

Legislation Text

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Authorizing the Commissioner of Parks and Recreation and the Commissioner of Public Property, on behalf of the City of Philadelphia, to lease or sublease a portion of the premises owned by the School District of Philadelphia bounded by Walnut Street, South 59th Street, Spruce Street, and South 58th Street in Philadelphia, Pennsylvania and more commonly known as Sayre Morris Recreation Center, from the School District of Philadelphia or from the Philadelphia Authority for Industrial Development, all under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The Commissioner of Parks and Recreation and the Commissioner of Public Property are hereby authorized to enter into a lease agreement with the School District of Philadelphia as landlord and the City as a tenant or to enter into a sublease agreement with the Philadelphia Authority for Industrial Development as sublandlord and the City as subtenant, for use by the City of a portion of the premises owned by the School District of Philadelphia bounded by Walnut Street, South 59th Street, Spruce Street, and South 58th Street in Philadelphia, Pennsylvania and more commonly known as Sayre Morris Recreation Center, pursuant to the terms set forth in Exhibit "A" of this Ordinance.

SECTION 2. The City Solicitor is hereby authorized to draft, negotiate, review, and approve, prior to execution, all documents necessary and helpful to effectuate this Ordinance and to include in those documents all provisions the City Solicitor deems necessary and proper to protect the interests of the City.

EXHIBIT "A"

Terms of Proposed Lease or Sublease
for a portion of the premises commonly referred to as
Sayre Morris Recreational Center

1. Landlord: The School District of Philadelphia ("School District")

OR

Sublandlord: Philadelphia Authority for Industrial Development ("PAID")

2. Tenant or Subtenant: The City of Philadelphia, acting through its Department of Parks and Recreation and its Department of Public Property.

3. Proposed Premises: A portion of the premises owned by the School District of Philadelphia bounded by Walnut Street, South 59th Street, Spruce Street, and South 58th Street in Philadelphia, Pennsylvania and more commonly known as Sayre Morris Recreation Center.

4. Use of the Proposed Premises: The use of a portion of the premises, which includes buildings and outdoor space, as a public recreational facility for public recreational use and public recreational programming and for city administrative use and office space.
5. Initial Term of Lease: An initial term of up to 25 years; provided, however, that if the City enters into a lease directly with the School District, the City, in accordance with Section 8-200(3) of the Philadelphia Home Rule Charter, shall have the right to terminate the lease, at the City's sole option, at any time after the expiration of four (4) years without liability to the Landlord for damages or loss of profits which would have been realized had the lease not been terminated.
6. Possible Renewal Terms: After the initial term, the lease agreement or sublease agreement may include one or a series of renewal terms which will collectively total no more than ten (10) years.
7. Base Rent: \$1 per year

* During the term of the lease, the City will be responsible for the ongoing expenses to operate the premises as a public recreational facility and for maintaining the premises to be used as a public recreational facility.

** The City intends to contribute City funds to the renovation of the proposed premises in a separate funding agreement.