

# City of Philadelphia



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

(Resolution No. 080365)

## 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 Tioga Urban Renewal Area, designated as Parcel No. 51 also sometimes identified by house number and street address as 2715 North Sixteenth street; and authorizing the Redevelopment Authority to execute the amended redevelopment contract with Michael St. Clair & Christley Ramdheen and to take such action as may be necessary to effectuate the amended redevelopment contract.

**WHEREAS**, The Redevelopment Authority of the City of Philadelphia as hereinafter "Redevelopment Authority", for has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the Tioga Urban Renewal Area, as hereinafter "Tioga", for which said plan and proposal were approved by Ordinance of the Council on July 7, 2003; and

**WHEREAS**, The Redevelopment Authority has prepared a redevelopment contract for a portion of Tioga, designated as Parcel No. 51 also sometimes identified by respective house number and street address as 2715 North Sixteenth street (hereinafter "Property"). The area of the Property is bounded as follows:

**Parcel No. 51 (2715 North Sixteenth street).**

ALL THAT CERTAIN lot or piece of ground situated in  
the Eleventh Ward of the City of Philadelphia beginning at

# City of Philadelphia

*RESOLUTION NO. 080365 continued*

a point on the easterly side of Sixteenth street (fifty feet wide) at the distance of one hundred seven feet northwardly from the northerly side of Lehigh avenue (eighty feet wide); Thence extending south seventy eight degrees thirty nine minutes east, sixty six feet to a point on the west line of a certain four feet wide alley that extends northwardly into Seltzer street (thirty feet wide) and southwardly communicating with a certain other four feet wide alley that extends westwardly into the said Sixteenth street and eastwardly into Sydenham street (thirty feet wide); Thence extending north fourteen feet one inch to a point; Thence extending north seventy eight degrees thirty seven minutes west, thirty one feet to a point; Thence extending north seventy eight degrees thirty one minutes west, thirty five feet to a point on the said east side of Sixteenth street; Thence extending southwardly along the said side of Sixteenth street fourteen 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,** Michael St. Clair & Christley Ramdheen desires to enter into the said redevelopment contract for the Property; and

# City of Philadelphia

*RESOLUTION NO. 080365 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 Tioga, 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 Michael St. Clair & Christley Ramdheen (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. 080365 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. 080365 continued*

# City of Philadelphia

*RESOLUTION NO. 080365 continued*

CERTIFICATION: This is a true and correct copy of the original Resolution, Adopted by the Council of the City of Philadelphia on the third of April, 2008.

Anna C. Verna  
PRESIDENT OF THE COUNCIL

Patricia Rafferty  
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Miller

Sponsored by: Councilmember Miller