



City of Philadelphia

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

BILL NO. 060504

Introduced June 1, 2006

Councilmember Krajewski

**Referred to the
Committee on Finance**

AN ORDINANCE

Removing a portion of a property in the 41st ward of the City, from the Philadelphia Keystone Opportunity Zone, subject to the request and consent of the owners of said Property, under certain terms and conditions.

WHEREAS, The Department of Commerce is willing to accept an application from the owners of a property in the 41st ward of the City, and more particularly described in Exhibit "A" hereto (the "Property"), and from all parties with any known interest in the Property, including any prospective purchasers of the Property, requesting and consenting to the removal of all exemptions, deductions, abatements, or credits provided for by Chapter 19-3200 of The Philadelphia Code, relating to the Keystone Opportunity Zone, with respect to the Property, all to enable a residential development on the Property.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Any exemptions, deductions, abatements or credits provided for by Chapter 19-3200 of The Philadelphia Code, relating to the Keystone Opportunity Zone, with respect to a portion of a property in the 41st ward of the City, more particularly described in Exhibit "A" hereto (the "Property"), are hereby repealed, revoked and removed; and the Property is hereby removed from the Philadelphia Keystone Opportunity Zone.

SECTION 2. The repeal, revocation and removal described in Section 1 of this Ordinance shall be effective upon, and only with respect to exemptions, deductions, abatements or credits accruing on or after, the effective date of an approval by the Commonwealth Department of Community and Economic Development (the

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“Department”) of a request by the Director of Commerce to decertify the Property and remove it from the Philadelphia Keystone Opportunity Zone, which request shall not be submitted with respect to any portion of the Property prior to the submission by the owners and all parties with any known interest in said portion of the Properties of written application to the Department of Commerce requesting and consenting to the removal of all exemptions, deductions, abatements, or credits provided for by Chapter 19-3200 of The Philadelphia Code, relating to the Keystone Opportunity Zone with respect to said Property. To the extent the Department approves the decertification of less than all of the Property, the repeal, revocation and removal provided for in Section 1 of this Ordinance shall be effective only with respect to such portion of the Property as the Department approves for decertification.

SECTION 3. The Clerk shall keep on file for public inspection a copy of all Exhibits referenced herein.

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Exhibit "A"

Property Address	BRT#	Owner
7071 Milnor Street	786589200	Kaplan At Tacony LP

Description of Property

Residential Premises (KOZ)

TRACT NUMBER 6 AND A PORTION OF TRACT NUMBER 1

A certain parcel of land situate in the Commonwealth of Pennsylvania, County of Philadelphia, in the Forty-First Ward of the City of Philadelphia, and more particularly bounded and described as follows:

Beginning at a point in the intersection of the southwesterly right-of-way line of Princeton Avenue and the southeasterly right-of-way line of Wissinoming Street being a portion of the project boundary line said point being northerly corner of tract number 1; thence leaving said Wissinoming Street binding to said boundary line along said Princeton Avenue and a line of tract number 1,

South 28° 41' East 972.85 feet to a point at an existing fence; thence leaving said Princeton Avenue said boundary line and along said existing fence crossing tract number 1,

South 61° 19' West 140.00 feet,
South 28° 41' East 10.00 feet,
South 61° 19' West 130.00 feet,
North 28° 41' West 10.00 feet,

South 61° 19' West 188.61 feet, to a corner on the boundary line common to tract number 1, land now or formerly owned by Warner Company and tract number 6; thence leaving said fence and tract number 1, binding to said boundary a line between land of said Warner Company and tract number 6,

North 73° 41' West 216.00 feet,

North 28° 41' West 818.00 feet to a point in the southeasterly right-of-way line of Wissinoming Street; thence leaving land of said Warner binding to said boundary along said Wissinoming Street and a line of tract number 1,

North 61° 34' East passing a line between tract number 6 and tract number 1 at 5 feet in all 613.86 feet to the place of beginning, containing 13.41 acres, more or less.

TRACT NUMBER 100E

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All that certain parcel of land situate in the Commonwealth of Pennsylvania, County of Philadelphia, in the Forty-First Ward of the City of Philadelphia, being tract number 100E, owned by the United States of America and more particularly bounded and described as follows:

A ten foot wide utility easement located five feet either side of the following described centerline:

Commencing at a point in the South 61° 19' West 188.61 feet line of Parcel 669 conveyed by the United States of America to the Commonwealth of Pennsylvania through a Quitclaim Deed dated 23 March 1979; thence binding to said line of Parcel 669,

North 61° 19' East 7.00 feet more or less to the TRUE Point of Beginning; thence,

South 28° 41' East 74.00 feet, more or less; thence,

South 71° 50' East 115.49 feet, more or less; thence,

South 28° 41' East 150.00 feet, more or less; to its terminus, a point in the bulkhead line at the Delaware River, said point being located at the corner of said Parcel 669, containing 0.08 of an acre more or less.

ALSO KNOWN AS

A certain parcel of land situate in the Commonwealth of Pennsylvania, County of Philadelphia, in the Forty-first Ward of the City of Philadelphia, being tract number 100E of the U.S. Army Air Force Exchange Warehouse, Tacony Military Reservation, herein referred to by tract number, and more particularly bounded and described as follows; a ten foot wide utility easement, located five feet on either side of the following described centerline:

Beginning at a point in the northwesterly line of the above-described parcel within the reservation boundary, said point being further located North 61° 19' East 7.0 feet, more or less, from an angle point in the southwesterly line of the reservation, said angle point being located north 28° 41' West 279.56 feet, more or less, from the most southern corner of the reservation, said corner being in the bulkhead line at the Delaware River; thence, leaving said northwesterly line and crossing the above-described parcel, the following courses and distances:

South 28° 41' East 74.00 feet, more or less,

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South 71° 50' East 115.49 feet, more or less,

South 28° 41' East 150.00 feet, more or less, to its terminus, a point in the said bulkhead line at the Delaware River, said point being located North 79° 46' East 90.66 feet, more or less, from the said most southern corner of the reservation. The above utility easement contains 0.08 of an acre, more or less.

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