

Legislation Text

File #: 180144, **Version:** 0

Approving a first 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 numbers and street addresses as 3300-08, 3310, 3312, 3314, 3316 Mantua avenue, 701, 703, 705, 707, 709-711 North Thirty-fourth street; and authorizing the Redevelopment Authority to execute the first amendment with Westview Development Partners, LLC and to take such action as may be necessary to effectuate the first 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 numbers and street addresses as 3300-08, 3310, 3312, 3314, 3316 Mantua avenue, 701, 703, 705, 707, 709-711 North Thirty-fourth street (the "Property"). The Redevelopment Contract was approved by Resolution of the Council as Resolution No. 160899, which was adopted on October 20, 2016; and

WHEREAS, Subsequently, 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 first 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:

3300-08, 3310, 3312, 3314, 3316 Mantua avenue, 701, 703, 705, 707, 709-711 North Thirty-fourth street.

ALL THAT CERTAIN lot or piece of ground situate in the Twenty-fourth Ward of the City of Philadelphia beginning at a point formed by the intersection of the northerly side of Fairmount avenue (sixty feet wide) and the southwesterly side of Mantua avenue (sixty feet wide); Thence extending in a northwesterly direction

along the said southwesterly side of Mantua avenue two hundred fifty-nine and fifty-three hundredths feet to a point on the easterly side of Thirty-fourth street (seventy feet wide); Thence extending in a southwardly direction along the said easterly side of Thirty-fourth street one hundred nineteen and forty-four hundredths feet to a point on the said northerly side of Fairmount avenue, Thence extending in an easterly direction along the said northerly side of Fairmount avenue two hundred thirty and four thousand sixty-three ten thousandths feet to the first mentioned point and place of beginning.

The said first 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 first amendment for the Property; now, therefore, be it

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That the first 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 first amendment. The Redevelopment Authority is authorized to execute the hereby approved first 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 first 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 first amendment hereby approved. Accordingly, the Council hereby declares that it will cooperate in helping to carry out the first 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 first amendment.