Legislation Text

File #: 100862, **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 Mantua Urban Renewal Area, designated as Parcel No. 276 and also sometimes identified by house number and street address for Parcel No. 276 as 504-506 North Thirty-ninth street; and authorizing the Redevelopment Authority to execute the redevelopment contract with FDI Penn Rehab Properties, 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 Mantua Urban Renewal Area, (hereinafter "Mantua"), 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 Mantua designated as Parcel No. 276 and also sometimes identified by house number and street address for Parcel No. 276 as 504-506 North Thirty-ninth street (the “Property"). The area of the said Property is bounded as follows:

Parcel No. 276 (504-506 North Thirty-ninth street).

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning on the west side of Thirty-ninth street (sixty feet wide) at the distance of thirty two feet three inches northward from the north side of Spring Garden street (sixty feet wide); Containing in front or breadth on the said Thirty-ninth street thirty one feet ten inches and extending of that width in length or depth between parallel lines at right angles to the said Thirty-ninth street eighty seven feet to a point on the east side of a certain three feet wide alley, which said alley at the distance of ninety five feet eleven inches northward

from the said north side of Spring Garden street, widens to the width of four feet and leads northward into Brandywine street (forty feet wide).

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

WHEREAS, FDI Penn Rehab Properties, LLC (hereinafter "Redeveloper") 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 Redeveloper.

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the redevelopment contract and disposition supplement submitted by the Redevelopment Authority for the redevelopment of that portion of Mantua, 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 FDI Penn Rehab Properties, LLC (the "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.

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