

# City of Philadelphia



(Bill No. 160557)

## AN ORDINANCE

Authorizing the Commissioner of Public Property and the Parks and Recreation Commissioner to sublease from the Philadelphia Municipal Authority certain land and improvements known as McArdle Playground, owned by the School District of Philadelphia, all under certain terms and conditions.

### *THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

SECTION 1. The Commissioner of Public Property and the Parks and Recreation Commissioner are hereby authorized to enter into a sublease with the Philadelphia Municipal Authority (the "PMA"), to sublease from certain land and improvements known as McArdle Playground (the "Premises"). The School District of Philadelphia owns the Premises and will enter into a master lease leasing the Premises to PMA. The master lease and sublease agreement must be based substantially on the terms set forth in the term sheet attached to this Ordinance as Exhibit "A." The Premises is generally as shown in the Map of the Premises attached as Exhibit "B."

SECTION 2. The City Solicitor is hereby authorized to review and to approve the lease authorized by this Ordinance, which lease shall contain such terms and conditions as the City Solicitor shall deem necessary and proper to protect the interests of the City of Philadelphia and to carry out the purpose of this Ordinance.

**EXHIBIT “A”**

Terms of proposed Master Lease Agreement between the School District of Philadelphia and the Philadelphia Municipal Authority (“PMA”) and a Sublease between the PMA and the City of Philadelphia for certain land and improvements known as McArdle Playground.

**1. Exhibit “A” Definitions:**

“**City**” means the City of Philadelphia.

“**The District**” means the School District of Philadelphia.

“**PMA**” means the Philadelphia Municipal Authority

“**Premises**” means all or some of the land and improvements known as the McArdle Playground and as generally shown in the attached as Exhibit B.

**2. Basic Structure of Lease Transaction:**

i) The District will lease the Premises to the PMA through a Master Lease, and the PMA will then enter into a Sublease for the Premises with the City.

ii) The City will maintain and operate the Premises for public use for the term of the Sublease.

**3. Lease Terms:**

i) **Premises:** All or some of the land and improvements known as McArdle Playground as generally shown in the Map of the Premises.

ii) **Occupancy:** The Premises will be occupied by the City and available for public use and for use by the School District’s students attached as Exhibit B.

iii) **Rent:** Nominal.

iv) **Duration:** The term of both the Master Lease and Sublease may be a term of up to 25 years.

v) **Commencement Date:** Upon execution.

vi) **Maintenance:** City shall maintain and repair the Premises as required by the Sublease, and may make improvements to the Premises that are authorized by the Sublease, at no cost to the District.

**EXHIBIT “B”**

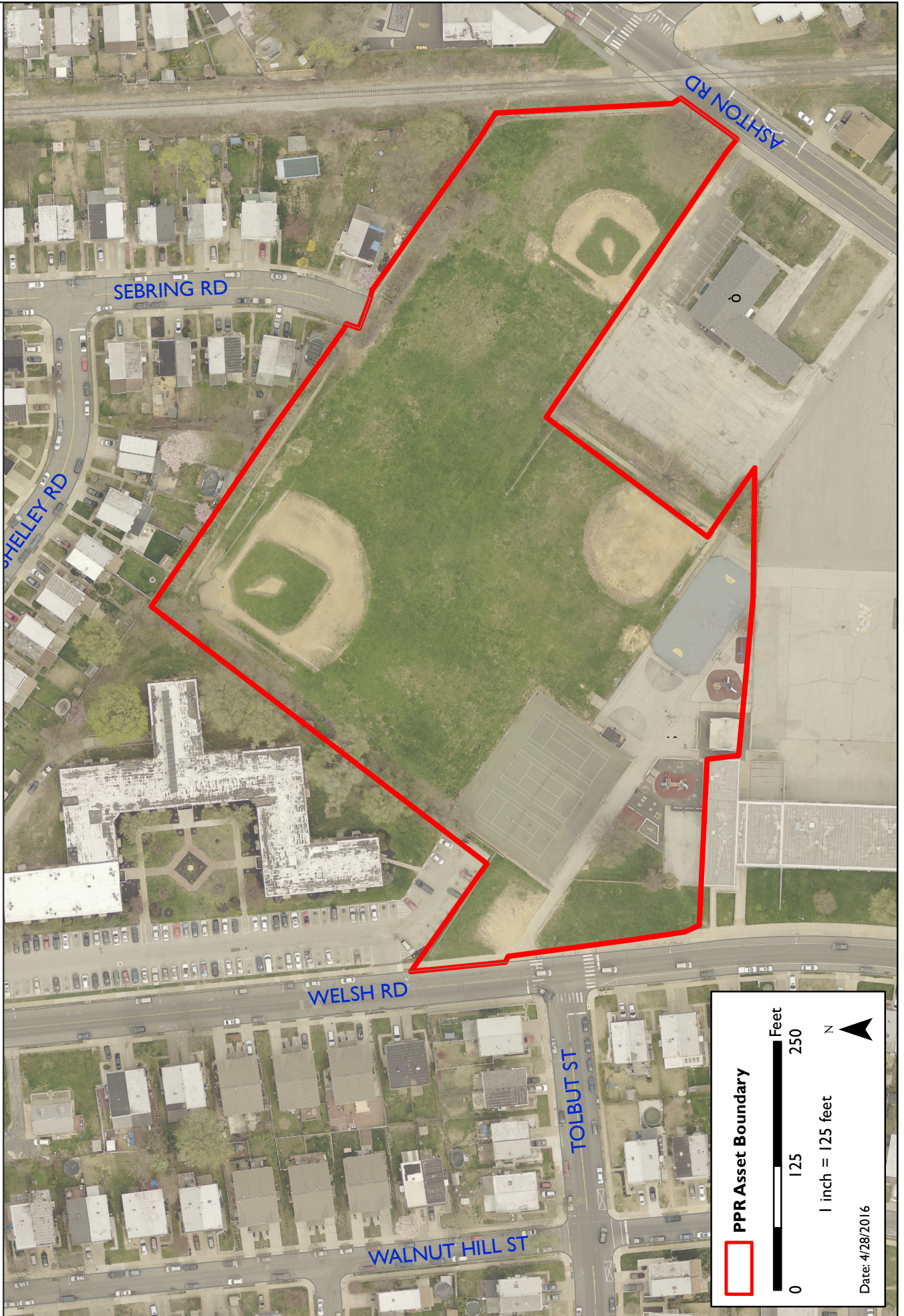
MAPS OF THE PREMISES

PHILADELPHIA  
PARKS & RECREATION



**McArdle School and Grounds**

8930 Ashton Rd.



**PPR Asset Boundary**

0 125 250 Feet

1 inch = 125 feet

N

Date: 4/28/2016

# City of Philadelphia

BILL NO. 160557 continued

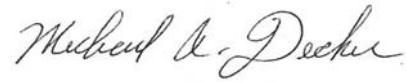
Certified Copy

# City of Philadelphia

BILL NO. 160557 continued

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 16, 2016. The Bill was Signed by the Mayor on June 28, 2016.



Michael A. Decker  
Chief Clerk of the City Council