



# City of Philadelphia

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

## RESOLUTION NO. 190972

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**Introduced December 5, 2019**

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**Councilmember Greenlee  
for  
Council President Clarke**

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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 Model Cities Urban Renewal Area, identified by house numbers and street addresses as 1532 North Marshall street and 1543 North Seventh street; and authorizing the Redevelopment Authority to execute the redevelopment contract with 99 Real Estate, LLC 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 Model Cities Urban Renewal Area (hereinafter "Model Cities"), which said plan and proposal were approved by Ordinance of the Council on December 15, 1969, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of Model Cities, identified by house numbers and street addresses as 1532 North Marshall street and 1543 North Seventh street (collectively, the "Properties"). The area of the Properties is bounded as follows:

1532 North Marshall street.

ALL THAT CERTAIN lot or piece of ground, situate on the west side of Marshall street at the distance of seventy-four feet southward from the south side of Oxford street, in the Twentieth Ward of the City of Philadelphia; Containing in front or breadth on the said Marshall street eighteen feet and extending of that width in length or depth westward between parallel lines at right angles to the said Marshall street seventy-four feet ten and five-eighths inches.

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1543 North Seventh street.

All that certain lot or piece of ground with the buildings and appurtenances thereto, if any, situate on the corner formed by the intersection of the east side of Seventh street with the south side of Oxford street in the Twentieth Ward of the City of Philadelphia; Containing in front or breadth on the said Seventh street twenty feet and extending of that width in length or depth eastward between lines parallel with the said Oxford street, the north line thereof along the said south side of Oxford street one hundred feet.

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

WHEREAS, 99 Real Estate, LLC desires to enter into the said redevelopment contract for the Properties.

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 Model Cities 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 99 Real Estate, 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 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.