

City of Philadelphia



(Bill No. 030252)

AN ORDINANCE

Removing the Properties known generally as the Brewerytown Development from the Philadelphia Keystone Opportunity Zone, subject to the request and consent of the owners of said Properties, under certain terms and conditions.

WHEREAS, The Department of Commerce is willing to accept application from the owners of properties known generally as the Brewerytown Development and more particularly described in Exhibit "A" hereto (the "Properties"), and from all parties with any known interest in the Properties, including the prospective purchasers of the Properties, requesting and consenting to the removal of all exemptions, deductions, abatements, or credits provided for by Chapter 19-3200 of The Philadelphia Code, relating to the Keystone Opportunity Zone and the Keystone Opportunity Expansion Zone, with respect to a portion of the Properties, all to enable a mixed-use development on the Properties, including residential development on the Properties.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Any exemptions, deductions, abatements or credits provided for by Chapter 19-3200 of The Philadelphia Code, relating to the Keystone Opportunity Zone and the Keystone Opportunity Expansion Zone, with respect to the properties known generally as the Brewerytown Development and more particularly described in Exhibit "A" hereto (the "Properties"), are hereby repealed, revoked and removed; and the Properties are hereby removed from the Philadelphia Keystone Opportunity Zone.

SECTION 2. The repeal, revocation and removal described in Section 1 of this Ordinance shall be effective upon, and only with respect to exemptions, deductions, abatements or credits accruing on or after, the effective date of an approval by the Commonwealth Department of Community and Economic Development (the "Department") of a request by the Director of Commerce to decertify all or a portion of the Properties and remove them or it from the Philadelphia Keystone Opportunity Zone, which request shall not be submitted with respect to any portion of the Properties prior to the submission by the owners and all parties with any known interest in said portion of the Properties of written application to the Department of Commerce requesting and consenting to the removal of all exemptions, deductions, abatements, or credits provided for by Chapter 19-3200 of The Philadelphia Code, relating to the Keystone Opportunity Zone and the Keystone Opportunity Expansion Zone with respect to said portion of the Properties. To the extent the Department approves the decertification of less than all of the Properties, the repeal, revocation and removal provided for in Section 1 of this

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Ordinance shall be effective only with respect to such portion of the Properties as the Department approves for decertification.

SECTION 3. The Clerk shall keep on file for public inspection a copy of all Exhibits referenced herein.

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EXHIBIT "A"

BREWERYTOWN DEVELOPMENT PROPERTIES

Property Address	BRT #	Owner
3018-44 W. Thompson Street	884100710	Brewery Park Associates
3101-31 W. Thompson Street	884100700	Brewery Park Associates
3126-30 W. Thompson Street	8846900	Halpern & Stein Inc.
3000-50 Master Street	884101000	Brewery Park Associates
3101-15 Master Street	884101030	George Bullock
3117-27 Master Street	884101032	Lemuel Thornton
3129-35 Master Street	884101034	Stewart Golen
3137-45 Master Street	884101036	Stewart Golen
3120 Jefferson Street	292215700	Matt's Ice Cream
3123-45 Jefferson Street	884219205	Paid for Red Bell Brewing Co.
1335 N. 30th Street	884100716	Brewery Park Associates
1341 N. 30th Street	884100718	Brewery Park Associates
1343 N. 30th Street	884100720	Brewery Park Associates
1345-47 N. 30th Street	884100722	Brewery Park Associates
1206-36 N. 31st. Street	884101205	Halpern & Co.
1238 N. 31 Street	292311500	Edward Halbe, Jr.
1240-42 N. 31 Street	292311600	Edward Halbe, Jr.
1244-68 N. 31 Street	884101220	Halpern & Co.
1401-13 N. 31 Street	884100724	Brewery Park Associates
1408-14 N. 31 Street	292312200	Rochelle Freed & Donald Eskin
1415-37 N. 31 Street	292310210	Bernfield Brothers
1416-24 N. 31 Street	292312300	Phillip M. Simkin
1426-46 N. 31 Street	292311600	Trustee for Jerome and Pearl Robbins
1500-36 31 Street	884101300	PIDC for Red Bell Brewery
1538 N. 31Street	292312550	City of Philadelphia
300-50 N. 32 Street	884101500	Cheryl Bullock
1400 N. 32 Street	884101550	Conrail
1421-27 N. 32 Street	884101552	Stuart Golen
1429-43 N. 32 Street	884101554	Quaker Commercial Wholesaling
1445-59 N 32 Street	884699400	Advance Transport Co.
3019-31 W. Glenwood Avenue	324201600	Larry Neminrofsky
3033-65 W.Glenwood Avenue	784169300	City of Philadelphia

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3002-28 Cecil B. Moore Avenue	324044600	Larry & Pearl Nemirovsky
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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on May 15, 2003. The Bill was Signed by the Mayor on May 29, 2003.



Patricia Rafferty
Chief Clerk of the City Council