



Legislation Text

File #: 160980, **Version:** 0

Approving the ratification and first amendment to the redevelopment contract of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the Brewerytown Urban Renewal Area, identified by house numbers and street addresses as 1408-1424 North Thirty-first street, 1415-1437 North Thirty-first street, and 1421-1427 North Thirty-second street (including 3129-3145 West Master street); and authorizing the Redevelopment Authority to execute the ratification and first amendment to the redevelopment contract with Westrum BT2, L.P. and to take such action as may be necessary to effectuate the redevelopment contract.

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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 Brewerytown Urban Renewal Area (hereinafter "Brewerytown"), which said plan and proposal were approved by Ordinance of the Council on January 14, 2003, as amended; and

WHEREAS, The Redevelopment Authority executed a redevelopment contract and disposition supplement with Westrum BT2, L.P. for a portion of Brewerytown, identified by house numbers and street addresses as 1408-1424 North Thirty-first street, 1415-1437 North Thirty-first street, and 1421-1427 North Thirty-second street (including 3129-3145 West Master street) and 1238-1242 North Thirty-first street, which said redevelopment contract and disposition supplement were approved by Resolution No. 040484 adopted by the Council of the City of Philadelphia on May 6, 2004; and

WHEREAS, The Redevelopment Authority has prepared a ratification and first amendment to the redevelopment contract ("First Amendment") for 1408-1424 North Thirty-first street, 1415-1437 North Thirty-first street, and 1421-1427 North Thirty-second street (including 3129-3145 West Master street) (collectively, the "Properties") to permit the Redeveloper to redevelop the Properties in accordance with revised plans that are attached to the First Amendment; and

WHEREAS, The areas of the Properties are bounded as follows:

1408-1424 North Thirty-first street.

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-ninth Ward of the City of Philadelphia situate on the west side of Thirty-first street (fifty feet wide) at the distance of one hundred feet from the northerly side of Master street (thirty eight feet wide); Containing in front or breadth of the said Thirty-first street two hundred feet and extending of that width in length or depth between parallel lines at right angles to the said Thirty-first street one hundred twenty-five feet to a point.

1415-1437 North Thirty-first street.

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-ninth Ward

of the City of Philadelphia situate on the east side of Thirty-first street (fifty feet wide) at the distance of one hundred feet from the northerly side of Master street (thirty eight feet wide); Containing in front or breadth of the said Thirty-first street one hundred eighty feet and extending of that width in length or depth between parallel lines at right angles to the said Thirty-first street two hundred feet to a point on the westerly side of a certain three feet wide alley that extends south into the said Master street.

1421-1427 North Thirty-second street (including 3129-3145 Master street).

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-ninth Ward of the City of Philadelphia and beginning at the intersection of the northerly side of Master street (thirty-eight feet wide) and the easterly side of Thirty-second street (fifty feet wide); Thence extending north along the said side of Thirty-second street the distance of two hundred two feet five and one-half inches to a point; Thence extending east the distance of one hundred ninety-nine feet to a point; Thence extending south the distance of one hundred two feet five and one-half inches to a point; Thence extending east the distance of one foot to a point; Thence extending south the distance of one hundred feet to a point on the northerly side of Master street; Thence extending west along the said side of Master street two hundred feet to a point on the said easterly side of Thirty-second street being the first point and place of beginning.

The said First Amendment is in substantial conformity with the amended urban renewal plan and the amended redevelopment proposal approved by the Council; and

WHEREAS, Westrum BT2, L.P. desires to enter into the said First Amendment for the Properties.

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the ratification and first amendment to the redevelopment contract (hereinafter "First Amendment") submitted by the Philadelphia Redevelopment Authority (hereinafter "Redevelopment Authority") for the redevelopment of that portion of the Brewerytown 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 First Amendment. The Redevelopment Authority is authorized to execute the hereby approved First Amendment with Westrum BT2, L.P. (hereinafter "Redeveloper"). The Redevelopment Authority and the Redeveloper are authorized to take such action in substantial conformity to the First Amendment 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 First Amendment hereby approved. Accordingly, the Council hereby declares that it will cooperate in helping to carry out the First Amendment 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 First Amendment.

