



Legislation Details (With Text)

**File #:** 140105      **Version:** 0      **Name:**  
**Type:** Resolution      **Status:** ADOPTED  
**File created:** 2/20/2014      **In control:** CITY COUNCIL  
**On agenda:**      **Final action:** 2/27/2014

**Title:** Approving the redevelopment contract of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the Point Breeze Urban Renewal Area, identified by house numbers and street addresses as 1734 Federal street, 1606 Latona street, 1624 Latona street, 1637 Latona street, 1713 Manton street, 1715 Manton street, 1717 Manton street, 1721 Manton street, 1726 Manton street and 1231 South Seventeenth street; and authorizing the Redevelopment Authority to execute the redevelopment contract with Innova Redevelopment, LLC and to take such action as may be necessary to effectuate the redevelopment contract.

**Sponsors:** Councilmember Johnson

**Indexes:** POINT BREEZE EAST URBAN RENEWAL AREA, REDEVELOPMENT AUTHORITY

**Code sections:**

**Attachments:** 1. Signature14010500.pdf

Date	Ver.	Action By	Action	Result	Tally
2/27/2014	0	CITY COUNCIL	ADOPTED		
2/20/2014	0	CITY COUNCIL	Introduced and Ordered Placed On Next Week's Final Passage Calendar	Pass	

Approving the redevelopment contract of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the Point Breeze Urban Renewal Area, identified by house numbers and street addresses as 1734 Federal street, 1606 Latona street, 1624 Latona street, 1637 Latona street, 1713 Manton street, 1715 Manton street, 1717 Manton street, 1721 Manton street, 1726 Manton street and 1231 South Seventeenth street; and authorizing the Redevelopment Authority to execute the redevelopment contract with Innova Redevelopment, 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 Point Breeze Urban Renewal Area (hereinafter "Point Breeze"), which said plan and proposal were approved by Ordinance of the Council on December 31, 1971, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of Point Breeze, identified by house numbers and street addresses as 1734 Federal street, 1606 Latona street, 1624 Latona street, 1637 Latona street, 1713 Manton street, 1715 Manton street, 1717 Manton street, 1721 Manton street, 1726 Manton street and 1231 South Seventeenth street (the "Properties"). The area of the Properties are bounded as follows:

1734 Federal street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia beginning at a point, said point being seventy-nine feet

eight inches easterly from the intersection of the easterly line of Eighteenth street (fifty feet wide) with the southerly line of Federal street (fifty feet wide) the following four courses and distances, as follows, to wit; Thence, south eighty-seven degrees, fifteen minutes, forty-nine seconds east, along the southerly line of said Federal street, a distance of sixteen feet to a point on the common line of lands now or formerly of Jered E. Widmer; Thence, south zero degrees, twenty-seven minutes, fourteen seconds west, along the said lands of Jered E. Widmer, a distance of seventy-nine feet four inches to a point on the northerly line of a four feet wide alley; Thence, north eighty-seven degrees, fifteen minutes, forty-nine seconds west, along said four feet wide alley, a distance of sixteen feet to a point on the common line of lands now or formerly of Lydia Y. Kirkland; Thence, north zero degrees, twenty-seven minutes, fourteen seconds east, along the aid lands of Lydia Y. Kirkland, a distance of seventy-nine feet four inches to the point and place of beginning.

1606 Latona street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia beginning at a point, said point being forty-eight feet westerly of the intersection of the westerly line of Sixteenth street (fifty feet wide) with the southerly line of Latona street (thirty-five feet wide) the following four courses and distances, as follows, to wit; Thence, south zero degrees, zero minutes, thirty-seven seconds west, a distance of fifty feet to a point on the centerline of a three feet wide alley; Thence, south eighty-nine degrees, fifty minutes, zero seconds west, along the centerline of said three feet wide alley, a distance of sixteen feet to a point; Thence, north zero degrees, zero minutes, thirty-seven seconds west, leaving said three feet wide alley, a distance of fifty feet to a point on the southerly line of said Latona street; Thence, north eighty-nine degrees, fifty minutes, zero seconds east, along said Latona street, a distance of sixteen feet to the point and place of beginning.

1624 Latona street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia beginning at a point, said point being one hundred eighty-four feet westerly of the intersection of the westerly line of Sixteenth street (fifty feet wide) with the southerly line of Latona street (thirty-five feet wide) the following four courses and distances, as follows, to wit; Thence, south zero degrees, zero minutes, thirty-seven seconds west, a distance of fifty feet to a point on the centerline of a three feet wide alley; Thence south eighty-nine degrees, fifty minutes, zero seconds west, along the centerline of said three feet wide alley, a distance of fifteen feet to a point; Thence, north zero degrees, zero minutes, thirty-seven seconds west, leaving said three feet wide alley, a distance of fifty feet to a point on the southerly line of said Latona street; Thence, north eighty-nine degrees, fifty minutes, zero seconds east, along said Latona street, a distance of fifteen feet to the point and place of beginning.

1637 Latona street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia, beginning at a point, said point being one hundred eight feet easterly from the intersection of the easterly line of Seventeenth street (fifty feet wide) with the northerly line of Latona street (thirty-five feet wide) the following four courses and distances, as follows, to wit; Thence, north zero degrees, ten minutes, zero seconds west, a distance of fifty-seven feet and nine and eleven sixteenths inches to a point on the southerly line of a three feet wide alley; Thence, south eighty-eight degrees, thirty-six minutes, fifty-five seconds east, along said three feet wide alley, a distance of fifteen feet to a point; Thence, south zero degrees, ten minutes, zero seconds east, a distance of fifty-seven feet and four and thirteen sixteenths inches to a point on the northerly line of said Latona street; Thence, south eighty-nine degrees, fifty minutes, zero seconds west, along said Latona street, a distance of fifteen feet to the point and place of beginning.

