

City of Philadelphia



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

(Resolution No. 050701)

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 South Central Urban Renewal Area, designated as Parcel Nos. 279, 280, 281, 282 & 283 and also sometimes identified by house numbers and street addresses for Parcel No. 279 as 1018-1020 South Nineteenth street, for Parcel No. 280 as 1902 Kimball street, for Parcel No. 281 as 1908-1910 Kimball street, for Parcel No. 282 as 1918-1928 Kimball street and for Parcel No. 283 as 1903 League street; and authorizing the Redevelopment Authority to execute the redevelopment contract with Dericom Enterprises, 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 (hereafter "Redevelopment Authority") has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the South Central Urban Renewal Area, (hereinafter "South Central"), which said plan and proposal were approved by Ordinance of the Council on December 14, 1971 as amended, and

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

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of South Central, designated as Parcel Nos. 279, 280, 281, 282 & 283 and also sometimes identified by house numbers and street addresses for Parcel No. 279 as 1018-1920 South Nineteenth street, for Parcel No. 280 as 1902 Kimball street, for Parcel No. 281 as 1908-1910 Kimball street, for Parcel No. 282 as 1918-1928 Kimball street and for Parcel No. 283 as 1903 League street (the "Properties"). The areas of said Properties are bounded as follows:

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Parcel No. 279 (1018-1020 South Nineteenth street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirtieth Ward of the City of Philadelphia beginning at point on the west side of South Nineteenth street (fifty feet wide) at a distance of thirty two feet from the south side of West Kimball street (thirty feet wide); Containing in front or breadth along the west side of the said Nineteenth street thirty two feet and extending of that width in length or depth westward between parallel lines at right angles to the said Nineteenth street fifty eight feet to the east side of a certain four feet wide alley extending southward into League street (thirty feet wide) and communicating with a certain other four feet wide alley extending westward to a point.

Parcel No. 280 (1902 Kimball street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirtieth Ward of the City of Philadelphia beginning at a point on the south side of West Kimball street (thirty feet wide) at the distance of seventy seven feet westward from the west side of South Nineteenth street; Containing in front or breadth on the said side Kimball street fifteen feet and extending of that width in length or depth southward between parallel lines at right angles to the said Kimball street forty six feet to the north side of a certain four feet wide alley extending westward communicating with a certain other four feet wide alley extending northward into the said Kimball street and southward into League street (thirty feet wide) and eastward communicating with a certain other four feet wide alley extending northward to a point a southward into the said League street.

Parcel No. 281 (1908-1910 Kimball street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirtieth Ward of the City of Philadelphia beginning at a point on the south side of West Kimball street (thirty feet wide) at the distance of one hundred seven feet westward from the west side of South Nineteenth street; Containing in front or breadth on the said side Kimball street thirty feet and extending of that width in length or depth southward between parallel lines at right angles to the said Kimball

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street forty six feet to the north side of a certain four feet wide alley extending westward communicating with a certain other four feet wide alley extending northward into the said Kimball street and southward into League street (thirty feet wide) and eastward communicating with a certain other four feet wide alley extending northward to a point a southward into the said League street.

Parcel No. 282 (1918-1928 Kimball street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirtieth Ward of the City of Philadelphia beginning at a point on the south side of West Kimball street (thirty feet wide) at the distance of one hundred eighty two feet westward from the west side of South Nineteenth street; Containing in front or breadth on the said side Kimball street ninety feet and extending of that width in length or depth southward between parallel lines at right angles to the said Kimball street forty six feet to the north side of a certain four feet wide alley extending westward communicating with a certain other four feet wide alley extending northward into the said Kimball street and southward into League street (thirty feet wide) and eastward communicating with a certain other four feet wide alley extending northward to a point a southward into the said League street.

Parcel No. 283 (1903 League street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirtieth Ward of the City of Philadelphia beginning at a point on the north side of League street (thirty feet wide) at the distance of sixty two feet westward from the west side of South Nineteenth street; Containing in front or breadth on the said side League street fifteen feet and extending of that width in length or depth northward between parallel lines at right angles to the said League street forty six feet to the south side of a certain four feet wide alley extending westward communicating with a certain other four feet wide alley extending northward into the said Kimball street and southward into the said League street and extending eastward communicating with a certain other four feet wide alley extending northward to a point a southward into the said League street.

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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, Dericom Enterprises, LLC desires to enter into the said redevelopment contract for the Properties.

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 South Central, 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 Dericom Enterprises, 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 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 sixteenth of June, 2005.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Patricia Rafferty
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Blackwell for Council President Verna (By Request)*

Sponsored by: Council President Verna (By Request)*