



Legislation Details

**File #:** 240966      **Version:** 1      **Name:**  
**Type:** Bill      **Status:** ENACTED  
**File created:** 10/24/2024      **In control:** Committee of the Whole  
**On agenda:**      **Final action:** 12/19/2024

**Title:** To grant the necessary authorizations for the City to help facilitate development, construction, and operation of a new arena for the Philadelphia 76ers professional basketball team and for other uses, including authorizing the Commissioner of Public Property and such other City officials as may be appropriate, on behalf of the City, to enter into the following agreements and take the following actions: (1) acquire fee simple title to all or portions of 1001-1025 Filbert Street, 1001-1019 Market Street, and 1025 Market Street (together, the "Market and Filbert Street Properties"); (2) acquire fee simple title to other parcels of land, aerial areas and subsurface areas in the vicinity of the Market and Filbert Street Properties including, without limitation, those areas reverting to the City or other parties in connection with the striking of certain aerial portions of Tenth Street between Market Street and Filbert Street (the "Additional Properties") and certain other nearby parcels and areas; (3) enter into a ground lease agreement (the "Lease") with the Philadelphia Authority for Industrial Development ("PAID") under which the City would lease to PAID all or a portion of the Market and Filbert Street Properties and the Additional Properties, if any, and other parcels and subsurface areas the City now owns in the vicinity of those properties, all of which collectively would constitute the "Arena Site"; (4) join in or consent to a sublease and development agreement (the "Sublease") between PAID and either CBL Arena LLC ("ArenaCo"), an entity affiliated with the Philadelphia 76ers, L.P. (the "76ers"), or another entity affiliated with the 76ers, under which ArenaCo or other 76ers related entity would sublease the Arena Site and cause an arena to be constructed on it, including a multi-purpose sports and entertainment facility and ancillary, accessory, and related amenities, improvements, and infrastructure (the "Arena") and agree to other related conditions; (5) upon the expiration or termination of the Sublease or other circumstances set forth in the Sublease, convey fee simple title to the Arena Site to PAID for disposition to ArenaCo; (6) grant, accept, amend, relocate and extinguish easements, agreements, conditions, covenants and restrictions encumbering or benefitting the Arena Site and any City owned property adjacent to the Arena Site for the benefit of the Arena Site to facilitate construction and operation of the Arena; (7) enter into a direct operating covenants agreement among the 76ers, PAID and the City, under which the 76ers agree to play substantially all of their regular season and playoff home games in the Arena; and (8) take all actions necessary and appropriate to accomplish the intent and purpose of this Ordinance; all under certain terms and conditions.

**Sponsors:** Council President Johnson, Councilmember Squilla

**Indexes:**

**Code sections:**

**Attachments:** 1. L240966, Exhibit, As Introduced, 2. Bill No. 24096600, 3. Bill No. 24096601, As Amended, 4. L240966 Exhibits, As Amended, 5. CertifiedCopy24096601

Date	Ver.	Action By	Action	Result	Tally
12/23/2024	1	MAYOR	SIGNED		
12/19/2024	1	CITY COUNCIL	READ AND PASSED	Pass	12:5
12/12/2024	0	CITY COUNCIL	ORDERED PLACED ON THIS DAY'S FIRST READING CALENDAR		
12/12/2024	1	CITY COUNCIL	READ AND ORDERED PLACED ON NEXT WEEK'S SECOND READING CALENDAR		

12/12/2024	0	CITY COUNCIL	SUSPEND THE RULES OF THE COUNCIL
12/12/2024	0	Committee of the Whole	HEARING HELD
12/12/2024	0	Committee of the Whole	AMENDED
12/12/2024	0	Committee of the Whole	REPORTED FAVORABLY, RULE SUSPENSION REQUESTED
12/11/2024	0	Committee of the Whole	
12/3/2024	0	Committee of the Whole	
12/3/2024	0	Committee of the Whole	
12/2/2024	0	Committee of the Whole	
12/2/2024	0	Committee of the Whole	
11/26/2024	0	Committee of the Whole	
11/26/2024	0	Committee of the Whole	
11/21/2024	0	Committee of the Whole	
11/21/2024	0	Committee of the Whole	
11/20/2024	0	Committee of the Whole	
11/20/2024	0	Committee of the Whole	
11/19/2024	0	Committee of the Whole	
11/19/2024	0	Committee of the Whole	
11/13/2024	0	Committee of the Whole	RECESSED
11/12/2024	0	Committee of the Whole	
11/12/2024	0	Committee of the Whole	
10/24/2024	0	CITY COUNCIL	Introduced and Referred