

## Legislation Text

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**File #:** 180143, **Version:** 0

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Approving a second amendment to the redevelopment contract of the Philadelphia Redevelopment Authority for the redevelopment and urban renewal of a portion of the Mantua Urban Renewal Area, identified by house number and street address as 3509 Haverford avenue including 3502 Mount Vernon street; and authorizing the Redevelopment Authority to execute the second amendment with Westview Development Partners, LLC and to take such action as may be necessary to effectuate the second amendment.

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 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 prepared a redevelopment contract (hereinafter "Redevelopment Contract") between the Redevelopment Authority and Westview Development Partners, LLC (hereinafter "Redeveloper") for a portion of Mantua, identified by house number and street address as 3509 Haverford avenue including 3502 Mount Vernon street (the "Property"). The Redevelopment Contract was approved by Resolution of the Council as Resolution No. 150709, which was adopted on October 1, 2015; and

WHEREAS, Subsequently, Redeveloper and the Redevelopment Authority entered into a first amendment to the Redevelopment Contract (the "First Amendment") to approve revised plans and extend the commencement and completion dates for construction; and

WHEREAS, Subsequent to the First Amendment, Redeveloper requested the Redevelopment Authority to approve a new limited partner of Redeveloper and a revised ownership structure of Redeveloper that resulted in a transfer greater than ten percent in the legal or equitable interest in the Redeveloper or the stock of the Redeveloper (the "Transfer"); and

WHEREAS, The Redevelopment Authority prepared a second amendment to the Redevelopment Contract that permits the Transfer; and

WHEREAS, Council Ordinance No. 170714, adopted on November 27, 2017, requires the Redevelopment Authority to seek approval of Council when a person, corporation, partnership or other legal entity owning ten percent or more of the redeveloper transfers any legal or equitable interest in a redeveloper or the stock of the redeveloper; and

WHEREAS, The area of the Property is bounded as follows:

3509 Haverford avenue (Including 3502 Mount Vernon street).

ALL THAT CERTAIN lot or piece of ground situated in the Twenty-fourth Ward of the City of Philadelphia beginning on the north side of Haverford avenue (sixty feet wide) at the distance of seventy-one feet four inches westward from

the west side of Thirty-fifth street (sixty feet wide); Thence extending northward on a line at right angles to said Haverford avenue ninety-five feet to a point at the head of a certain four feet wide alley extending northward into Mount Vernon street (thirty feet wide); Thence extending westward along the head of said alley on a line parallel to said Haverford avenue eight inches to a point; Thence extending northward along the west side of said alley on a line at right angles to said Haverford avenue eighty feet to a point on the south side of Mount Vernon street; Thence extending westward along the south side of Mount Vernon street twenty-eight feet eight inches to a point; Thence extending southward on a line at right angles to said Mount Vernon Street one hundred seventy-five feet to a point on the north side of said Haverford avenue; Thence extending eastward along the north side of said Haverford avenue Twenty-eight feet eight inches to the first mentioned point and place of beginning.

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

WHEREAS, Westview Development Partners, LLC desires to enter into the said second amendment for the Property; now, therefore, be it

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the second amendment to the redevelopment contract submitted by the Philadelphia Redevelopment Authority (hereinafter "Redevelopment Authority") for the redevelopment of that portion of the Mantua 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 second amendment. The Redevelopment Authority is authorized to execute the hereby approved second amendment with Westview Development Partners, LLC (hereinafter "Redeveloper"). The Redevelopment Authority and the Redeveloper are authorized to take such action in substantial conformity to the second amendment 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 second amendment hereby approved. Accordingly, the Council hereby declares that it will cooperate in helping to carry out the second amendment 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 second amendment.