



City of Philadelphia

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

RESOLUTION NO. 181070

Introduced December 6, 2018

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 numbers and street addresses as 3712-3720 Melon street, 3713-3717 Melon street, 3723 Melon street, 3729-3739 Melon street and 653-655 North Thirty-eighth street, and 3846 Melon street; and authorizing the Redevelopment Authority to execute the redevelopment contract with WPRE V, 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 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 numbers and street addresses as 3712-3720 Melon street, 3713-3717 Melon street, 3723 Melon street, 3729-3739 Melon street and 653-655 North Thirty-eighth street, and 3846 Melon street (collectively the "Properties"). The areas of the Properties are bounded as follows:

3712-3720 Melon street.

Beginning at a point on the southerly side of Melon street, ninety-five feet zero inches, more or less, west of the westerly side of Thirty-seventh street, Thence extending in a southerly direction along the westerly side of a three foot wide alley, fifty-seven feet zero inches, more or less, to a point on the northerly side of another three foot wide alley; Thence extending in a westerly direction along the northerly

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side of the last mentioned three foot wide alley, sixty-seven feet zero inches, more or less, to a point on the head of the said alley; Thence extending in a southerly direction along the head of said alley, one foot six inches, more or less, on a point; Thence extending in a westerly direction along a line of property now or late of Lillian Ross, thirteen feet zero inches, more or less, to a point; Thence extending in a northerly direction along another line of said Ross property, fifty-eight feet six inches, more or less, to a point of the southerly side of Melon street; Thence extending in an easterly direction along the southerly side of Melon street eighty feet zero inches, more or less, to the place of beginning.

3713-3717 Melon street.

Beginning at a point on the northerly side of Melon street, eighty-seven feet eleven inches, more or less, west of the westerly side of Thirty-seventh street; Thence extending in a westerly direction along the northerly side of Melon street, forty-one feet ten and one-quarter inches, more or less to a point; Thence extending in a northerly direction along a line of property now or late of Jordan Harris and Ozie Bell, fifty-two feet zero inches, more or less, to a point on the southerly side of a three foot wide alley; Thence extending in an easterly direction along the southerly side of said three foot wide alley, forty-one feet ten and one-quarter inches, more or less, to a point; Thence extending in a southerly direction along a line of property now or late of Herman W. Budnick, et ux, fifty-two feet zero inches, more or less, to the place of beginning.

3723 Melon street.

Beginning at a point on the northerly side of Melon street, one hundred fifty-seven feet eight and three-quarters inches, more or less, west of the westerly side of Thirty-seventh street; Thence extending in a westerly direction along the northerly side of Melon street, fourteen feet four inches, more or less, to a point on the easterly side of a three foot wide alley; Thence extending in a northerly direction along the easterly side of said three foot wide alley, fifty-two feet

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zero inches, more or less, to a point on the southerly side of another three foot wide alley; Thence extending in an easterly direction along the southerly side of the last mentioned three foot wide alley, fourteen feet four inches, more or less, to a point; Thence extending in a southerly direction along a line of property now or late of Benjamin Tinkleman, et ux, fifty-two feet zero inches, more or less, to the place of beginning.

3729-3739 Melon street and 653-655 North Thirty-eighth street.

Beginning at the intersection of the northerly side of Melon street and the easterly side of Thirty-eighth street; Thence extending in a northerly direction along the easterly side of Thirty-eighth street, thirty-one feet zero inches, more or less, to a point; Thence extending in an easterly direction along a line of property now or late of Ruby T. Mapp, seventy-two feet six inches, more or less, to a point on the westerly side of a one foot six inch alley; Thence extending in a southerly direction along the westerly side of said one foot six inch wide alley, fifteen feet zero inches, more or less, to a point on the head of said one foot six inch alley; Thence extending in an easterly direction along the head of said alley, one foot six inches, more or less, to a point on the easterly side of said alley; Thence extending in a northerly direction along the easterly side of said alley, fourteen feet zero inches, more or less, to a point on the head of a three foot wide alley; Thence extending in an easterly direction along the head of said three foot wide alley, one foot six inches, more or less, to a point on the easterly side of said three foot wide alley; Thence extending in a northerly direction along the easterly side of said three foot wide alley, forty-eight feet zero inches, more or less, to a point; Thence extending in an easterly direction along a line of property now or late of Mary Weirnerman, fourteen feet six inches, more or less, to a point; Thence extending in a southerly direction along another line of said Weirnerman property, sixteen feet zero inches, more or less, to a point; Thence extending in an easterly direction along a line of properties now or late of the Philadelphia Housing Development Corporation and the Melrose Realty

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Company, sixty-four feet four and five-eighths inches, more or less, to a point; Thence extending in a southerly direction along another line of said Melrose Realty Company, sixty-two feet zero inches, more or less, to a point on the northerly side of Melon street; Thence extending in a westerly direction along the northerly side of Melon street, one hundred fifty-four feet four and five-eighths inches, more or less, to the place of beginning.

3846 Melon street.

Beginning at a point on the southerly side of Melon street, one hundred twenty-nine feet zero inches more or less, east of the easterly side of Thirty-ninth street; Thence extending in an easterly direction along the southerly side of Melon street, fifteen feet zero inches, more or less, to a point; Thence extending in a southerly direction along a line of property now or late of Charles Taylor, sixty feet zero inches, more or less, to a point on the northerly side of a three foot wide alley; Thence extending in a westerly direction along the northerly side of said three foot wide alley, fifteen feet zero inches, more or less, to a point; Thence extending in a northerly direction along another line of said Taylor property, sixty feet zero inches, more or less, 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, WPRE V, 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 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 WPRE V, 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.

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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.

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