



# City of Philadelphia

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

## **RESOLUTION NO. 140365**

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**Introduced April 24, 2014**

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**Councilmember Quiñones Sánchez**

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### **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 number and street address as 249 West Jefferson street; and authorizing the Redevelopment Authority to execute the redevelopment contract with Alexander Beroz 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 number and street address as 249 West Jefferson street (the "Property"). The area of the Property is bounded as follows:

249 West Jefferson street.

ALL THAT CERTAIN lot or piece of ground situated in the Eighteenth Ward of the City of Philadelphia, beginning at a point on the northerly side of Jefferson street (fifty feet wide) at the distance of fourteen feet two and three-eighths inches westwardly from the northwesterly side of Bodine street (thirty feet wide); Thence extending south seventy-nine degrees, forty-nine minutes, twenty seconds west, along the said northerly side of Jefferson street fourteen feet and three-quarters of an inch to a point; Thence north six degrees, twenty-six minutes, ten seconds west, sixteen feet nine inches to a point; Thence north seventy-nine

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degrees, forty-nine minutes, twenty seconds east, one foot eleven inches to a point; Thence north ten degrees, ten minutes, forty seconds west, nine feet five and seven-eighths inches to a point; Thence north seventy-nine degrees, forty-nine minutes, twenty seconds east, partly through a frame building fourteen feet eleven and seven-eighths inches to a point; Thence south one degree, thirty minutes, ten seconds east, twenty-six feet five and seven-eighths inches to a point on the said northerly side of Jefferson street being 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, Alexander Beroz desires to enter into the said redevelopment contract for the Property.

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