

City of Philadelphia



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

(Resolution No. 040888)

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 South Central Urban Renewal Area, designated as Parcel Nos. 176, 177 and 178 and also sometimes identified by respective house numbers and street addresses for Parcel No. 176 as 614-626 South Thirteenth street including 1306-1310 Kater street and 1309-1313 Bainbridge street and for Parcel No. 177 as 1220-1230 Kenilworth street including 1229 Fitzwater street and for Parcel No. 178 as 1232-1238 Kenilworth street including 715-737 South Thirteenth street, 720 and 728-730 Iseminger street and 1231-1235 Fitzwater street; authorizing the Redevelopment Authority to execute the redevelopment contract with Uni-Penn Homeownership Incorporated, 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 (hereafter "Redevelopment Authority") has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the South Central Urban Renewal Area, (hereinafter "South Central"), which said plan and proposal were approved by Ordinance of the Council on December 14, 1971 as amended, and

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

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of South Central, designated as Parcel Nos. 176, 177 and 178 also sometimes identified by respective house numbers and street addresses for Parcel No. 176 as 614-626 South Thirteenth street including 1306-1310 Kater street and 1309-1313 Bainbridge street; for Parcel No. 177 as 1220-1230 Kenilworth street including 1229 Fitzwater street and for Parcel No. 178 as 1232-1238 Kenilworth street including 715-737 South Thirteenth street, 720 and 728-730 Iseminger street and 1231-1235 Fitzwater street (the "Properties"). The areas of said Properties are bounded as follows:

Parcel No. 176 (614-626 South Thirteenth street including 1306-1310 Kater street and 1309-1313 Bainbridge street).

City of Philadelphia

RESOLUTION NO. 040888 continued

ALL THAT CERTAIN lot or piece of ground situated in the Second Ward of the City of Philadelphia beginning at the point of intersection of the westerly side of Thirteenth street (fifty feet wide) and the southerly side of Kater street (thirty feet wide); Thence extending southward along the westerly side of Thirteenth street the distance of one hundred twenty feet to a point of intersection with the northerly side of Bainbridge street (fifty feet wide); Thence extending westward along the said side of Bainbridge street the distance of one hundred fourteen feet seven and one-half inches to a point; Thence extending northward the distance of one hundred twenty feet one-quarter inch to a point on the southerly side of Kater street; Thence extending eastward along the said side of Kater street the distance of one hundred thirteen feet eleven and one-half inches to the first mentioned place and point of beginning.

Parcel No. 177 (1220-1230 Kenilworth street including 1229 Fitzwater street).

ALL THAT CERTAIN lot or piece of ground situated in the Second Ward of the City of Philadelphia beginning at the point of intersection of the southerly side of Kenilworth street (twenty seven feet wide) and the westerly side of Fawn street (sixteen feet wide); Thence extending southward along the said side of Fawn street the distance of one hundred thirteen feet two and five-eighths inches to a point; Thence extending westward at right angles to the said Fawn street the distance of thirty one feet two inches to a point; Thence extending southward along a line parallel with the said Fawn street the distance of six feet eleven inches to a point, crossing the head of a certain two feet three inches wide alley that extends eastward into the said Fawn street, to a point on the northern side of a certain three feet wide alley that extends westward into Iseminger street (fourteen feet wide); Thence extending westward along said side of said three feet wide alley forty eight feet three inches to a point; Thence extending southward crossing said alley the distance of fifty seven feet to a point on the northerly side of Fitzwater street (fifty feet wide); Thence extending westward along said side of Fitzwater street sixteen feet to a point of intersection with the easterly side of the said Iseminger street; Thence extending northward along the said side of Iseminger street, recrossing aforesaid three feet wide alley, one hundred eighty feet to a point of intersection with the said southerly side of Kenilworth street; Thence extending eastward along the said side of Kenilworth street ninety five feet five inches to a point of intersection of the said side of Fawn street, being the first mentioned point and place of beginning.

Parcel No. 178 (1232-1238 Kenilworth street including 715-737 South Thirteenth street, 720 and 728-730 Iseminger street and 1231-1235 Fitzwater street).

ALL THAT CERTAIN lot or piece of ground situated in the Second Ward of the City of Philadelphia beginning at the point of intersection of the easterly side of Thirteenth street (fifty feet wide) and the southerly side of Kenilworth street (twenty seven feet wide); Thence extending eastward along the said side of Kenilworth street one hundred feet to the point of intersection with the westerly side of Iseminger street (fourteen feet wide); Thence extending southward along the said side of Iseminger street the distance

City of Philadelphia

RESOLUTION NO. 040888 continued

of one hundred eighty feet to the point of intersection with the northerly side of Fitzwater street (fifty feet wide); Thence extending westward along the said side of Fitzwater street one hundred feet to the point of intersection with the easterly side of the said Thirteenth street; Thence extending northward along the said Thirteenth street one hundred eighty feet to a point of intersection with the said side of Kenilworth 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 the Council; and

WHEREAS, Uni-Penn Homeownership, Incorporated desires to enter into the said redevelopment contract for the Properties.

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the redevelopment contract and disposition supplement submitted by the Redevelopment Authority for the redevelopment of that portion of South Central, 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 Uni-Penn Homeownership, Incorporated (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 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 and disposition supplement.

City of Philadelphia

RESOLUTION NO. 040888 continued

CERTIFICATION: This is a true and correct copy of the original Resolution, Adopted by the Council of the City of Philadelphia on the seventh of October, 2004.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Patricia Rafferty
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember DiCicco

Sponsored by: Councilmember DiCicco