feet and extending of that width in length or depth westward the distance of fifty two feet six inches to a point on the east side of three feet wide alley that extends northward and southward communicating with two other three feet wide alleys which extend eastward into the said Garnet street and westward into Opal street (thirty feet wide).

Parcel No. 91 (2754-2756 North Gratz street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-eighth Ward of the City of Philadelphia beginning at the point of intersection of the west side of

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Gratz street (thirty feet wide) and the south side of Somerset street (fifty feet wide); Containing in front or breadth on the said side of Gratz street thirty feet six inches and extending of that width in length or depth westward between parallel lines at right angles to the said Gratz street and along the said south side of Somerset street, the distance of forty eight feet to a point on the east side of a certain four feet wide alley that extends northward into the said Somerset street and southward into Sedgley avenue (sixty feet wide).

Parcel No. 92 (2838-2842 North Opal street).

ALL THAT CERTAIN lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at a point on the west side of Opal street (thirty feet wide) at the distance of one hundred sixty six feet south from the south side of Cambria street (fifty feet wide); Containing in front or breadth on the said side of Opal street forty five feet and extending of that width in length or depth westward between parallel lines at right angles to the said Opal street forty five feet to a point on the east side of a certain three feet wide alley that extends northward into the

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said Cambria street and southward, communicating with a certain other three feet wide alley that extends eastward into the said Opal street.

Parcel No. 93 (2863-2865 North Opal street).

ALL THAT CERTAIN lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia beginning at the point of intersection of the east side of Opal street (thirty feet wide) and the south side of Cambria street (fifty feet wide); Containing in front or breadth on the said side of Opal street thirty one feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Opal street and along the said side of Cambria street on the north line the distance of forty five feet to a point on the west side of a certain three feet wide alley that extends northward into the said Cambria street and southward, communicating with a certain other three feet wide alley that extends westward into the said Opal street.

Parcel No. 94 (2751 North Nineteenth street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-eighth Ward of the City of Philadelphia

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beginning at the point of intersection of the east side of Nineteenth street (sixty feet wide) and the south side of Somerset street (fifty feet wide); Containing in front or breadth on the said side of Nineteenth street sixteen feet and extending of that width in length or depth eastward between parallel lines at right angles to the said Nineteenth street and along the said south side of Somerset street the distance of sixty two feet to a point on the west side of a certain four feet wide alley that extends northward into the said Somerset street.

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

WHEREAS, The Allegheny West Foundation 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 Tioga, as hereinabove more particularly described, is hereby

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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 Allegheny West Foundation (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.

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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 seventeenth of June, 2010.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Michael A. Decker
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Miller

Sponsored by: Councilmember Miller