1713 Manton street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia beginning at a point, said point being one hundred twenty-eight feet westerly from the intersection of the westerly line of Seventeenth street (fifty feet wide) with the northerly line of Manton street (thirty-five wide) the following four courses and distances, as follows, to wit; Thence, north ninety degrees, zero minutes, zero seconds west, along the northerly line of said Manton street, a distance of sixteen feet to a point; Thence, north zero degrees, zero minutes, twenty-six seconds east, a distance of sixty feet to a point on the southerly line of a five feet wide alley; Thence south ninety degrees, zero minutes, zero seconds east, along said five feet wide alley, a distance of sixteen feet to a point on the southerly line of said five feet wide alley; Thence, south zero degrees, zero minutes, twenty-six seconds west, a distance of sixty feet to the point and place of beginning.

1715 Manton street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia, beginning at a point, said point being one hundred forty-four feet westerly from the intersection of the westerly line of Seventeenth street (fifty feet wide) with the northerly line of Manton street (thirty-five feet wide) the following four courses and distances, as follows, to wit; Thence, north ninety degrees, zero minutes, zero seconds west, along the northerly line of said Manton street, a distance of sixteen feet to a point; Thence, north zero degrees, zero minutes, twenty-six seconds east, a distance of sixty feet to a point on the southerly line of a five feet wide alley; Thence, south ninety degrees, zero minutes, zero seconds east, along said five feet wide alley, a distance of sixteen feet to a point on the southerly line of said five feet wide alley; Thence, south zero degrees, zero minutes, twenty-six seconds west, a distance of sixty feet to the point and place of beginning.

1717 Manton street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia, beginning at a point, said point being one hundred sixty feet westerly from the intersection of the westerly line of Seventeenth street (fifty feet wide) with the northerly line of Manton street (thirty-five feet wide) the following four courses and distances, as follows, to wit; Thence, north ninety degrees, zero minutes, zero seconds west, along the northerly line of said Manton street, a distance of sixteen feet to a point; Thence, north zero degrees, zero minutes, twenty-six seconds east, a distance of sixty feet to a point on the southerly line of a five feet wide alley; Thence, south ninety degrees, zero minutes, zero seconds east, along said five feet wide alley, a distance of sixteen feet to a point on the southerly line of said five feet wide alley; Thence, south zero degrees, zero minutes, twenty-six seconds west, a distance of sixty feet to the point and place of beginning.

1721 Manton street.

ALL THAT CERTAIN lot or piece of ground situate in the Thirty-sixth Ward of the City of Philadelphia beginning at a point, said point being one hundred ninety-two feet westerly from the intersection of the westerly line of Seventeenth street (fifty feet wide) with the northerly line of Manton street (thirty-five feet wide) the following four courses and distances, as follows, to wit; Thence, north ninety degrees, zero minutes, zero seconds west, along the northerly line of said Manton street, a distance of sixteen feet to a point; Thence, north zero degrees, zero minutes, twenty-six seconds east, a distance of sixty feet to a point on the southerly line of a three feet wide alley; Thence, south ninety degrees, zero minutes, zero seconds east, along said three feet wide alley, a distance of sixteen feet to a point on the southerly line of a five feet wide alley; Thence, south zero degrees, zero minutes, twenty-six seconds west, a distance of sixty feet to the point and place of beginning.

1726 Manton street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of the City of Philadelphia beginning at a point, said point being one hundred ninety-eight feet westerly from the intersection of the westerly line of Seventeenth street (fifty feet wide) with the southerly line of Manton street (thirty-five feet wide) the following four courses and distances, as follows, to wit; Thence, south zero degrees, zero minutes, zero seconds west, a distance of fifty-seven feet to a point on the centerline of a four feet wide alley; Thence, north ninety degrees, zero minutes, zero seconds west, along the centerline of said four feet wide alley, a distance of sixteen feet to a point; Thence, north zero degrees, zero minutes, zero seconds east, a distance of fifty-seven feet to a point on the southerly line of said Manton street; Thence, south ninety degrees, zero minutes, zero seconds east, along said Manton street, a distance of sixteen feet to the point and place of beginning.

1231 South Seventeenth street.

ALL THAT CERTAIN lot or piece of ground situated in the Thirty-sixth Ward of

the City of Philadelphia, beginning at a point, said point being the intersection of the easterly line of Seventeenth street (fifty feet wide) with the southerly line of Latona street (thirty-five feet wide) the following four courses and distances, as follows, to wit; Thence, north eighty-nine degrees, fifty minutes, zero seconds east, along said Latona street, a distance of seventy feet to a point on the westerly line of a three feet wide alley; Thence, south zero degrees, zero minutes, twenty-six seconds west, along said three feet wide alley, a distance of eighteen feet to a point; Thence, south eighty-nine degrees, fifty minutes, zero seconds west, a distance of seventy feet to a point on the easterly line of said Seventeenth street; Thence, north zero degrees, zero minutes, twenty-six seconds east, along said Seventeenth street, a distance of eighteen feet to the 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 the Council; and

WHEREAS, Innova Redevelopment, 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 Point Breeze 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 Innova Redevelopment, 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 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.