



City of Philadelphia

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

RESOLUTION NO. 230068

Introduced February 2, 2023

Councilmember Squilla

RESOLUTION

Approving the redevelopment contract of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the Independence Mall Urban Renewal Area, Unit No. 4, identified by house number and street address as 217-253 North Ninth street; and authorizing the Redevelopment Authority to execute the redevelopment contract with 800 Vine Senior Housing 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 Independence Mall Urban Renewal Area, Unit No. 4 (hereinafter "Independence Mall Unit 4"), which said plan and proposal were approved by Ordinance of the Council on February 19, 1966, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of Independence Mall Unit 4, identified by house number and street address as 217-253 North Ninth street (the "Property"). The area of the Property is bounded as follows:

217-253 North Ninth street. Beginning at a point on the southerly right-of-way line of Vine street (variable width right-of-way, on City Plan, legally open), at its intersection with the easterly right-of-way line of Ninth street (a.k.a. North Ninth street, fifty foot-wide right-of-way, on City Plan, legally open), and from said point of beginning running; Thence along the said southerly right-of-way line of Vine street, south seventy-eight degrees, fifty-eight minutes, thirty-one seconds east, a distance of forty-seven and nine hundred forty-five thousandths feet to a point; Thence extending, south twenty-three degrees, forty minutes, thirty-nine seconds east, a distance of one hundred four and three hundred thirteen thousandths feet to a point; Thence extending south twelve degrees, fourteen minutes, twenty-eight seconds west, a distance of one hundred forty-one and one hundred twenty-nine thousandths feet to a point; Thence extending, north seventy-eight degrees, fifty-nine minutes, zero seconds west, a distance of sixty-seven and seven hundred eighty-seven thousandths feet to a point; Thence extending,

City of Philadelphia

RESOLUTION NO. 230068 continued

south eleven degrees, twenty minutes, zero seconds west, a distance of five feet to a point; Thence extending, north seventy-eight degrees, fifty-nine minutes, zero seconds west, a distance of thirty-seven and seven hundred seventy-one thousandths feet to a point on the easterly right-of-way line of Ninth street; Along the said easterly right-of-way line of Ninth street, north eleven degrees, twenty minutes, zero seconds east, a distance of two hundred thirty-one and eight hundred seventy-four thousandths feet to the 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, 800 Vine Senior Housing LLC desires to enter into the said redevelopment contract for the Property; now, therefore, be it

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 Independence Mall Urban Renewal Area, Unit No. 4, 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 800 Vine Senior Housing 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.