

City of Philadelphia



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

(Resolution No. 120536)

RESOLUTION

Approving the redevelopment contract and disposition supplement of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the Brewerytown Urban Renewal Area, identified by house numbers and street addresses as 3007-3009 Cabot street, 3013 Cabot street, 3011 West Stiles street, 3013 West Stiles street, 3014 West Stiles street and 3019 West Stiles street; authorizing the Redevelopment Authority to execute the redevelopment contract with MMB Stiles-Cabot, LLC and to take such action as may be necessary to effectuate the redevelopment contract and disposition supplement.

WHEREAS, The Philadelphia Redevelopment Authority (hereinafter "Redevelopment Authority") has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the Brewerytown Urban Renewal Area (hereinafter "Brewerytown"), which said plan and proposal were approved by Ordinance of the Council on January 14, 2003, as amended; and

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

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of Brewerytown, identified by house numbers and street addresses as 3007-3009 Cabot street, 3013 Cabot street, 3011 West Stiles street, 3013 West Stiles

City of Philadelphia

RESOLUTION NO. 120536 continued

street, 3014 West Stiles street and 3019 West Stiles street (hereinafter “Properties”). The areas of the Properties are bounded as follows:

3007-3009 Cabot street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirteenth Ward of the City of Philadelphia beginning on the north side of Cabot street (thirty feet wide) at the distance of fifty feet eight inches west from the west side of Thirtieth street (fifty feet wide); Containing in front or breadth on the said side of Cabot street twenty-eight feet four inches and extending of that width in length or depth north between parallel lines at right angles to the said Cabot street fifty feet to a point on the south side of a certain three feet wide alley that extends east and communicating with a certain two feet six inches wide alley that extends north into Thompson street (fifty feet wide) and south into the said Cabot street.

3013 Cabot street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirteenth Ward of the City of Philadelphia beginning on the north side of Cabot street (thirty feet wide) at the distance of ninety-three feet west from the west side of Thirtieth street (fifty feet wide); Containing in front or

City of Philadelphia

RESOLUTION NO. 120536 continued

breadth on the said side of Cabot street fourteen feet and extending of that width in length or depth north between parallel lines at right angles to the said Cabot street fifty feet to a point on the south side of a certain three feet wide alley that extends east and communicating with a certain two feet six inches wide alley that extends north into Thompson street (fifty feet wide) and south into the said Cabot street.

3011 West Stiles street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirteenth Ward of the City of Philadelphia beginning on the north side of Stiles street (fifty feet wide) at the distance of seventy-nine feet westward from the west side of Thirtieth street (fifty feet wide); Containing in front or breadth on the said side of Stiles street fourteen feet and extending of that width in length or depth northward at right angles to the said Stiles street, fifty-three feet including on the rear or northern end of a certain three feet wide alley which extends eastward and westward and communicates at the eastern end thereof with a certain other alley two feet eight inches wide which extends northward and southward from Baltz street to the said Stiles street.

City of Philadelphia

RESOLUTION NO. 120536 *continued*

3013 West Stiles street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirteenth Ward of the City of Philadelphia beginning on the north side of Stiles street (fifty feet wide) at the distance of ninety-three feet westward from the west side of Thirtieth street (fifty feet wide); Containing in front or breadth on the said side of Stiles street fourteen feet and extending of that width in length or depth northward at right angles to the said Stiles street, fifty-three feet including on the rear or northern end of a certain three feet wide alley which extends eastward and westward and communicates with a certain other two feet eight inches wide alley which extends northward and southward from the said Stiles street to the said Baltz street.

3014 West Stiles street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirteenth Ward of the City of Philadelphia beginning on the south side of Stiles street (fifty feet wide) at the distance of one hundred eight feet eight inches west from the west side of Thirtieth street (fifty feet wide); Containing in front or breadth on the said side of Stiles street fourteen feet and extending of that width in length or

City of Philadelphia

RESOLUTION NO. 120536 continued

depth south between parallel lines at right angles to the said Stiles street sixty-six feet to a point on the north side of a certain three feet wide alley that extends east into the said Thirtieth street and west communicating with a certain other three feet wide alley that extends into the said Stiles street.

3019 West Stiles street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirteenth Ward of the City of Philadelphia beginning on the north side of Stiles street (fifty feet wide) at the distance of one hundred thirty-five feet west from the west side of Thirtieth street (fifty feet wide); Containing in front or breadth on the said side of Stiles street fifteen feet and extending north of that width in length or depth between parallel lines at right angles to the said Stiles street sixty-two feet to a point on the south side of a certain three 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, MMB Stiles-Cabot, LLC desires to enter into the said redevelopment contract for the Properties.

City of Philadelphia

RESOLUTION NO. 120536 continued

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the redevelopment contract and disposition supplement submitted by the Philadelphia Redevelopment Authority (hereinafter "Redevelopment Authority") for the redevelopment of that portion of the Brewerytown Urban Renewal Area, 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 MMB Stiles-Cabot, 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.

City of Philadelphia

RESOLUTION NO. 120536 continued

City of Philadelphia

RESOLUTION NO. 120536 continued

CERTIFICATION: This is a true and correct copy of the original Resolution, Adopted by the Council of the City of Philadelphia on the seventh of June, 2012.

Darrell L. Clarke
PRESIDENT OF THE COUNCIL

Michael A. Decker
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Greenlee for Council President Clarke

Sponsored by: Council President Clarke