

City of Philadelphia



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

(Resolution No. 260037)

RESOLUTION

Approving the Third Amendment to Redevelopment Agreement of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the American Street Industrial Corridor Urban Renewal Area, designated as Revised Parcel No. 8, Revised Parcel No. 9 and Parcel No. 10A, also sometimes identified by house numbers and street addresses for Revised Parcel No. 8 as 1700-34 N. American Street, for Revised Parcel No. 9 as 1703-69 N. Bodine Street (including 229-33 Cecil B. Moore Avenue), and for Parcel No. 10A as 1736-54 N. American Street; and authorizing the Redevelopment Authority to execute the Third Amendment to Redevelopment Agreement with 1700 North American Street, LLC and to take such action as may be necessary to effectuate the Third Amendment to Redevelopment Agreement.

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 American Street Industrial Corridor Urban Renewal Area (hereinafter "American Street"), which said plan and proposal were approved by Ordinance of the Council on June 13, 2002, as amended; and

WHEREAS, The Redevelopment Authority executed a redevelopment contract (the "Original Redevelopment Agreement") with Global Building Group, LLC ("Global") dated July 12, 2006 for a portion of American Street, identified as Parcel No. 8, 1700-26 N. American Street, Parcel No. 9, 1703-69 N. Bodine Street, including 229-33 Cecil B. Moore Avenue and 1730-34 N. American Street, and Parcel No. 10, 1728 N. American Street, which said redevelopment contract was approved by Resolution No. 060601 adopted by the Council of the City of Philadelphia on June 15, 2006; and

WHEREAS, The Redevelopment Authority executed an Assignment Agreement with Global and 1700 North American Street, LLC ("Redeveloper") dated November 7, 2006 whereby Global assigned all of its rights and obligations under the Original Redevelopment Agreement to

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Redeveloper and Redeveloper agreed to assume and perform all terms, conditions, obligations and requirements of the Original Redevelopment Agreement; and

WHEREAS, The Redevelopment Authority executed an Amendatory and Parcelization Agreement with the Redeveloper dated November 29, 2007, which among other things, reconfigured the parcels and addresses so they would be identified as Revised Parcel No. 8, 1700-34 N. American Street ("Revised Parcel No. 8"), and Revised Parcel No. 9, 1703-69 N. Bodine Street (including 229-33 Cecil B. Moore Avenue) ("Revised Parcel No. 9"), and deleted 1736-54 N. American Street from the Original Redevelopment Agreement; and

WHEREAS, The Redevelopment Authority executed a Second Amendment to Redevelopment Agreement with the Redeveloper dated May 3, 2013, which among other things, added back the portion of American Street, now identified as Parcel No. 10A, 1736-54 N. American Street ("Parcel No. 10A"). Revised Parcel No. 8, Revised Parcel No. 9, and Parcel No. 10A shall be collectively referred to herein as the "Properties"; and

WHEREAS, The Redevelopment Authority has prepared a Third Amendment to Redevelopment Agreement ("Third Amendment") to amend the description of the improvements to permit the construction of a building to be used as an indoor climbing gym and facility, revise the plans to reflect the new development, and extend the time for construction of the improvements. The area of the Properties is bounded as follows:

Revised Parcel No. 8 (1700-34 N. American Street).

All that certain lot or piece of ground situated in the 18th Ward of the City of Philadelphia beginning on the northwest corner of the intersection at N. American Street (120 feet wide) and Columbia Avenue (fifty feet wide); Containing in front of breadth on the west side of the said American Street 270 feet and extending of that width in length and depth between parallel lines at right angles to the said American Street and also along the North side of the said Columbia Avenue 67 feet to the East side of a certain 4 feet wide alley extending Southward into the said Columbia Avenue and Northward to a point communicating with a certain 6 feet wide alley extending Westward into Bodine Street (30 feet wide).

Revised Parcel No. 9 (1703-69 N. Bodine Street including 229-33 Columbia Avenue). All that certain lot or piece of ground situated in the 18th Ward of the City of Philadelphia beginning on the Northeast corner of the intersection at N. Bodine Street (30 feet wide) and Columbia Avenue (50 feet wide); Thence, extending Northward along the East side of the said Bodine Street; on a line forming a right with the said Columbia Avenue, 503 feet to a point crossing the western head of a certain 6 feet wide alley extending Eastward communicating with a certain 4 feet wide alley extending Northward to a point and Southward into the Columbia

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Avenue; Thence extending Eastward forming a right angle with the said Bodine Street, 14 feet 0 1/2 inch, to a point; Thence extending South 24 degrees, 13 minutes, 35 seconds East, 73 feet 1 1/4 inches to a point at the head of said 4 feet wide alley; Thence extending Southward along the West side of said 4 feet wide alley; 452 feet 1 3/4 inches, to a point on the North side of the said Columbia Avenue crossing the Eastern head of said 6 feet wide alley; Thence extending Westward along the North side of the said Columbia Avenue; 49 feet to the first mentioned point and place of beginning.

Parcel No. 10A (1736-54 N. American Street). All that certain lot or piece of ground situated in the 18th Ward of the City of Philadelphia beginning at a point on the West side of American Street (120 feet wide) at the distance of 270 feet North from the North side of Columbia Avenue (50 feet wide); Thence extending Eastward on a line at right angles to the said American Street, 67 feet, to the East side of a certain 4 feet wide alley extending Northward to a point and Southward into the said Columbia Avenue communicating with a certain 6 feet wide alley which extends Westward into Bodine Street (30 feet wide); Thence extending Northward along the East side of said four feet wide alley, 172 feet 3 inches to a point; Thence extending South 27 degrees, 0 minutes, 0 seconds East, 3 feet 1 5/8 inches to a point; Thence extending North 24 degrees, 13 minutes, 35 seconds West, 97 feet 4 1/2 inches, to a point on the East line of the said Bodine Street; said point being in the line dividing the open and unopened portions of Montgomery Avenue (50 feet wide [*Stricken and Vacated*]); Thence extending Northward along the East line of the said Bodine Street crossing the bed of said *Stricken and Vacated* portion of Montgomery Avenue, 30 feet 3 1/8 inches to a point on the North side of the said Montgomery Avenue; Thence extending East along the North side of the said Montgomery Avenue, 120 feet to a point on the West side of the said American Street; Thence extending South along the West side of the said American Street crossing the bed of said *Stricken and Vacated* Montgomery Avenue, 280 feet, to the first mentioned point and place of beginning.

The said Third Amendment is in substantial conformity with the amended urban renewal plan and the amended redevelopment proposal approved by the Council; and

WHEREAS, 1700 North American Street, LLC desires to enter into the said Third Amendment for the Properties; now, therefore, be it

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RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the Third Amendment to Redevelopment Agreement (hereinafter "Third Amendment") submitted by the Philadelphia Redevelopment Authority (hereinafter "Redevelopment Authority") for the redevelopment of that portion of the American Street Industrial Corridor 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 Third Amendment. The Redevelopment Authority is authorized to execute the hereby approved Third Amendment with 1700 North American Street, LLC (hereinafter "Redeveloper"). The Redevelopment Authority and the Redeveloper are authorized to take such action in substantial conformity to the Third Amendment as may be necessary to carry it out.

FURTHER 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 Third Amendment hereby approved. Accordingly, the Council hereby declares that it will cooperate in helping to carry out the Third Amendment 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 Third Amendment.

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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 twenty-ninth day of January, 2026.

Kenyatta Johnson
PRESIDENT OF THE COUNCIL

Elizabeth McCollum
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Lozada

Sponsored by: Councilmember Lozada