



# City of Philadelphia

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

## **RESOLUTION NO. 170631**

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**Introduced June 15, 2017**

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**Councilmember Blackwell**

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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 Mantua Urban Renewal Area, identified by house number and street address as 3715 Mt. Vernon street; and authorizing the Redevelopment Authority to execute the redevelopment contract with LM Real Estate, Inc. 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 3715 Mt. Vernon street (the "Property"). The area of the Property is bounded as follows:

3715 Mt. Vernon street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate in the Twenty-fourth Ward of the City of Philadelphia situate on the north side of Mt. Vernon street (formerly Story street) (forty feet wide) at the distance of one hundred sixty-seven feet, six inches westward from the west side of Thirty-seventh street (as now laid out sixty feet wide); Thence extending northwardly at right angles to said Mt. Vernon street and through the middle of nine inch party wall the distance of thirty-four feet, seven and one-eighth inches to a point; Thence extending north seven degrees, twenty-four

# City of Philadelphia

RESOLUTION NO. 170631 *continued*

minutes, two seconds west the distance of thirty-nine feet and seven-eighth of an inch to a point on the south side of a certain three feet wide alley which extends westward and communicates with another two feet six inches wide alley leading northward into Wallace street; Thence extending south eighty-one degrees, forty-nine minutes, seven seconds west along the southerly side of the first mentioned alley the distance of twelve feet, nine and one-quarter inches to a point; Thence extending southwardly at right angles to the said Mt. Vernon street the distance of twenty-five feet, eleven and three-quarter inches to a point; Thence extending eastwardly parallel with the said Mt. Vernon street the distance of ten and one-half inches to a point; Thence extending southwardly at right angles to the said Mt. Vernon street and through the middle of the nine inch wall the distance of forty-seven feet, three and one-quarter inches to the north side of Mt. Vernon street aforesaid, and Thence extending eastwardly along the said north side of Mt. Vernon street the distance of twelve feet, seven and one-half inches to the 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, LM Real Estate, Inc. 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 LM Real Estate, Inc. (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

# City of Philadelphia

*RESOLUTION NO. 170631 continued*

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.

# City of Philadelphia

*RESOLUTION NO. 170631 continued*