

Legislation Text

File #: 100522, **Version:** 0

Approving the redevelopment contract and disposition supplement of the Redevelopment Authority of the City of Philadelphia for the redevelopment and urban renewal of a portion of the Model Cities Urban Renewal Area, designated as Parcel No. 690 also sometimes identified by house number and street address as 1229 North Fifteenth street; authorizing the Redevelopment Authority to execute the redevelopment contract with Qing Feng Real Estate Investment, LLC and to take such action as may be necessary to effectuate the redevelopment contract and disposition supplement.

WHEREAS, The Redevelopment Authority of the City of Philadelphia (hereinafter "Redevelopment Authority") has prepared and submitted an urban renewal plan and a redevelopment proposal for the redevelopment of the Model Cities Urban Renewal Area, (hereinafter "Model Cities"), which said plan and proposal were approved by Ordinance of the Council on December 15, 1969, as amended; and

WHEREAS, The Redevelopment Authority has prepared a redevelopment contract for a portion of Model Cities, designated as Parcel No. 690 also sometimes identified by house number and street address as 1229 North Fifteenth street (the "Property"). The area of said Property is bounded as follows:

Parcel No. 690 (1229 North Fifteenth street).

ALL THAT CERTAIN lot or piece of ground situate in the Forty-seventh Ward of the City of Philadelphia beginning at a point on the easterly side of Fifteenth street (fifty feet wide) at the distance of seventeen feet south from the southerly side of Stiles street (forty feet wide); Thence extending in an easterly direction the distance of seventy five feet to a point on the westerly side of a certain four feet eight inches wide alley that extends northward into the said Stiles street and southward into Flora street (fifteen feet wide); Thence extending in a southerly direction along the said westerly side of the aforesaid alley, the distance of fifteen feet to a point; Thence extending in a westward direction the distance of seventy

five feet to a point on the said easterly side of Fifteenth street; Thence extending in a northerly direction along the said side of Fifteenth street, the distance of fifteen feet to 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 the Council.

WHEREAS, Qing Feng Real Estate Investment, LLC desires to enter into the said redevelopment contract for the Property; and

WHEREAS, The Redevelopment Authority has prepared a disposition supplement providing inter alia for development controls and regulations imposed upon the Property.

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the redevelopment contract and disposition supplement submitted by the Redevelopment Authority of the City of Philadelphia (hereinafter "Redevelopment Authority") for the redevelopment of that portion of Model Cities, 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 and disposition supplement. The Redevelopment Authority is authorized to execute the hereby approved redevelopment contract with Qing Feng Real Estate Investment, 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 and disposition supplement hereby approved. Accordingly, the Council hereby declares that it will cooperate in helping to carry out the

redevelopment contract and disposition supplement 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 and disposition supplement.