

# City of Philadelphia



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

(Resolution No. 100471)

## RESOLUTION

Approving the redevelopment contract and disposition supplement of the Redevelopment Authority of the City of Philadelphia for the redevelopment and urban renewal of a portion of the Model Cities Urban Renewal Area, designated as Parcel No. 688 also sometimes identified by house number and street address as 841 North Opal street; authorizing the Redevelopment Authority to execute the redevelopment contract with Drew Kondylas and to take such action as may be necessary to effectuate the redevelopment contract and disposition supplement.

**WHEREAS**, The Redevelopment Authority of the City of Philadelphia (hereinafter "Redevelopment Authority") has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the Model Cities Urban Renewal Area, (hereinafter "Model Cities"), which said plan and proposal were approved by Ordinance of the Council on December 15, 1969, as amended; and

**WHEREAS**, The Redevelopment Authority has prepared a redevelopment contract for a portion of Model Cities, designated as Parcel No. 688 also sometimes identified by house number and street address as 841 North Opal street (the "Property").

The area of said Property is bounded as follows:

**Parcel No. 688 (841 North Opal street).**

ALL THAT CERTAIN lot or piece of ground situate in the  
Fifteenth Ward of the City of Philadelphia beginning at a

# City of Philadelphia

*RESOLUTION NO. 100471 continued*

point on the easterly side of Opal street (thirty feet wide) at the distance of three hundred fifteen feet south from the southerly side of Poplar street (fifty feet wide); Thence extending in an easterly direction along a line of property now or late of Andrew James Dixon, the distance of thirty eight feet to a point on the westerly side of a certain three feet wide alley; Thence extending in a southerly direction along the said westerly side of the aforesaid three feet wide alley, the distance of twelve feet to a point on the northerly side of a certain other three feet wide alley; Thence extending in a westerly direction along the said northerly side of said three feet wide alley, the distance of thirty eight feet to a point on the said easterly side of Opal street; Thence extending in a northerly direction along the said easterly side of Opal street, the distance of twelve 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.

**WHEREAS**, Drew Kondylas desires to enter into the said redevelopment contract for the Property; and

# City of Philadelphia

*RESOLUTION NO. 100471 continued*

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

**RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA,** That the redevelopment contract and disposition supplement submitted by the Redevelopment Authority of the City of Philadelphia (hereinafter "Redevelopment Authority") for the redevelopment of that portion of Model Cities, 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 and disposition supplement. The Redevelopment Authority is authorized to execute the hereby approved redevelopment contract with Drew Kondylas (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.

**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 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

# City of Philadelphia

*RESOLUTION NO. 100471 continued*

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.

# City of Philadelphia

*RESOLUTION NO. 100471 continued*

# City of Philadelphia

*RESOLUTION NO. 100471 continued*

CERTIFICATION: This is a true and correct copy of the original Resolution, Adopted by the Council of the City of Philadelphia on the tenth of June, 2010.

Anna C. Verna  
PRESIDENT OF THE COUNCIL

Michael A. Decker  
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Clarke

Sponsored by: Councilmember Clarke