



City of Philadelphia

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

RESOLUTION NO. 240516

Introduced May 23, 2024

Councilmember Bass

RESOLUTION

Approving the redevelopment contract of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the Tioga Urban Renewal Area, identified as a portion of 3030 North Twentieth street; and authorizing the Redevelopment Authority to execute the redevelopment contract with NewCourtland Apartments at Clearfield LP and to take such action as may be necessary to effectuate the redevelopment contract.

WHEREAS, The Philadelphia Redevelopment Authority (hereinafter "Redevelopment Authority") has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the Tioga Urban Renewal Area (hereinafter "Tioga") which said plan and proposal were approved by Ordinance of the Council on July 7, 2003, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of Tioga, identified as a portion of 3030 North Twentieth street (the "Property"). The area of the Property is bounded as follows:

A portion of 3030 North Twentieth street. all that certain lot or piece of ground situated in the Eleventh Ward of the City of Philadelphia bounded and described according to a Subdivision Plan dated June 15, 2023, revised July 10, 2023, prepared by Durkin Associates, Inc. as follows to wit: beginning at a point on the southerly side of West Clearfield street (fifty feet wide/On City Plan/Legally Open fifty feet wide), said point being measured north seventy-eight degrees, thirty-nine minutes, zero seconds west, the distance of one hundred three and seven hundred forty-one thousandths feet from the westerly side of North Twentieth street (fifty feet wide/On City Plan/Legally Open fifty feet wide); Thence extending south eleven degrees, twenty-one minutes, zero seconds west, the distance of two hundred twenty-five feet to a point on the northerly side of Toronto street (fifty feet wide/On

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City Plan/Legally Open fifty feet wide); Thence extending along the said side of Toronto street north seventy-eight degrees, thirty-nine minutes, zero seconds west, the distance of one hundred thirty-four and five hundred nine thousandths feet to a point on the easterly side of a certain three feet wide alley which extends northwardly to the southerly side of Clearfield street; Thence extending along the said side of the alley north eleven degrees, twenty-one minutes, zero seconds east, the distance of two hundred twenty-five feet to the said southerly side of Clearfield street; Thence extending along the southerly side of Clearfield street south seventy-eight degrees, thirty-nine minutes, zero seconds east, the distance of one hundred thirty-four and five hundred nine thousandths feet to the first mentioned point and place of beginning.

The said redevelopment contract is in substantial conformity with the amended urban renewal plan and the amended redevelopment proposal approved by the Council; and

WHEREAS, NewCourtland Apartments at Clearfield LP desires to enter into the said redevelopment contract for the Property; now, therefore, be it

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the redevelopment contract submitted by the Philadelphia Redevelopment Authority (hereinafter "Redevelopment Authority") for the redevelopment of that portion of Tioga, as hereinabove more particularly described, is hereby approved. City Council authorizes the Redevelopment Authority to proceed with minor changes in substantial conformity with the hereby approved redevelopment contract. The Redevelopment Authority is authorized to execute the hereby approved redevelopment contract with NewCourtland Apartments at Clearfield LP (hereinafter "Redeveloper"). The Redevelopment Authority and the Redeveloper are authorized to take such action in substantial conformity to the redevelopment contract as may be necessary to carry it out.

FURTHER RESOLVED, The Redevelopment Authority and the Redeveloper are authorized to prepare or cause to be prepared for introduction into the Council such ordinances or resolutions as may be necessary for changes in zoning, streets, alleys, public ways, street patterns, location and relocation of public utilities, and related items which are required in order to facilitate and effectuate the redevelopment contract hereby approved. Accordingly, the Council hereby declares that it will cooperate in helping to carry out the redevelopment contract and requests the various officials, departments, boards and agencies of the City having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the redevelopment contract.