City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

Legislation Details (With Text)

File #:	170142	**Version:**	0	**Name:**	
Type:	Bill			**Status:**	ENACTED
File created:	2/16/2017			**In control:**	Committee on Public Property and Public Works
On agenda:				**Final action:**	5/4/2017
Title:	Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to enter into a sublease with the Philadelphia Authority for Industrial Development for the use by the City of the premises located at the Callowhill Center, 421 N. 7th Street, under certain terms and conditions.				
Sponsors:	Councilmember Squilla				
Indexes:	PAID				
Code sections:					
Attachments:	1. CertifiedCopy17014200.pdf				

Date	Ver.	Action By	Action	Result	Tally
5/17/2017	0	MAYOR	SIGNED		
5/4/2017	0	CITY COUNCIL	READ AND PASSED	Pass	17:0
4/27/2017	0	CITY COUNCIL	SUSPEND THE RULES OF THE COUNCIL	Pass	
4/27/2017	0	CITY COUNCIL	ORDERED PLACED ON THIS DAY`S FIRST READING CALENDAR		
4/27/2017	0	CITY COUNCIL	READ AND ORDERED PLACED ON NEXT WEEK'S SECOND READING CALENDAR		
4/24/2017	0	Committee on Public Property and Public Works	HEARING NOTICES SENT		
4/24/2017	0	Committee on Public Property and Public Works	HEARING HELD		
4/24/2017	0	Committee on Public Property and Public Works	REPORTED FAVORABLY, RULE SUSPENSION REQUESTED		
2/16/2017	0	CITY COUNCIL	Introduced and Referred	Pass	

Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to enter into a sublease with the Philadelphia Authority for Industrial Development for the use by the City of the premises located at the Callowhill Center, 421 N. 7th Street, under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The Commissioner of Public Property, on behalf of the City of Philadelphia, as subtenant, is hereby authorized to enter into a sublease agreement with the Philadelphia Authority for Industrial Development, as sublandlord, for use by the City of the premises located on the 5th, 6th or 7th floor of the building known as The Callowhill Center, 421 N. 7th Street, Philadelphia, PA, pursuant to terms substantially set forth in the document attached hereto as Exhibit “A.”

SECTION 2. The City Solicitor is authorized to review and approve the lease and the sublease, and other documents necessary to effectuate this Ordinance, which lease, sublease, and other documents shall

powered by Legistar™

contain such terms and conditions as the City Solicitor shall deem necessary and proper to protect the interests of the City and to carry out the purposes of this Ordinance.

EXHIBIT "A"

Terms of Proposed Lease
For 421 N 7th St, Philadelphia, PA

1. Landlord: CALLOWHILL CENTER ASSOCIATES

2. Tenant: Philadelphia Authority for Industrial Development

3. Subtenant: The City of Philadelphia

4. Premises Address: 421 N 7th St, Philadelphia, PA

5. Use of the Premises: Approximately 9,000 rentable square feet, to be used for office space

6. Term: 10 years

7. Base Rent Payable by the City: The annual base rent will be $21 per rentable square foot and will escalate at a rate of 3% per rentable square foot per year.

8. Tenant Improvement Allowance: Landlord shall provide a tenant improvement allowance of $50.00 per rentable square foot.