



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

RESOLUTION NO. 200154

Introduced February 13, 2020

Councilmember Squilla

RESOLUTION

Approving the agreement of sale of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the South Delaware Redevelopment Area, identified by house number and street address as 10 Wolf street; and authorizing the Redevelopment Authority to execute the agreement of sale with W/W 2400 Weccacoe Owner VIII, L.L.C. and to take such action as may be necessary to effectuate the agreement of sale.

WHEREAS, In accordance with the provisions of the Urban Redevelopment Law, being the Act of May 24, 1945, P.L. 991, as amended and supplemented, the City Planning Commission of the City of Philadelphia has in April, 2003, certified the South Delaware Redevelopment Area as a redevelopment area and has completed a detailed redevelopment area plan for the South Delaware Redevelopment Area dated May, 2003 (hereinafter "South Delaware"); and

WHEREAS, The Philadelphia Redevelopment Authority (hereinafter "Redevelopment Authority") has prepared an agreement of sale for a portion of South Delaware, identified by house number and street address as 10 Wolf street (the "Property"). The area of the Property is bounded as follows:

10 Wolf street.

ALL THAT CERTAIN lot or piece of ground located in the Thirty-ninth Ward of the City of Philadelphia with the buildings and appurtenances thereto, if any, being bounded and described as follows: beginning at a point of intersection of the southerly side of Wolf street (sixty feet wide) and the easterly side of South Vandalia street (fifty feet wide); Thence extending eastward along the southerly side of Wolf street three hundred fifty-eight feet and seven and one-half inches to a point of intersection of the westerly side of Weccacoe avenue (eighty feet wide); Thence extending southward along the westerly side of Weccacoe avenue a distance of two hundred seven feet and five and five-eighths inches to a point; Thence extending westward along a line parallel with Wolf street a distance of four hundred seventy feet and three-quarters of an inch to the easterly side of aforementioned Vandalia street; Thence extending northward

City of Philadelphia

RESOLUTION NO. 200154 continued

along the easterly side of Vandalia street one hundred seventy-five feet and zero inches to the first mentioned point and place of beginning.

The said agreement of sale is in substantial conformity with the redevelopment area plan approved by Council; and

WHEREAS, W/W 2400 Weccacoe Owner VIII, L.L.C. desires to enter into the said agreement of sale for the Property.

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the agreement of sale submitted by the Philadelphia Redevelopment Authority (hereinafter "Redevelopment Authority") for that portion of the South Delaware Redevelopment 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 agreement of sale. The Redevelopment Authority is authorized to execute the hereby approved agreement of sale with W/W 2400 Weccacoe Owner VIII, L.L.C. (hereinafter "Buyer"). The Redevelopment Authority and the Buyer are authorized to take such action in substantial conformity to the agreement of sale as may be necessary to carry it out.

RESOLVED, The Redevelopment Authority and the Buyer 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 agreement of sale. Accordingly, the Council hereby declares that it will cooperate in helping to carry out the agreement of sale 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 agreement of sale.