

City of Philadelphia



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

(Resolution No. 060601)

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 American Street Industrial Corridor Urban Renewal Area, designated as Parcel Nos. 8, 9 and 10 also sometimes identified by respective house numbers and street addresses for Parcel No. 8 as 1700-1726 North American street, for Parcel No. 9 as 1703-1769 North Bodine street including 229-233 Cecil B. Moore avenue and 1730-1734 North American street and for Parcel No. 10 as 1728 North American street; and authorizing the Redevelopment Authority to execute the redevelopment contract with Global Building Group, LLC 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 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, designated as Parcel Nos. 8, 9 and 10 also sometimes identified by respective house numbers and street addresses for Parcel No. 8 as 1700-1726 North American street, for Parcel No. 9 as 1703-1769 North Bodine street

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including 229-233 Cecil B. Moore avenue and 1730-1734 North American street (hereinafter “Properties”). The area of the Properties are bounded as follows:

Parcel No. 8 (1700-1726 North American street).

ALL THAT CERTAIN lot or piece of ground situated in the Eighteenth Ward of the City of Philadelphia beginning on the northwest corner of the intersection at North American street (one hundred twenty feet wide) and Cecil B. Moore avenue (fifty feet wide); Containing in front or breadth on the west side of the said American street two hundred ten feet and extending of that width in length and depth between parallel lines at right angles to the said American street sixty seven feet to the east side of a certain four feet wide alley extending northward to a point and southward into the said Cecil B. Moore avenue.

Parcel No. 9 (1703-1769 North Bodine street including 229-233 Cecil B. Moore avenue & 1730-1734 North American street).

ALL THAT CERTAIN lot or piece of ground situated in the Eighteenth Ward of the City of Philadelphia beginning on the northeast corner of the intersection at North Bodine street (thirty feet wide) and Cecil B. Moore avenue (fifty feet wide); Thence extending northward along the east side

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of the said Bodine street; on a line forming a right angle with the said Cecil B. Moore avenue, four hundred ninety seven feet one-half inch, to the southeast corner of the intersection at the said Bodine street and Montgomery avenue (fifty feet wide); Thence extending eastward along the south side of the said Montgomery avenue, one hundred twenty one feet, to the southwest corner of the intersection at North American street (one hundred twenty feet wide) and Montgomery avenue (fifty feet wide); Thence extending southward along the west side of the said American street two hundred seventy two feet one-half inch to a point; Thence extending westward on a line at right angles to the said American street, sixty seven feet, to a point on the east side of a certain four feet wide alley extending north to a point and south into the said Cecil B. Moore avenue; Thence extending northward along the east side of said alley, two hundred twenty two feet one-half inch, to a point; Thence extending eastward crossing the head of said alley, four feet to a point; Thence extending southward along the west side of the said alley, four hundred ninety seven feet one-half inch, to a point on the north side of the said Cecil B. Moore avenue; Thence

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extending westward along the north side of the said Cecil B. Moore avenue, fifty feet, to the first mentioned point and place of beginning.

Parcel No. 10 (1728 North American 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 west side of North American street (one hundred twenty feet wide) at the distance of two hundred ten feet north from the north side of Cecil B. Moore avenue (fifty feet wide); Containing in front or breadth on the west side of the said American street fifteen feet and extending of that width in length and depth between parallel lines at right angles to the said American street sixty seven feet to the east side of a certain four feet wide alley extending northward to a point and southward into the said Cecil B. Moore avenue.

The said redevelopment contract is in substantial conformity with the urban renewal plan and the redevelopment proposal approved by the Council.

WHEREAS, Global Building Group, LLC desires to enter into the said redevelopment contract for the Parcel; and

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WHEREAS, The Redevelopment Authority has prepared a disposition supplement providing, *inter alia*, for development controls and regulations imposed upon the Parcel.

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 American Street, 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 Global Building Group, LLC (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

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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.

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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 fifteenth of June, 2006.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Patricia Rafferty
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember DiCicco

Sponsored by: Councilmember DiCicco