

# City of Philadelphia



Council of the City of Philadelphia  
Office of the Chief Clerk  
Room 402, City Hall  
Philadelphia

(Resolution No. 120450)

## RESOLUTION

Approving the purchase option agreement, redevelopment contract and disposition supplement of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of Nicetown Urban Renewal Area, designated as Parcel Nos. 47, 48 and 49, and also sometimes identified by house numbers and street addresses for Parcel No. 47 as 4413-4421 Germantown avenue including 4428 North Uber street, for Parcel No. 48 as 4428-4470 Germantown avenue and for Parcel No. 49 as 4423-4451 Germantown avenue; authorizing the Redevelopment Authority to execute the redevelopment contract with Nicetown Court II Housing Partners, LP and to take such action as may be necessary to effectuate the purchase option agreement, redevelopment contract and disposition supplement.

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 Nicetown Urban Renewal Area (hereinafter "Nicetown"), which said plan and proposal were approved by Ordinance of the Council on January 21, 1966, as amended; and

WHEREAS, The Redevelopment Authority has prepared a purchase option agreement for a portion of Nicetown, designated as Parcel Nos. 47, 48 and 49, and also sometimes identified by house numbers and street addresses for Parcel No. 47 as 4413-4421 Germantown avenue including 4428 North Uber street, for Parcel No. 48 as 4428-4470 Germantown avenue and for Parcel No. 49 as 4423-4451 Germantown avenue

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(hereinafter the “Properties”) to permit Nicetown Court II Housing Partners, LP (hereinafter the “Redeveloper”) to perform inspections, investigations, surveys and testing on the Properties with the right to thereafter enter into a redevelopment contract for purchase and development of the Properties.

WHEREAS, The Redevelopment Authority has prepared a disposition supplement providing, *inter alia*, for development controls and regulations imposed upon the Redeveloper; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for the Properties, which will be executed if the Redeveloper exercises its option to purchase the Properties. The areas of said Properties are bounded as follows:

Parcel No. 47 (4413-4421 Germantown avenue including 4428 North Uber street).

ALL THAT CERTAIN lot or piece of ground situated in the Thirteenth Ward of the City of Philadelphia beginning at a point on the northeasterly side of Germantown Avenue (varying widths); one hundred fifteen feet two inches, northwest from the westerly side of Uber street (fifty feet wide); Thence extending northwestward along the northeasterly side of the said Germantown avenue; forty-one feet nine and one-quarter inches to a point; Thence extending northeastward at right angles to the said Germantown avenue; zero feet nine and one-quarter inches

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to a point; Thence extending northwestward along the northeasterly side of the said Germantown avenue; forty-eight feet two and seven-eighths inches to a point on the northeasterly corner of the intersection at Germantown and Roberts avenues; Thence extending northward along the east side of the said Twentieth street; forty feet ten inches, to the south side of a certain four feet wide alley extending eastward communicating with a certain other four feet wide alley extending northward into Wingohocking street (fifty feet wide); Thence extending eastward along the south side of the above first mentioned alley; fifty-four feet, to a point on the southwest side of a certain three feet wide alley extending southeastward into Uber street (fifty feet wide) and northwestward communicating with the above mentioned four feet wide alleys; Thence extending southeastward along the southwest side of the above mentioned three feet wide alley; thirty-three feet five and one-half inches, to a point; Thence extending eastward at right angles to the said Uber street crossing the bed of the above mentioned three feet wide alley; seventy-three feet seven and three-eighths inches to a point on the west side of said Uber street; Thence extending south along the west

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side of the said Uber street; sixty-three feet seven inches to a point at the head of the above mentioned three feet wide alley; Thence extending northwestward along the northeast side of said three feet wide alley; forty-eight feet three-quarters inches, to a point; Thence extending southwestward at right angles with the said Germantown avenue, crossing the bed of the above mentioned three feet wide alley; seventy-three feet and one-eighth inches, to the first mentioned point and place of beginning.

