

## Legislation Text

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**File #:** 150446, **Version:** 0

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Approving the redevelopment contract of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the American Street Industrial Corridor Urban Renewal Area, identified by house number and street address as 1355-1359 Germantown avenue; and authorizing the Redevelopment Authority to execute the redevelopment contract with North Liberty Realty, 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 American Street Industrial Corridor Urban Renewal Area (hereinafter "American Street"), which said plan and proposal were approved by Ordinance of the Council on June 13, 2002, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of American Street, identified by house number and street address as 1355-1359 Germantown avenue (the "Property"). The area of the Property is bounded as follows:

1355-1359 Germantown avenue.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate in the Eighteenth Ward of the City of Philadelphia beginning at the distance of forty-five feet southward from the south side of Master street (fifty feet wide) on the northeasterly side of Germantown avenue (sixty feet wide); Thence extending southeastward along the northeasterly side of the said Germantown avenue, forty-five feet, to a point; Thence extending northeastward forming a right angle with the said Germantown avenue, eighty-one feet ten and one-quarter inches, to a point; Thence extending northwestward at right angles with the said Master street, thirty feet, to a point; Thence extending southwestward at right angles with the said Germantown avenue, twenty-one feet ten and one-quarter inches to a point; Thence extending northwestward at right angles with the said Master street, fifteen feet, to a point; Thence extending southwestward at right angles with the said Germantown avenue, sixty 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 Council; and

WHEREAS, North Liberty Realty, 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 American Street Industrial Corridor 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 North Liberty Realty, 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.