

Legislation Text

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Authorizing an agreement between the Philadelphia Redevelopment Authority (the "PRA") and the City for the PRA to act as the City's agent for the redevelopment of 400 N. Broad Street and 1501 N. Callowhill Street, under certain terms and conditions.

WHEREAS, The Philadelphia Authority for Industrial Development ("PAID"), as tenant, intends to enter into a lease agreement with 400 North Broad Partners, L.P. to redevelop and lease 400 N. Broad Street and 1501 N. Callowhill Street (collectively, the "Properties"); and

WHEREAS, By Bill No. 170559-A, enacted June 22, 2017, Philadelphia City Council authorized the Commissioner of Public Property of the City, to enter into a sublease agreement with PAID to occupy the Properties; and

WHEREAS, The Properties are currently vacant and, pursuant to the terms and conditions of the proposed lease and sublease, will be redeveloped to include uses of the City Police Department, with various operation, administrative and accessory offices including, but not limited to, the City morgue and toxicology lab, City Fire Department offices, including the City Fire Command Center, and accessory parking (collectively, the "Project"); and

WHEREAS, The Project will enable the City to render municipal services to the citizens of the City related to the City's law enforcement and fire safety and prevention functions in a more efficient manner through the consolidation of multiple police and fire operations into one central location within the City; and

WHEREAS, Pursuant to § 6.1 of the Redevelopment Cooperation Law, Act of May 24, 1945, P.L. 982, § 6.1; added by the Act of January 19, 1968, P.L. (1967) 987, § 2; 35 P.S. § 1746.1, the City may designate and appoint the PRA its agent to perform any specified activity that the City is authorized by law to perform, so long as such activity is in furtherance of the public purposes specified in the Urban Redevelopment Law (the "URL"); and

WHEREAS, PRA and the City desire to enter into an Agreement of Agency Designation (the "Agency Agreement") wherein the City will designate PRA as the City's agent to assist the City to secure a consultant to represent the City with the oversight, analysis, and monitoring of the construction to ensure that the redevelopment of the Properties are completed properly, and to perform other services requested by the City related to the Project; and

WHEREAS, The Project furthers the public purposes specified in the URL and, therefore, the Redevelopment Cooperation Law authorizes the Agency Agreement; and

WHEREAS, The Redevelopment Cooperation Law requires that the Council of the City of Philadelphia approve the Agency Agreement; now, therefore, be it

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the City, through the

Commissioner of Public Property, is authorized to enter into the Agreement of Agency Designation pursuant to the Redevelopment Cooperation Law to designate and appoint the Philadelphia Redevelopment Authority as its agent to carry out the purposes of this Resolution.

RESOLVED, That the City Solicitor is authorized to review and approve all documents necessary to undertake and complete the redevelopment authorized by this Resolution. The City Solicitor is further authorized to include in those documents provisions that the City Solicitor deems necessary and desirable to protect the interests of the City.