

City of Philadelphia



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

(Resolution No. 130930)

RESOLUTION

Approving the redevelopment contract of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the American Street Industrial Corridor Urban Renewal Area, identified by house numbers and street addresses as 1505-1513 Cadwallader street and 250-266 West Oxford street; and authorizing the Redevelopment Authority to execute the redevelopment contract with Tajdeed Redevelopment Associates, 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 American Street Industrial Corridor Urban Renewal Area (hereinafter "American Street"), which said plan and proposal were approved by Ordinance of the Council on June 13, 2002, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of American Street, identified by house numbers and street addresses as 1505-1513 Cadwallader street and 250-266 West Oxford street (the "Properties"). The area of the Properties are bounded as follows:

1505-1513 Cadwallader street.

ALL THAT CERTAIN lot or piece of ground situate in the Nineteenth Ward of the City of Philadelphia beginning at a point on the westerly side of Bodine street located at a distance of thirty-one feet ten and one-half inches from the intersection of the northerly side of Jefferson street (fifty feet wide) and the westerly side of Bodine street (thirty feet wide) and extending; Thence, north seventy-eight degrees, fifty-one minutes, fifty-four seconds west, a distance of twenty-one and six hundred ninety-five thousandths feet to

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a point; Thence, north seventy-eight degrees, fifty-one minutes, fifty-four seconds west, a distance of seven and five hundredths feet; Thence, south two degrees, twenty-one minutes, thirty-six seconds east, a distance of twenty-one hundredths feet; Thence, south seventy-nine degrees, forty-nine minutes, twenty seconds west, a distance of twenty-seven and nineteen hundredths feet to a point on the northeasterly side of Cadwallader street (forty feet wide); Thence, along said side of Cadwallader street, north ten degrees, ten minutes, forty seconds west, a distance of seventy-eight feet; Thence, leaving said side of Cadwallader street, north seventy-nine degrees, forty-nine minutes, twenty seconds east, a distance of eighty-eight and thirty-sixth hundredths feet to a point on the westerly side of Bodine street (thirty feet wide); Thence, along said side of Bodine street, south eleven degrees, eight minutes, six seconds west, a distance of ninety-four and six hundred eighty-seven thousandths feet to the first mentioned point and place of beginning.

250-266 West Oxford street.

ALL THAT CERTAIN lot or piece of ground situate in the Nineteenth Ward of the City of Philadelphia beginning at the point of intersection of the southerly side of Oxford street (fifty feet wide) and the northeasterly side of Cadwallader street (forty feet wide) and extending; Thence, along the southerly side of Oxford street, south seventy-eight degrees, fifty-five minutes, thirty-eight seconds east, a distance of one hundred fifty-four and four tenths feet; Thence, leaving said side of Oxford street and extending along the westerly side of a two feet six inches wide alley, south eleven degrees, four minutes, twenty-two seconds west, a distance of sixteen feet; Thence, crossing said alley, south seventy-eight degrees, fifty-five minutes, thirty-eight seconds east, a distance of thirty-seven feet to a point on the westerly side of Bodine street (thirty feet wide); Thence, along the westerly side of Bodine street, south eleven degrees, five minutes, twenty-two seconds west, a distance of two hundred four and forty-five hundredths feet; Thence, leaving said side of Bodine street, north seventy-eight degrees, fifty-four minutes, thirty-eight seconds west, a distance of thirty and one hundred eighty-seven thousandths feet; Thence, south seventy-nine

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degrees, forty-nine minutes, twenty seconds west, a distance of twelve feet; Thence, south eighty degrees, three minutes, forty-nine seconds west, a distance of five and six hundredths feet; Thence, north ten degrees, ten minutes, forty seconds west, a distance of eighteen feet; Thence, north seventy-nine degrees, forty-nine minutes, twenty seconds east, a distance of seventeenth feet; Thence, north ten degrees, ten minutes, forty seconds west, a distance of fifteen feet; Thence, south seventy-nine degrees, forty-nine minutes, twenty seconds west, a distance of seventy and twenty-eight hundredths feet to a point on the aforementioned northeasterly side of Cadwallader street; Thence, along said side of Cadwallader street, north ten degrees, ten minutes, forty seconds west, a distance of two hundred thirty and eighty-seven hundredths 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 Council; and

WHEREAS, Tajdeed Redevelopment Associates, LP desires to enter into the said redevelopment contract for the Properties.

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 the American Street Industrial Corridor 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. The Redevelopment Authority is authorized to execute the hereby approved redevelopment contract with Tajdeed Redevelopment Associates, 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.

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

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cooperate to such end and to exercise their respective functions and powers in a manner consistent with the redevelopment contract.

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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 twelfth of December, 2013.

Darrell L. Clarke
PRESIDENT OF THE COUNCIL

Michael A. Decker
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Quiñones Sánchez

Sponsored by: Councilmember Quiñones Sánchez