

# City of Philadelphia



(Bill No. 070089)

## AN ORDINANCE

Authorizing the Philadelphia Authority for Industrial Development (“PAID”) to file an application with the Office of the Budget, Commonwealth of Pennsylvania, under the Redevelopment Assistance Capital Program, in an aggregate amount not to exceed One Million Dollars (\$1,000,000) to assist in the conversion of the former Wills Eye Hospital in Philadelphia to the Jefferson Hospital for Neuroscience and authorizing the City to enter into an agreement with PAID in furtherance of grant requirements; all under certain terms and conditions.

WHEREAS, The City and the Philadelphia Authority for Industrial Development (“PAID”) desire to obtain funds from the Commonwealth of Pennsylvania’s Office of the Budget, in an amount not to exceed One Million Dollars (\$1,000,000) for the undertaking of approved Capital Budget projects under Section 4(c) of the Housing and Redevelopment Assistance Law as amended; and

WHEREAS, Guidelines issued pursuant to the Housing and Redevelopment Assistance Law, as amended, define a blighted area to include portions of an urban community with economically undesirable land uses; and

WHEREAS, The City and PAID recognize that blighting influences exist due to economically undesirable land use throughout the City; and

WHEREAS, One project (“Project”) is being proposed in order to eliminate the existing blighting influence by and

WHEREAS, The City and PAID desire to advance the necessary development of the above-referenced Project; and

WHEREAS, The Housing and Community Development Program authorizes PAID to file applications for grants; and

WHEREAS, The Commonwealth regulations require the City and/or its designated project recipients to assume the provision of the full matching share of the project costs above the aggregate amount of One Million Dollars (\$1,000,000); and

WHEREAS, The Commonwealth regulations require the City to obligate itself to reimburse the Commonwealth for expenditures found to be ineligible and not reimbursed by the project recipient; and

WHEREAS, The Commonwealth regulations require the City to enter into a Cooperation Agreement between PAID and the City to create the mechanism to

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reimburse the state for project expenses found to be ineligible and not reimbursed by the project recipient; and to reimburse the state when warranted for project expenses on projects not completed within the agreed upon term of the grants; and

WHEREAS, The Commonwealth regulations require City Council's approval prior to PAID's submission of an application; now, therefore,

## *THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:*

SECTION 1. The City of Philadelphia authorizes the Philadelphia Authority for Industrial Development ("PAID") to file applications for Redevelopment Assistance Capital Program Grants through the Commonwealth of Pennsylvania's Office of the Budget, including all understandings and assurances contained therein, in an aggregate amount not to exceed One Million Dollars (\$1,000,000) to assist in the conversion of the former Wills Eye Hospital in Philadelphia to the Jefferson Hospital for Neuroscience as described in Capital Budget Project Itemization Act 2003-131 and as described in Exhibit "A" attached hereto and incorporated herein.

SECTION 2. The City of Philadelphia authorizes PAID to enter into grant agreements with the Commonwealth of Pennsylvania's Office of the Budget to carry out the purposes of this Ordinance.

SECTION 3. The City and/or its designated project recipient will assume the provision of the full matching share of project costs above the aggregate amount of One Million Dollars (\$1,000,000).

SECTION 4. The City or the designated project recipient will reimburse the Commonwealth for the State's share of any expenditure awarded pursuant to this Ordinance that is found by the Office of the Budget to be ineligible.

SECTION 5. The City of Philadelphia and/or its designated project recipient also agree to guarantee that it shall fully complete the projects within the agreed upon term of the grant (including reasonable extensions requested by the City and/or its designated project recipients).

SECTION 6. The City Council of Philadelphia also authorizes the City to enter into an agreement with the Philadelphia Authority for Industrial Development ("PAID") whereby the City and/or its designated project recipient, at the discretion of the City, will assume the provision of the full local share of the project costs above One Million Dollars (\$1,000,000); or to reimburse the Commonwealth for project expenditures for projects not completed within the agreed upon term of the grants.

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## EXHIBIT "A"

### PROJECT DESCRIPTION

#### **Jefferson Hospital for Neuroscience**

Thomas Jefferson University will renovate and convert the former Wills Eye Hospital, located at 9th and Walnut Streets in Center City Philadelphia, into the Jefferson Hospital for Neuroscience (JHN). The rehabilitation of this building will result in a dedicated hospital at which neuroscience physicians and researchers will address the management of neurological disease processes such as prevention, diagnosis, treatment, and cure. The new JHN facility will be housed in an eight story building that is approximately 200,000 square feet, plus an attached garage. The total cost for this project is \$11,246,514.

**RACP Grant            \$1,000,000**

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on March 29, 2007. The Bill was Signed by the Mayor on April 12, 2007.



Patricia Rafferty  
Chief Clerk of the City Council