



City of Philadelphia

City Council
Chief Clerk's Office
402 City Hall
Philadelphia, PA 19107

BILL NO. 251023

Introduced November 20, 2025

Councilmember Lozada

**Referred to the
Committee on Public Property and Public Works**

AN ORDINANCE

Authorizing the Commissioner of Public Property, on behalf of the City of Philadelphia, to enter into an agreement with the Philadelphia Authority for Industrial Development or the Philadelphia Municipal Authority to fit out a Health Center Facility based on plans and specifications acceptable to the City that will be developed on premises located on Frankford Avenue in the vicinity of Pratt Street and Dyre Street and to repay the landlord for the costs of the fit out, under certain terms and conditions.

WHEREAS, pursuant to Bill No. 250486 (approved July 13, 2025), the Commissioner of Public Property is authorized to enter into agreements with the Philadelphia Authority for Industrial Development for the development of a mixed-use condominium and Health Center facility on premises located on Frankford Avenue in the vicinity of Pratt Street and Dyre Street (the "Premises") and to enter into a long-term lease or sublease agreement for the occupancy and operation of the Health Center facility on said Premises; and to acquire fee simple title to, or a lesser interest in, the completed Health Center facility, including a condominium unit, or to facilitate the transfer of title in the completed Health Center facility, including a condominium unit, to the Philadelphia Authority for Industrial Development or the Philadelphia Municipal Authority for the benefit of the City;

WHEREAS, an agreement to fit out the Health Center will enable the construction of a Health Center benefitting the citizens of Philadelphia, now therefore,

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The Commissioner of Public Property, on behalf of the City of Philadelphia, is hereby authorized to enter into an agreement with the Philadelphia Authority for Industrial Development or the Philadelphia Municipal Authority to fit out, based on plans and specifications acceptable to the City, a Health Center Facility that will be developed on premises located on Frankford Avenue in the vicinity of Pratt Street and Dyre Street (the "Premises") and

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owned by FCDC Development Properties I LLC or an affiliated landlord entity, and to repay the landlord for the costs of the fit out.

SECTION 2. The Commissioner of Public Property, on behalf of the City of Philadelphia, is hereby authorized to take all actions deemed necessary and appropriate to carry out the provisions and intent of this Ordinance, including executing such other agreements, leases, subleases, and other instruments and documents required to effectuate the purposes of this Ordinance, which instruments and documents shall contain such terms and conditions as the City Solicitor shall deem necessary and proper to protect the interests of the City of Philadelphia.

SECTION 3. The City Solicitor is hereby authorized to review, negotiate, and to approve the instruments and documents necessary and helpful to effectuate this Ordinance, which documents shall contain such terms and conditions as the City Solicitor shall deem necessary and proper to protect the interests of the City of Philadelphia and to carry out the purpose of this Ordinance.