

## Legislation Text

---

**File #:** 210512, **Version:** 0

---

Approving the redevelopment contract of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the Model Cities Urban Renewal Area, identified by house number and street address as 1221-1225 North Fourth street; and authorizing the Redevelopment Authority to execute the redevelopment contract with Engine House 29 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 Model Cities Urban Renewal Area (hereinafter "Model Cities"), 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 Model Cities, identified by house number and street address as 1221-1225 North Fourth street (the "Property"). The area of the Property is bounded as follows:

1221-1225 North Fourth street. All that certain lot or piece of ground with the buildings and improvements erected thereon, situate in the Eighteenth Ward of the City of Philadelphia, and described in accordance with a site plan made January 29, 2018 for Department of Public Property by Jack Betanski, PLS, Acting Surveyor and Regulator - Fifth Survey District, as follows: beginning at a point on the southeasterly side of Fourth street (fifty feet wide), measured south eleven degrees, zero minutes, seventeen seconds west, the distance of one hundred twelve and five tenths feet from the intersection of the said southeasterly side of Fourth street and the southwesterly side of Thompson street (forty-one feet wide) to the point of beginning; Thence extending south seventy-eight degrees, fifty-nine minutes, forty-three seconds east, partially passing through a wall and partially passing through a second wall, the distance of one hundred sixty-six feet to a point on the northwesterly side of Orianna street (thirty feet wide); Thence extending south eleven degrees, zero minutes, seventeen seconds west, along the said northwesterly side of Orianna street, the distance of sixty feet to a point; Thence extending north seventy-eight degrees, fifty-nine minutes, forty-three seconds west, partially passing through a wall, the distance of one hundred sixty-six feet to a point on the said southeasterly side of Thompson street; Thence extending north eleven degrees, zero minutes, seventeen seconds east, along the said southeasterly side of Fourth street, the distance of sixty feet to a point being 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 Council; and

WHEREAS, Engine House 29 LLC desires to enter into the said redevelopment contract for the Property; now, therefore, be it

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 Model Cities 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 Engine House 29 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.