

City of Philadelphia



(Bill No. 090410)

AN ORDINANCE

Amending Chapter 19-3200, entitled “Keystone Opportunity Zone And Economic Development District,” by providing for extensions of the term of benefits for certain properties, under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. Chapter 19-3200 of The Philadelphia Code is amended to read as follows:

CHAPTER 19-3200. KEYSTONE OPPORTUNITY ZONE AND ECONOMIC DEVELOPMENT DISTRICT.

* * *

§ 19-3203. Authorization of Exemption, Abatement or Credits from Certain Taxes.

(1) The provisions set forth in subsections (.1) through (.6) below, shall apply as follows:

* * *

(h) with respect to real property or business activity, as applicable, attributable to certain parcels in the Keystone Opportunity Zone (as designated by Section 19-3201(1)), more particularly identified in subsection (4) of this Section, effective upon the later of (i) January 1, 2011, and (ii) the date on which such parcel is occupied by a qualified business (or, with respect to the exemption from real estate taxes set forth at subsection (.1) below, the date on which such parcel becomes developed), and continuing through and including December 31, 2017; provided that the exemption from sales and use tax set forth at subsection (.5) below shall be effective on January 1, 2011:

* * *

(4) The benefits provided for in subsection (1)(h) shall apply to:

* * *

(B) the following parcels in the PIDC Northeast Industrial Parks (West) Keystone Opportunity Subzone (as designated by Section 19-3201(1)(d)):

City of Philadelphia

BILL NO. 090410 continued

Certified Copy

(.1) Certain unoccupied parcels in what is known colloquially as PIDC Industrial Parks, identified in Attachment A-4 to the Ordinance enacting this subsection.

(.2) *Certain unoccupied parcels in what is known colloquially as Byberry Industrial Park West, identified in Attachment A-2 to the Ordinance enacting this subsection.*

* * *

(G) *the following parcels in the PIDC Northeast Industrial Parks (East) Keystone Opportunity Subzone (as designated by Section 19-3201(1)(c)): Certain unoccupied parcels in what is known colloquially as Byberry Industrial Park East, identified in Attachment A-1 to the Ordinance enacting this subsection.*

(H) *the following parcels in the American Street Corridor Industrial Area Keystone Opportunity Subzone (as designated by Section 19-3201(1)(a)):*

	<u>Street Address</u>	<u>BRT Number</u>
(.1)	1401-25 N. 5th Street	88-4-589370
(.2)	427-35 Master Street	18-2-320311
(.3)	1700 N. American Street	88-4-590860
(.4)	1736 N. American Street	88-4-590861
(.5)	1620-50 N. 5th Street	88-4-591067

(I) *the following parcels in the Central Delaware River Keystone Opportunity Subzone (as designated by Section 19-3201(1)(i)):*

	<u>Street Address</u>	<u>BRT Number</u>
(.1)	1501 Beach Street	88-4-076002
(.2)	2001 Beach Street	88-5-049020
(.3)	2001 Richmond Street	88-5-048500
(.4)	2005 Richmond Street	88-5-049010

(J) *the following parcel in the Lower Delaware River Keystone Opportunity Subzone (as designated by Section 19-3201(1)(f)): The unoccupied portion of 3600 South 26th Street (BRT No. 88-5-043500), more particularly described in Attachment A-3 to the Ordinance enacting this subsection.*

City of Philadelphia

BILL NO. 090410 continued

Certified Copy

* * *

SECTION 2. This Ordinance shall be effective upon approval by the Commonwealth, Department of Community and Economic Development, of an application for the expansion and/or extension of certain zones and subzones, as provided for in Act 2008-79, and only with respect to such expansions and/or extensions as are approved therein, and only for such period of time as the Commonwealth provides for exemptions, abatements or credits with respect to sales and use tax, personal income tax, corporate net income tax and capital stock franchise tax for businesses and residents in such zone, as set forth in The Pennsylvania Keystone Opportunity Zone Act, P.L. 705, No. 1998-92, as amended.

City of Philadelphia

BILL NO. 090410 continued

Certified Copy

ATTACHMENT A-1

BYBERRY INDUSTRIAL PARK EAST

All those certain lots, parcels of ground and structures, within the area known as the Byberry East Industrial Park, situate in the 66th Wards of the City of Philadelphia and generally described using scaled plan distances and existing road within said area as follows (subject to an official survey and plan):

PARCEL 1

BEGINNING at the point of the tangency on the Northeasterly side of a cul-de-sac at the Southeastern end of Meeting House Road;

THENCE extending Northeastwardly 729.05' to a point on the Westerly side of Mechanicsville Road;

THENCE extending Northwardly along the Westerly side of Mechanichsville Road 266.18' to a point;

THENCE extending Northwestwardly along the Southwesterly side of Mechanichsville Road 654.43' to a point;

THENCE extending Southwestwardly 1207.6050' to a point on the Northeasterly side of Meeting House Road;

THENCE extending Southeastwardly along the Northeasterly side of Meeting House Road 451.87' to the point of origin.

