



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

BILL NO. 260528

Introduced May 14, 2026

Councilmember Driscoll for Council President Johnson

**Referred to the
Committee on Public Property and Public Works**

AN ORDINANCE

Authorizing the Philadelphia Authority for Industrial Development to convey fee simple title to all or a portion of property known as 5501 Tacony Street, for less than fair market value, under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The Philadelphia Authority for Industrial Development (PAID) is hereby authorized to convey fee simple title to the property known as proposed Lot 1 of 5501 Tacony Street, which is more particularly described in Exhibit A ("Property").

SECTION 2. Due to the historic challenges of the Frankford Arsenal site, the need for parking, and the limited use potential of the Property, and notwithstanding any contrary requirements of the Philadelphia Industrial and Commercial Development Agreement between the City, PAID, and the Philadelphia Industrial Development Corporation, PAID may convey the Property for less than fair market value.

SECTION 3. The City Solicitor is hereby authorized to review and to approve all instruments and documents necessary to effectuate this Ordinance, which instruments and documents shall contain such terms and conditions as the City Solicitor shall deem necessary and proper to protect the interest of the City and to carry out the purposes of the Philadelphia Industrial and Commercial Development Agreement and this Ordinance.

City of Philadelphia

BILL NO. 260528 continued

LANGAN

Ordinance - Exhibit A

Technical Excellence
Practical Experience
Client Responsiveness

2 May, 2019
220119210

**Written Description
Proposed Lot 1
5501 Tacony Street
45th Ward
City of Philadelphia
Commonwealth of Pennsylvania**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, **SITUATE** in the 45th Ward of the City of Philadelphia, Commonwealth of Pennsylvania, described in accordance with a plan entitled "Relocation Of Lot Lines, (Sub-Division), 5501 Tacony Street, Drawing Number VR-101, prepared by Langan Engineering & Environmental Services, Inc., dated 03-04-2019, last revised 05-02-2019 and being more particularly described as follows; to wit:

BEGINNING at a point on the southerly line of Tacony Street, said point being located the following courses from the intersection of the southerly side of Tacony Street (On City Plan, 60' Wide, Legally Open) and the easterly side of Bridge Street (On City Plan, variable Width, Legally Open); thence,

- a. Along the said southerly side of Tacony Street, North 35°50'08.5" East, 46.302 feet to a point; thence,
 - b. North 82°07'22" East, 742.229 feet to a point; thence,
 - c. North 69°25'52" East, 598.777 feet to the point of Beginning; thence,
1. Extending along the southerly line of Tacony Street, North 69°25'52" East, a distance of 339.640 feet to a point; thence,
 2. South 20°34'08" East, a distance of 93.277 feet to a point; thence,
 3. South 43°04'19" West, a distance of 213.649 feet to a point; thence,
 4. South 17°32'01" West, a distance of 244.463 feet to a point; thence,
 5. South 14°40'49" East, a distance of 159.137 feet to a point; thence,
 6. South 46°55'41" East, a distance of 240.457 feet to a point; thence,
 7. South 43°04'19" West, a distance of 103.390 feet to a point; thence,
 8. South 14°40'49" East, a distance of 106.768 feet to a point; thence,
 9. South 46°55'41" East, a distance of 291.220 feet to a point; thence,
 10. Along the northerly line of Frankford Creek, South 74°25'51" West, a distance of 15.431 feet to a point; thence,
 11. Still along the northerly line of Frankford Creek South 46°44'45" West, a distance of 227.323 feet to a point; thence,
 12. Still along the northerly line of Frankford Creek South 70°28'06" West, a distance of 17.756 feet to a point; thence,
 13. North 14°40'49" West, a distance of 1,259.964 feet to the first mentioned point and place of **BEGINNING**.

1818 Market Street, Suite 3300 Philadelphia, PA 19103 T: 215.845.8900 F: 215.845.8901 www.langan.com
New Jersey • New York • Connecticut • Pennsylvania • Washington, DC • Virginia • West Virginia • Ohio • Florida • Texas • Arizona • California
Abu Dhabi • Athens • Doha • Dubai • London • Panama

City of Philadelphia

BILL NO. 260528 continued

LANGAN

Technical Excellence
Practical Experience
Client Responsiveness

The above described parcel encompassing an area of 168,358 square feet, or 3.865 acres, more or less.

Subject to easements and restrictions of record and to such conditions as may be disclosed by a current comprehensive title report.

Reviewed and Approved as per
Sub-Division Plan Requirements
Adopted by the Board of Surveyors

 5th 5/10/19
Surveyor & Regulator District Date

Prepared by:



Shaun F. Higgins
Professional Land Surveyor
PA License No. SU-051088-E

\\langan.com\data\PHL\data2\220119210\Project Data\Discipline\Survey\Office Data\Descriptions\3 Lot Subdivision\220119210 Proposed
Lot 1.docx

1818 Market Street, Suite 3300 Philadelphia, PA 19103 T: 215.845.8900 F: 215.845.8901 www.langan.com
New Jersey • New York • Connecticut • Pennsylvania • Washington, DC • Virginia • West Virginia • Ohio • Florida • Texas • Arizona • California
Abu Dhabi • Athens • Doha • Dubai • London • Panama

City of Philadelphia

BILL NO. 260528 continued