

City of Philadelphia



(Bill No. 120486)

AN ORDINANCE

Authorizing a license agreement with a term of up to twenty years, and other related agreements, between the City of Philadelphia, as licensor, and the Philadelphia Authority for Industrial Development, as licensee, for certain land and facilities located in the Franklin Delano Roosevelt Park and the Marian Anderson Recreation Center, to be used to establish, conduct, and operate the Philadelphia Phillies MLB Urban Youth Academy, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The Parks and Recreation Commissioner is hereby authorized to enter into a license agreement, substantially consistent with the Term Sheet attached as Exhibit "A" hereto, and such other agreements as are necessary to effectuate such terms, between the City of Philadelphia, as licensor, and the Philadelphia Authority for Industrial Development ("PAID"), as licensee, whereby PAID will enter into a sub-license agreement with the Major League Baseball Urban Youth Foundation and the Philadelphia Phillies governing the construction, renovation, and use of baseball and softball fields, and related facilities, at Franklin Delano Roosevelt Park and the Marian Anderson Recreation Center, all for the purpose of operating the Philadelphia Phillies MLB Urban Youth Academy.

SECTION 2. The City Solicitor is hereby authorized to impose such terms and conditions on the transaction authorized by this Ordinance as the City Solicitor deems necessary and proper to protect the interests of the City, and to carry out the purposes of this Ordinance.

EXHIBIT A

PHILADELPHIA PHILLIES MLB URBAN YOUTH ACADEMY TERM SHEET

The City of Philadelphia, acting by and through its Department of Parks and Recreation (the "City"), desires to enter into a license agreement with the Philadelphia Authority for Industrial Development ("PAID"), and for PAID to enter into a sub-license agreement with Major League Baseball Urban Youth Foundation, a California non-profit corporation ("MLBUYF") and The Phillies, a Pennsylvania limited partnership (the "Phillies") for the creation and operation of the Philadelphia Phillies MLB Urban Youth Academy (the "Academy").

- Licensor:** The City of Philadelphia, through its Department of Public Property ("City").
- Licensee:** The Philadelphia Authority for Industrial Development ("PAID").
- Premises:** Portions of the City facilities known as Franklin Delano Roosevelt Park, located in South Philadelphia at 1500 Pattison Avenue ("FDR Park"), and portions of the Marian Anderson Recreation Center located at 744 South 17th Street, Philadelphia.
- Start Date:** Immediate.
- Term:** Ten years, with an option to renew for a further ten years.
- Improvements:** Pursuant to the license agreement, PAID will be authorized to provide for the following: (i) the existing baseball fields at FDR Park will be renovated and an additional showcase field, along with batting cages will be constructed, (ii) an existing building at FDR Park will be renovated, including the restrooms, and expanded, including office and storage space and a trainer's room, and (iii) portions of Marian Anderson Recreation Center will be renovated and a 10,000 square foot workout facility, containing batting cages and pitching mounds, will be constructed.
- Use:** The renovated facilities will be used in connection with the Philadelphia Phillies MLB Urban Youth Academy, the purpose of which is to promote youth participation and grassroots involvement in the games of baseball and softball and to teach life skills to the citizens of the City of Philadelphia.
- Obligations:** Pursuant to the license agreement between PAID and the City, the City agrees to dedicate three City employees for the operation of the Academy, including an Academy director, who shall be responsible for day-to-day

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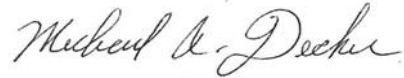
management. The City shall also supply utilities and certain baseball equipment, and maintain, in part, the Premises. PAID shall, in turn, enter into a sub-license agreement with MLB Urban Youth Foundation and the Phillies (collectively, the "Baseball Parties") to provide for the following: (i) the Baseball Parties shall appoint a liaison to work with the Academy director; (ii) the Baseball Parties shall develop programming for the Academy, which shall include offering clinics, camps and activities to participants and implementing academic support programs; (iii) the Baseball Parties shall develop a marketing and advertising plan for the Academy; and (iv) the Phillies shall maintain in first class condition the baseball fields at the Premises known as the "Ashburn Fields" and two softball fields at the Premises.

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BILL NO. 120486 continued

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 21, 2012. The Bill was Signed by the Mayor on June 27, 2012.



Michael A. Decker
Chief Clerk of the City Council