

# City of Philadelphia



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

(Resolution No. 170640)

## RESOLUTION

Approving the redevelopment contract of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the Cecil B. Moore Avenue Urban Renewal Area, identified by house numbers and street addresses as 1405 Jefferson street and 1407 Jefferson street; authorizing the Redevelopment Authority to execute the redevelopment contract with Temple Nests III LP 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 Cecil B. Moore Avenue Urban Renewal Area (hereinafter “Cecil B. Moore”), which said plan and proposal were approved by Ordinance of the Council on December 22, 1987, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of Cecil B. Moore, identified by house numbers and street addresses as 1405 Jefferson street and 1407 Jefferson street (collectively, the “Properties”). The area of the Properties is bounded as follows:

1405 Jefferson street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate on the north side of Jefferson street at the distance of twenty-two feet six inches westward from the west side of Carlisle street in the Forty-seventh Ward of the City of Philadelphia; Containing in front and breadth on the said Jefferson street twenty-two feet six inches and extending of that width in length or depth northward between lines parallel with the said Carlisle street, seventy-six feet five and seven-eighths inches.

# City of Philadelphia

RESOLUTION NO. 170640 *continued*

1407 Jefferson street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate on the northerly side of Jefferson street at the distance of ninety feet one inch eastwardly from the easterly side of Fifteenth street in the Forty-seventh Ward of the City of Philadelphia; Containing in front and breadth on the said Jefferson street twenty feet seven inches and extending of that width in length or depth northwardly between parallel lines at right angles with the said Jefferson street seventy-six feet five and seven-eighths inches.

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, Temple Nests III LP 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 Cecil B. Moore Avenue 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 Temple Nests III LP (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.

# City of Philadelphia

*RESOLUTION NO. 170640 continued*

# City of Philadelphia

*RESOLUTION NO. 170640 continued*

CERTIFICATION: This is a true and correct copy of the original Resolution, Adopted by the Council of the City of Philadelphia on the twenty-second of June, 2017.

Darrell L. Clarke  
PRESIDENT OF THE COUNCIL

Michael A. Decker  
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Greenlee for Council President Clarke

Sponsored by: Councilmember Greenlee and Council President Clarke