Parcel No. 48 (4428-4470 Germantown avenue).

ALL THAT CERTAIN lot or piece of ground situated in the Thirteenth Ward of the City of Philadelphia beginning at a point on the southwesterly side of Germantown avenue (sixty feet wide); seventy-three feet six inches, northwest from the northwesterly side of Roberts avenue (eighty feet wide); Thence extending southwestward at right angles with the said Germantown avenue; eighty-two feet six inches to the middle of a certain three feet wide alley extending northwestward from the said Roberts avenue to Windrim avenue (sixty feet wide); Thence extending northwestward along the centerline of said alley; three

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hundred eighteen feet five and one-quarter inches to a point; Thence extending northeastward at right angles with the said Germantown avenue; one foot six inches, to a point on the northeasterly side of said three feet wide alley; Thence extending northwestward along the northeasterly side of the said three feet wide alley; thirteen feet six and three-eighths inches, to a point on the southeasterly side of said Windrim avenue; Thence extending northeast along the southeasterly side of the said Windrim avenue along a line curving to the right having a radius of two thousand seven hundred fifty-seven feet nine and one-quarter inches, an arc distance of one hundred fifty-six feet one and one-quarter inches, more or less, and a central angle of three degrees fourteen minutes and fifty-seven seconds, eighty-four feet eleven and five-eighths inches, to the southeast corner of the intersection at the said Windrim avenue and Germantown avenue; Thence extending southeastward along the southwesterly side of the said Germantown avenue; three hundred seventy-one feet nine inches to the first mentioned point and place of beginning.

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Parcel No. 49 (4423-4451 Germantown avenue).

ALL THAT CERTAIN lot or piece of ground situated in the Thirteenth Ward of the City of Philadelphia beginning at a point formed by the intersection of the northeast side of Germantown avenue (sixty feet wide) and the west side of North Twentieth street (fifty feet wide); Thence extending northwardly along the west side of Twentieth street; eighty-four feet one and one-quarter inches to a point at the head of a certain three feet wide alley extending northwestward to the south side of Wingohocking street (fifty feet wide) communicating with a certain other three feet wide alley extending northward to a point; Thence extending northwestward along the southwesterly side of the first mentioned alley; one hundred thirty-eight feet ten and seven-eighths inches, to a point on the south side of the said Wingohocking street; Thence extending westward along the south side of the said Wingohocking street; seventy-five feet nine and one-quarter inches to the southeasterly corner of the intersection at Wingohocking street and Germantown avenue; Thence extending southeastwardly along the northeasterly side of the said Germantown avenue; seventy-three feet eleven and one-quarter inches to a point; Thence

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extending further southeastwardly along the Northeasterly side of the said Germantown avenue; two hundred feet eight and one-quarter inches, 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, Nicetown Court II Housing Partners, LP desires to enter into the said purchase option agreement and will enter into the redevelopment contract for the Properties if it exercises the option to purchase.

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the purchase option agreement, redevelopment contract and disposition supplement submitted by the Philadelphia Redevelopment Authority (hereinafter "Redevelopment Authority") for the redevelopment of that portion of the Nicetown Urban Renewal Area, 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 purchase option agreement, redevelopment contract and disposition supplement. The Redevelopment Authority is authorized to execute the hereby approved redevelopment contract with Nicetown Court II Housing Partners, 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.

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RESOLVED, The Redevelopment Authority and the Redeveloper are authorized to prepare or cause to be prepared for introduction into 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 purchase option agreement, redevelopment contract and disposition supplement hereby approved. Accordingly, the Council hereby declares that it will cooperate in helping to carry out the redevelopment contract and disposition supplement 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 and disposition supplement.



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CERTIFICATION: This is a true and correct copy of the original Resolution, Adopted by the Council of the City of Philadelphia on the twenty-fourth of May, 2012.

Darrell L. Clarke  
PRESIDENT OF THE COUNCIL

Michael A. Decker  
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Bass

Sponsored by: Councilmember Bass