

City of Philadelphia



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

(Resolution No. 010726)

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. 130 also sometimes identified by house numbers and street addresses as 1516-1540 Cadwallader street including 1513-1547 Germantown avenue, 268-278 West Oxford street, 01-07 Redner street and 1549-1557 North Fourth street; and authorizing the Redevelopment Authority to execute the redevelopment contract with Arab American Development Corporation 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 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 a portion of the Model Cities Urban Renewal Area, designated as Parcel No. 130 also sometimes identified by house numbers and street addresses as 1516-1540 Cadwallader street including 1513-1547 Germantown avenue, 268-278 West Oxford street, 01-07 Redner street and 1549-1557 North Fourth street (hereinafter "Property"). The area of the Property is bounded as follows:

City of Philadelphia

RESOLUTION NO. 010726 continued

Parcel No. 130 (1516-1540 Cadwallader street including 1513-1547 Germantown avenue, 268-278 West Oxford street, 01-07 Redner street and 1549-1557 North Fourth street).

ALL THAT CERTAIN lot or piece of ground located in the Eighteenth Ward of the City of Philadelphia with the buildings and improvements thereon erected; Beginning at a point on the easterly side of Germantown avenue (sixty feet wide) at a distance of one hundred ten feet northward from the northerly side of Jefferson street (fifty feet wide); Thence extending northward along the easterly side of said Germantown avenue two hundred ninety six feet six and five-eighths inches to a point of intersection with the easterly side of North Fourth street (fifty feet wide); Thence extending further northward along the easterly side of said Fourth street a distance of one hundred three feet four and one-half inches to a point of intersection with the southerly side of Oxford street; Thence extending eastward along the southerly side of Oxford street (fifty feet wide) a distance of one hundred seventy three feet eleven and one-half inches to a point of intersection with the westerly side of Cadwallader street (forty feet wide); Thence extending southward along the westerly side of Cadwallader street a distance of three hundred twenty three feet six inches to a point; Thence extending westward along a line at right angles to Cadwallader street a distance of two hundred 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 proposals approved by the Council; and

WHEREAS, Arab American Development Corporation (hereinafter "Redeveloper") desires to enter into the said redevelopment contract for 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 the Model Cities 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 redevelopment contract and disposition supplement. The Redevelopment Authority is authorized to execute the hereby approved redevelopment

City of Philadelphia

RESOLUTION NO. 010726 continued

contract with Arab American Development Corporation (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 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. 010726 continued

CERTIFICATION: This is a true and correct copy of the original Resolution, Adopted by the Council of the City of Philadelphia on the sixth of December, 2001.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Marie B. Hauser
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Mariano

Sponsored by: Councilmember Mariano