CONTAINING IN AREA: 15.5 Acres.

PARCEL 2

BEGINNING at a point of the tangency on the Northeasterly side of a cul-de-sac at the Eastern end of McNulty Road;

THENCE extending Northeastwardly 221.45' to a point;

THENCE extending Northeastwardly 189.08' to a point;

THENCE extending Northeastwardly 618.79' to a point;

THENCE extending Southeastwardly 585.00' to a point;

City of Philadelphia

BILL NO. 090410 continued

Certified Copy

THENCE extending Southwestwardly 660.72' to a point;

THENCE extending Southwestwardly 920.23' to a point;

THENCE extending Northwestwardly 380.00' to a point on the Southeasterly side of McNulty Road.

THENCE extending Northeastwardly along the Southeasterly side of McNulty Road 390' more or less to a point where the Southeasterly side of McNulty Road connects with the cul-de-sac at the eastern end of McNulty Road;

THENCE moving along said cul-de-sac to the point of origin

CONTAINING IN AREA: 14.4 Acres.

PARCEL 3

BEGINNING at a point on the Southeasterly side of McNulty Road at the distance of 950 feet more or less Southwestwardly from the Easternmost point of a cul-de-sac at the East end of McNulty Road;

THENCE extending Southeastwardly 380.000' to a point;

THENCE extending Northeastwardly 409.28' to a point;

THENCE extending Southeastwardly 230.79' to a point;

THENCE extending Southwestwardly 435.000', more or less, to a point;

THENCE extending Northwestwardly 611.47' to a point on the Southeasterly side of McNulty Road;

THENCE extending Northeastwardly along the Southeasterly side of McNulty Road 25.00', more or less, to the point of origin.

CONTAINING IN AREA: 2.9 Acres

PARCEL 4

City of Philadelphia

BILL NO. 090410 continued

Certified Copy

BEGINNING at a point on the Northwestern side of Townsend Road at the distance of 1350 feet more or less Northeastwardly from the intersection of the Northwestern side of Townsend Road and the Northeastly side of McNulty Road;

THENCE extending Northwestwardly 575' to a point;

THENCE extending Northeastwardly 309.21' to a point;

THENCE extending Southeastwardly 575' to a point on the Northwestern side of Townsend Road;

THENCE extending Southwestwardly along the Northwestern side of Townsend Road 309.21' to the point of origin.

CONTAINING IN AREA: 4.1 Acres.

City of Philadelphia

BILL NO. 090410 continued

Certified Copy

ATTACHMENT A-2

BYBERRY INDUSTRIAL PARK WEST

PARCEL 1. Woodhaven Industrial Complex

BEGINNING at a point formed by the intersection of the Northwesterly side of The Roosevelt Boulevard (US Route 1) and the Northeasterly side of Woodhaven Road the distance of 1350 feet more or less northwesterly from this intersection; thence extending northwest along Woodhaven Road 287.906 feet across a drainage easement; thence extending northwest along Woodhaven Road 765.303 feet to a point; thence extending northeasterly 540.901 feet more or less to a point on Horning Road; thence extending southeasterly along Hornig Road 1087 feet more or less crossing a drainage easement or stream 235.979 feet more or less; thence extending southwesterly 325.136 feet more or less to the first mentioned point and place of BEGINNING.

CONTAINING an area of 10.95 acres.

PARCEL 2: Somerton

BEGINNING at a point formed by the intersection of southwesterly side of Byberry Road and the northwesterly side of the New York Short Line Railroad; thence extending northwesterly 790 feet more or less to a point; thence extending southwesterly 3300 feet more or less along the proposed Northeast Boulevard to a point; thence extending southeasterly 790 feet more or less to a point meeting the New York Short Line Railroad; thence extending 3300 feet more or less along the railroad track to the first mentioned point and place of BEGINNING.

CONTAINING an area of 60 acres.

City of Philadelphia

BILL NO. 090410 continued

Certified Copy

City of Philadelphia

BILL NO. 090410 continued

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on June 18, 2009. The Bill was Signed by the Mayor on June 25, 2009.



Patricia Rafferty
Chief Clerk of the City Council