

## Legislation Text

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**File #:** 120597, **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 Southwest Temple Urban Renewal Area, designated as Parcel Nos. 26 and 27 and also sometimes identified by house numbers and street addresses for Parcel No. 26 as 1221-1233 North Hutchinson street and for Parcel No. 27 as 1224-1238 Rear North Ninth street; authorizing the Redevelopment Authority to execute the redevelopment contract with 9<sup>th</sup> Street Marketplace, 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 Southwest Temple Urban Renewal Area (hereinafter "Southwest Temple"), which said plan and proposal were approved by Ordinance of the Council on February 27, 1961, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of Southwest Temple, designated as Parcel Nos. 26 and 27 and also sometimes identified by house numbers and street addresses for Parcel No. 26 as 1221-1233 North Hutchinson street and for Parcel No. 27 as 1224-1238 Rear North Ninth street (the "Properties"). The area of the Properties are bounded as follows:

Parcel No. 26 (1221-1233 North Hutchinson street).

ALL THAT CERTAIN lot or piece of ground situated in the Fourteenth Ward of the City of Philadelphia situate on the easterly side of Hutchinson street (fifty feet wide) at the distance of one hundred ninety-five feet four and three-quarters inches southward from the southerly side of West Thompson street (fifty feet wide); Containing in front or breadth on the said Hutchinson street one hundred twenty-four feet and extending of that width in length or depth eastward between parallel lines at right angles to said Hutchinson street ninety-two feet to the centerline of the stricken and vacated Percy street (twenty feet wide).

Parcel No. 27 (1224-1238 Rear North Ninth street).

ALL THAT CERTAIN lot or piece of ground situated in the Fourteenth Ward of the City of Philadelphia beginning at a point on the easterly side of the stricken and vacated North Percy street (twenty feet wide) at the distance of one hundred twenty feet south from the southerly side of West Thompson street (fifty feet wide); Containing in front or breadth on the said Percy street one hundred seventy-eight feet two inches and extending of that width in length or depth westward between parallel lines at right angles to Ninth street (seventy feet wide) 10 feet to the center line of said Percy street.

The said redevelopment contract is in substantial conformity with the amended urban renewal plan and the amended redevelopment proposal approved by the Council.

WHEREAS, 9<sup>th</sup> Street Marketplace, LLC desire to enter into the said redevelopment contract for the Properties.

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 Southwest Temple 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 9<sup>th</sup> Street Marketplace, 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.