

City of Philadelphia



(Bill No. 110059)

AN ORDINANCE

Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to enter into a sublease agreement with the Philadelphia Authority for Industrial Development, for use of a premises by the City located at 1221 Bainbridge Street, Philadelphia, Pennsylvania, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The Commissioner of Public Property, on behalf of the City of Philadelphia, as subtenant, is hereby authorized to enter into a sublease agreement with the Philadelphia Authority for Industrial Development, as tenant and sublandlord, for use by the City and affiliated agents cooperating with the City, a premises located at 1221 Bainbridge Street, Philadelphia, Pennsylvania, pursuant to terms substantially set forth in the document attached hereto as Exhibit "A".

SECTION 2. The City Solicitor is hereby authorized to review and to approve the lease and other documents necessary to effectuate this Ordinance, which lease and documents 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.

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EXHIBIT "A"

Terms of Proposed Sublease for 1221 BAINBRIDGE STREET

1. **Landlord:** Bainbridge Properties, LLC.
2. **Tenant and Sublandlord:** Philadelphia Authority for Industrial Development
3. **Subtenant:** City of Philadelphia
4. **Premises Address:** 1221 Bainbridge Street, Philadelphia, PA
5. **Use of the Premises:** As part of its Ready, Willing and Able Program, The Doe Fund, Inc., through a professional services agreement with the City, will provide transitional housing and employment and job skills training, including paid employment training, for approximately 75 homeless individuals.
6. **Term of Lease:** 10 Years
7. **Rent:** \$22,800.00 per month for the during of the term.
8. **Maintenance and Utilities:** The City will be responsible for the maintenance and utilities associated with the leased premises.
9. **Cost of Improvements:** The Landlord shall be responsible for all costs of improvements to the premises, sufficient for use of the premises as set forth above.

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on March 17, 2011. The Bill was Signed by the Mayor on March 23, 2011.



Michael A. Decker
Chief Clerk of the City Council