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Title: 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 number and street address as 1504 North Carlisle street; authorizing the Redevelopment Authority to execute the redevelopment contract with Temple Nests IV LP and to take such action as may be necessary to effectuate the redevelopment contract.

Sponsors: Council President Clarke, Councilmember Greenlee

Indexes: CECIL B. MOORE URBAN RENEWAL AREA, REDEVELOPMENT AUTHORITY

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Date	Ver.	Action By	Action	Result	Tally
12/6/2012	0	CITY COUNCIL	ADOPTED		
11/29/2012	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 Cecil B. Moore Avenue Urban Renewal Area, identified by house number and street address as 1504 North Carlisle street; authorizing the Redevelopment Authority to execute the redevelopment contract with Temple Nests IV 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; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of Cecil B. Moore, identified by house number and street address as 1504 North Carlisle street (the "Property").

The area of the Property is bounded as follows:

1504 North Carlisle street.

ALL THAT CERTAIN lot or piece of ground situate in the Forty-seventh Ward of the City of Philadelphia beginning at a point on the westerly side

of North Carlisle street (forty feet wide), which point is measured northeasterly along the said westerly side of Carlisle street, from the northeasterly side of West Jefferson street (sixty feet wide) at the distance of one hundred two and five tenths feet to the said point of beginning; thence, leaving the said side of North Carlisle street, north seventy-eight degrees thirty-nine minutes zero seconds west, a distance of fifty-five and four hundred fifty-eight thousandths feet to a point on the rear property line of 1505 North Fifteenth street; thence, along the same, north eleven degrees twenty-one minutes zero seconds east, a distance of twenty-seven feet to a point; thence, south seventy-eight degrees thirty-nine minutes zero seconds east, a distance of fifty-five and four hundred fifty-eight thousandths feet to a point along the aforementioned westerly side of North Carlisle street; thence, along the said side of North Carlisle street, south eleven degrees twenty-one minutes zero seconds west, a distance of twenty-seven feet to the first mentioned 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, Temple Nests IV LP 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 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 IV 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.