



Legislation Details (With Text)

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**File created:** 9/14/2017      **In control:** CITY COUNCIL

**On agenda:**      **Final action:** 9/21/2017

**Title:** Approving the redevelopment contract of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the Germantown Redevelopment Area, identified by house number and street address as 5820-5824 Germantown avenue; and authorizing the Redevelopment Authority to execute the redevelopment contract with Germantown YWCA LLC and to take such action as may be necessary to effectuate the redevelopment contract.

**Sponsors:** Councilmember Bass

**Indexes:** GERMANTOWN REDEVELOPMENT AREA, REDEVELOPMENT AUTHORITY

**Code sections:**

**Attachments:** 1. Resolution No. 17076100.pdf, 2. Signature17076100.pdf

Date	Ver.	Action By	Action	Result	Tally
9/21/2017	0	CITY COUNCIL	ADOPTED		
9/14/2017	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 Germantown Redevelopment Area, identified by house number and street address as 5820-5824 Germantown avenue; and authorizing the Redevelopment Authority to execute the redevelopment contract with Germantown YWCA LLC and to take such action as may be necessary to effectuate the redevelopment contract.

WHEREAS, In accordance with the provisions of the Urban Redevelopment Law, being the Act of May 24, 1945, P.L. 991, as amended and supplemented, the City Planning Commission of the City of Philadelphia has on September 10, 1963, certified the Germantown Redevelopment Area as a redevelopment area and has completed a detailed redevelopment area plan for the Germantown Redevelopment Area dated July 11, 1967, as amended (hereinafter "Germantown"); and

WHEREAS, The Philadelphia Redevelopment Authority (hereinafter "Redevelopment Authority") has prepared a redevelopment contract for a portion of Germantown, identified by house number and street address as 5820-5824 Germantown avenue (the "Property"). The area of the Property is bounded as follows:

5820-5824 Germantown avenue.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate in Germantown in the Twenty-second Ward of the City of Philadelphia and described according to a survey and plan made thereof by Joseph C Wagner, Surveyor and Regulator of the 9th survey district of said City, dated the 9th day of April A.D. 1913, and additions thereto made the 10th day of May A.D. 1913 as follows, to wit: Beginning at a point on the southwest side of Germantown avenue (sixty feet wide), at the distance of one

hundred and forty-four feet one inch southeast from the southeast side of Rittenhouse street (thirty-three feet wide), being a corner of land of the estate of Henry K. Thomas, deceased, Thence extending along the line of said land the seven following courses and distances, viz: south sixty-two degrees, forty-five minutes west, three feet two and one-half inches to a point; south sixty-four degrees, fifteen minutes west, twenty-seven feet ten inches to a point; south forty-seven degrees, twenty minutes west, twelve feet and one inch to a point; south twenty-six degrees, thirty minutes east, three feet six inches to a point; south forty-one degrees, twenty-two minutes, twenty-five seconds west, two hundred and eighty-four feet ten and three-quarters inches to a point north forty-seven degrees, forty-six minutes, fifty seconds west, three feet six inches to a point; and south forty-two degrees, thirteen minutes, ten seconds west, seventy-eight feet to a point on the northeasterly side of an alley thirteen feet six inches wide, known as Tull's Court, which extends southeastward from the southeast side of Rittenhouse street and at right angles thereto (the northeasterly side of said alley or court at its intersection with said Rittenhouse street being four hundred and fifty-six feet one and one-eighth inches southwest from Germantown avenue) and which point on the northeast side of said alley or court is one hundred and twenty-six feet and one-half of an inch southeast from said side of Rittenhouse street; Thence along said northeast side of said alley or court, south forty-seven degrees, forty-six minutes, fifty seconds east, thirty-four feet six inches to a point; Thence along the line of the premises next herein described the three following courses and distances, viz: north forty-two degrees, thirteen minutes, ten seconds east, seventy-eight feet to a point; Thence south thirty-eight degrees, twenty-nine minutes, fourteen seconds west, sixty feet one and one-half inches to a point; Thence south forty-seven degrees, forty-six minutes, fifty seconds east, thirty-six feet three inches to a point in the line of land of the City of Philadelphia, known as Vernon Park; Thence along the same, north forty-two degrees, six minutes, thirty seconds east, three hundred and sixty-two feet two and three-eighths inches to a point on the said southwesterly side of Germantown avenue and thence along the same, north twenty-seven degrees west, sixty-nine feet ten inches to the first mentioned point and place of beginning. Also all the estate, right, title, interest, property, claim and demand whatsoever, being an undivided moiety or one-half part, of him the said Edward Austin Waters, of, in and to all that certain lot or piece of land being a portion of the soil of the aforesaid alley or court thirteen feet six inches wide, together with an off-set to the same toward Germantown avenue, described according to the above mentioned survey and plan as follows, to wit: Beginning at a point on the northeasterly side of said alley or court known as Tull's Court at the distance of one hundred and twenty-six feet and one-half of an inch southeastward from the southeast side of Rittenhouse street; Thence extending along the said northeast side of said alley or court and along the line of the premises above described, south forty-seven degrees, forty-six minutes, fifty seconds east, thirty-four feet six inches to a point; Thence still along said land the three following courses and distances, viz: north forty-two degrees, thirteen minutes, ten seconds east, seventy-eight feet to a point; Thence south thirty-eight degrees, twenty-nine minutes, fourteen seconds west, sixty feet one and one-half inches to a point; and south forty-seven degrees, forty-six minutes, fifty seconds east, thirty-six feet three inches to a point in the line of said land of the City of Philadelphia, known as Vernon Park, and thence along the same south forty-two

degrees, six minutes, thirty seconds west, thirty-one feet six inches to a point a corner of land of Joseph B. Y. Gardener, et ux.; Thence along the same and being the southwesterly line of said alley or court, north forty-seven degrees, forty-six minutes, fifty seconds west, seventy-four feet eight and three quarters inches to a point; and thence north forty-two degrees, thirteen minutes, ten seconds east, and crossing said alley or court thirteen feet six inches to said northeasterly side thereof and the place of beginning.

The said redevelopment contract is in substantial conformity with the amended redevelopment area plan approved by Council; and

WHEREAS, Germantown YWCA LLC 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 Germantown Redevelopment 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 Germantown YWCA 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. 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.