



## Legislation Details (With Text)

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**File created:** 5/15/2014      **In control:** CITY COUNCIL

**On agenda:**      **Final action:** 5/22/2014

**Title:** Approving the redevelopment contract of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the New Kensington-Fishtown Urban Renewal Area, identified by house numbers and street addresses as 2423 East Dauphin street and 2425-2427 East Dauphin street; and authorizing the Redevelopment Authority to execute the redevelopment contract with BMK Properties, LLC and to take such action as may be necessary to effectuate the redevelopment contract.

**Sponsors:** Councilmember Squilla

**Indexes:** NEW KENSINGTON - FISHTOWN URBAN RENEWAL AREA, REDEVELOPMENT AUTHORITY

**Code sections:**

**Attachments:** 1. Resolution No. 14046300.pdf, 2. Signature14046300.pdf

Date	Ver.	Action By	Action	Result	Tally
5/22/2014	0	CITY COUNCIL	ADOPTED		
5/15/2014	0	CITY COUNCIL	Introduced and Ordered Placed On Next Week's Final Passage Calendar	Pass	

Approving the redevelopment contract of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the New Kensington-Fishtown Urban Renewal Area, identified by house numbers and street addresses as 2423 East Dauphin street and 2425-2427 East Dauphin street; and authorizing the Redevelopment Authority to execute the redevelopment contract with MK Properties, 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 New Kensington-Fishtown Urban Renewal Area (hereinafter "New Kensington-Fishtown"), which said plan and proposal were approved by Ordinance of the Council on June 13, 1997, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of New Kensington-Fishtown, identified by house numbers and street addresses as 2423 East Dauphin street and 2425-2427 East Dauphin street (the "Properties"). The area of the Properties is bounded as follows:

2423 East Dauphin street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate on the northeast side of Dauphin street at the distance of one hundred forty-four feet two inches southeastward from the southeast side of Cedar street in the Thirty-first Ward of the City of Philadelphia; Containing in front or depth on the said Dauphin street eleven feet one inch and extending of that width in length or depth northeastward between parallel lines at right angles to said Dauphin street seventy-eight feet to a certain four feet wide alley which leads southeastward

and northeastward and communicates with another four feet wide alley leading northeastward into Gordon street and also communicates with a certain other two feet wide alley leading southward into said Dauphin street.

2425-2427 East Dauphin street.

ALL THAT CERTAIN lot or piece of ground with the buildings and appurtenances thereto, if any, situate in the Thirty-first Ward of the City of Philadelphia beginning at a point on the northeasterly side of Dauphin street (fifty feet wide), measured south thirty-two degrees, twenty-four minutes, twenty-six seconds east, at a distance of one hundred fifty-five and twenty-five hundredths feet from the intersection of the said northeasterly side of Dauphin street, and the southeasterly side of Cedar street (fifty feet wide); Thence extending north fifty-seven degrees, thirty-five minutes, thirty-four seconds east, the distance of seventy-eight feet to a point on the southwesterly side of a certain four feet wide alley which extends northwardly and communicates with a second four feet wide alley (which extends eastwardly to Gordon street forty feet wide) and continues northwardly to a terminus, and also extends southwardly to a terminus; Thence extending south thirty-two degrees, twenty-four minutes, twenty-six seconds east, along the said southwesterly side of the first mentioned four feet wide alley, the distance of twenty-two and four hundred seventeen thousandths feet to a point; Thence extending south fifty-seven degrees, thirty-five minutes, thirty-four seconds west, the distance of seventy-eight feet to a point on the said northeasterly side of Dauphin street; Thence extending north thirty-two degrees, twenty-four minutes, twenty-six seconds west, along the said northeasterly side of Dauphin street the distance of twenty-two and four hundred seventeen thousandths 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, BMK Properties, LLC desires 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 New Kensington-Fishtown 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 BMK Properties, 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.