

# City of Philadelphia



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

(Resolution No. 121013)

## 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 1415 North Fourth street and 1419 North Fourth street; authorizing the Redevelopment Authority to execute the redevelopment contract with BMK Properties 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 1415 North Fourth street and 1419 North Fourth street (the "Properties"). The areas of the said Properties are bounded as follows:

1415 North Fourth street.

ALL THAT CERTAIN lot or piece of ground situate in the  
Seventeenth Ward of the City of Philadelphia beginning at

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a point on the easterly side of Fourth street (fifty feet wide) at a distance of one hundred thirty-two feet, more or less, northwardly from the northerly side of Master street (fifty feet wide); Thence extending in an eastwardly direction fifty feet, more or less, to a point; Thence extending in a northwardly direction sixteen feet, more or less, to a point; Thence extending in a westwardly direction fifty feet, more or less, to a point on the said easterly side of Fourth street; Thence extending in a southwardly direction along the said side of Fourth street, sixteen feet, more or less, to the first mentioned point and place of beginning.

1419 North Fourth street.

ALL THAT CERTAIN lot or piece of ground situate in the Seventeenth Ward of the City of Philadelphia beginning at a point on the easterly side of Fourth street (fifty feet wide) at a distance of one hundred sixty-four feet, more or less, northwardly from the northerly side of Master street (fifty feet wide); Thence extending in an eastwardly direction forty-five feet ten inches, more or less, to a point; Thence extending in a northwardly direction sixteen feet, more or less, to a point; Thence extending in a westwardly direction forty-five feet ten inches, more or less, to a point on the

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said easterly side of Fourth street; Thence extending in a southwardly direction along the said side of Fourth street, sixteen feet, more or less, to 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 Council; and

WHEREAS, BMK Properties 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 BMK Properties 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

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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.

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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 thirty-first of January, 2013.

Darrell L. Clarke  
PRESIDENT OF THE COUNCIL

Michael A. Decker  
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Quiñones Sánchez

Sponsored by: Councilmember Quiñones Sánchez