

City of Philadelphia



(Bill No. 170999)

AN ORDINANCE

Authorizing the Commissioner of Public Property, on behalf of the City, to enter into a lease with an option to purchase with Ujima Community Transformation Partners, LLC, for use and/or purchase by the City of all or a portion of the premises located at 6750 Lindbergh Boulevard, 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, is hereby authorized to enter into a lease agreement with Ujima Community Transformation Partners, LLC, with City as tenant, for use by the City, of all or a portion of the premises located at 6750 Lindbergh Boulevard, 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.

City of Philadelphia

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EXHIBIT "A"

Terms of Proposed Lease For 6750 Lindbergh Boulevard, Philadelphia, PA

1. **Landlord:** Ujima Community Transformation Partners, LLC
2. **Tenant:** The City of Philadelphia
3. **Premises Address:** 6750 Lindbergh Boulevard, Philadelphia, PA
4. **Use of the Premises:** Approximately 15,500 square feet, to be used for the Office of Innovation and Technology's Communications and Radio Operations Center.
5. **Term of Lease:** 10 years; provided, however, the City (in accordance with Section 8-200(3) of the Philadelphia Charter) shall have right to terminate the Lease, at the City's sole option, at any time after the expiration of four years without liability to the Landlord for damage or loss of profits which would have been realized had the Lease not been terminated.
6. **Renewal Terms:** Tenant shall have three (3) five (5) year renewal options.
7. **Purchase Option:** At any point in the lease following the seventh anniversary of the Rent Commencement Date, Tenant shall have the right to purchase the Premises at fair market value as determined by appraisal but in no event less than an agreed upon floor price.
8. **Rent:** The annual base rent will be approximately \$11.29 per square foot for the first year with approximately 10% escalations every five years. The first year's annual base rent will be approximately \$175,000.00.
9. **Operating Expenses:** The City shall be responsible for all maintenance, real estate taxes, utility charges and trash removal costs for the Premises.

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on December 14, 2017. The Bill was Signed by the Mayor on January 3, 2018.



Michael A. Decker
Chief Clerk of the City Council