



City of Philadelphia

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

RESOLUTION NO. 160475

Introduced May 12, 2016

Councilmember Blackwell

RESOLUTION

Approving the redevelopment contract of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the Mantua Urban Renewal Area, identified by house number and street address as 3741 Aspen street; and authorizing the Redevelopment Authority to execute the redevelopment contract with Nicholas Coombs 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 Mantua Urban Renewal Area (hereinafter "Mantua"), 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 Mantua, identified by house number and street address as 3741 Aspen street (the "Property"). The area of the Property is bounded as follows:

3741 Aspen street.

ALL THAT CERTAIN lot or piece of ground; situate in the Twenty-fourth Ward of the City of Philadelphia and described in accordance with a Plan of Property (2015/RDA182/D5530-C.P.#105) made November 6, 2014 by Karl E. Kriegh, P.L.S., Surveyor and Regulator of the Seventh Survey District, as follows: beginning at a point on the northerly side of Aspen street (on City Plan, fifty feet wide, legally open) at the distance of fifteen feet eastwardly from the intersection of the easterly side of Thirty-eighth street (on City Plan, fifty feet wide, legally open) and the said northerly side of Aspen street; Thence

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extending north six degrees, nineteen minutes, twenty-nine seconds west, the distance of forty-five feet to a point; Thence extending north eighty-three degrees, forty minutes, thirty-one seconds east, the distance of fifteen feet to a point at the terminus of a certain three feet wide alley which extends eastwardly to the westerly side of DeKalb street (on City Plan, thirty feet wide, legally open); Thence extending south six degrees, nineteen minutes, twenty-nine seconds east, and crossing the terminus of the said three feet wide alley the distance of forty-five feet to a point on the said northerly side of Aspen street; Thence extending south eighty-three degrees, forty minutes, thirty-one seconds west, along the said northerly side of Aspen street the distance of fifteen feet to a point; said point 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 Council; and

WHEREAS, Nicholas Coombs desires to enter into the said redevelopment contract for the Property.

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 Mantua 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 Nicholas Coombs (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

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cooperate to such end and to exercise their respective functions and powers in a manner consistent with the redevelopment contract.

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