



City of Philadelphia

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

RESOLUTION NO. 241000

Introduced October 24, 2024

Councilmember Squilla for Council President Johnson

RESOLUTION

Initiating action to approve the amendment of an existing neighborhood improvement district currently in the area generally bounded by, and including, 11th Street to the West, Filbert Street to the North, 8th Street to the East and Market Street to the South, with the exception of certain condominium units at 801 Market Street Condominium not included in the District, known as the Gallery Neighborhood Improvement District, to remove certain portions of such property generally bounded by Filbert Street on the North, 10th Street on the East, 11th Street on the West, and Market Street on the South from such District and authorizing and directing the Committee on Rules and the Chief Clerk of Council to take all actions that are required by the Community and Economic Improvement Act, prior to enactment of an ordinance that would formally amend the District.

WHEREAS, City Council is authorized by the Community and Economic Improvement Act, Act of December 21, 1998, P.L. 1307, No. 174 ("Community and Economic Improvement Act") (53 P.S. §18101 et seq.) to establish, by ordinance, neighborhood improvement districts and to designate certain entities to administer programs and services within such districts in order "to promote and enhance more attractive and safer commercial, industrial, residential and mixed-use neighborhoods; economic growth; increased employment opportunities; and improved commercial, industrial, business districts and business climates"; and

WHEREAS, By ordinance passed by City Council on December 15, 2015 (Bill No. 150374), City Council established The Gallery Neighborhood Improvement District (the "District") and designated the Gallery Neighborhood Improvement District Corporation, a Pennsylvania nonprofit corporation, as the Neighborhood Improvement District Management Association for the District (the "NIDMA"); and

WHEREAS, By ordinance approved June 18, 2015 (Bill No. 150380), City Council created the Gallery at Market East Tax Increment Financing District (the "TIF District") and approved the project plan submitted by the Philadelphia Authority for Industrial Development ("PAID") for the redevelopment of the District, all pursuant to the provisions of the Tax Increment Financing

City of Philadelphia

RESOLUTION NO. 241000 continued

Act, being the Act of July 11, 1990, P.L. 465, No. 113, as amended (“Tax Increment Financing Act”) (53 P.S. §6930.1 et seq.); and

WHEREAS, PAID has submitted an amended project plan for the TIF District for review and approval by separate ordinance of City Council, pursuant to the Tax Increment Financing Act; and

WHEREAS, The District, as proposed to be amended, will generally overlay with the proposed amended TIF District; and

WHEREAS, The Community and Economic Improvement Act provides that the NIDMA is generally authorized to amend the final plan for the District, upon recommendation of the NIDMA board, and after the property owners affected by such amendment have been given notification and the opportunity to object to the amendment within forty-five (45) days of such notification; and

WHEREAS, The Community and Economic Improvement Act further requires that any amendment to the District’s final plan that would have the effect of changing the service area boundary of the District be approved by City Council after holding at least one duly publicized hearing to determine that such changes are in the public interest as it relates to affected property owners within the District; and

WHEREAS, The purpose of this resolution is to initiate action to approve the amendment of the final plan of the District to remove certain portions of such property generally bounded by Filbert Street on the north, 10th Street on the east, 11th Street on the west, and Market Street on the south from such District, and to ensure that all actions required by the Community and Economic Improvement Act to amend the District are taken prior to enactment of an ordinance formally amending the District, including the holding of at least one duly publicized hearing thereon; now, therefore, be it

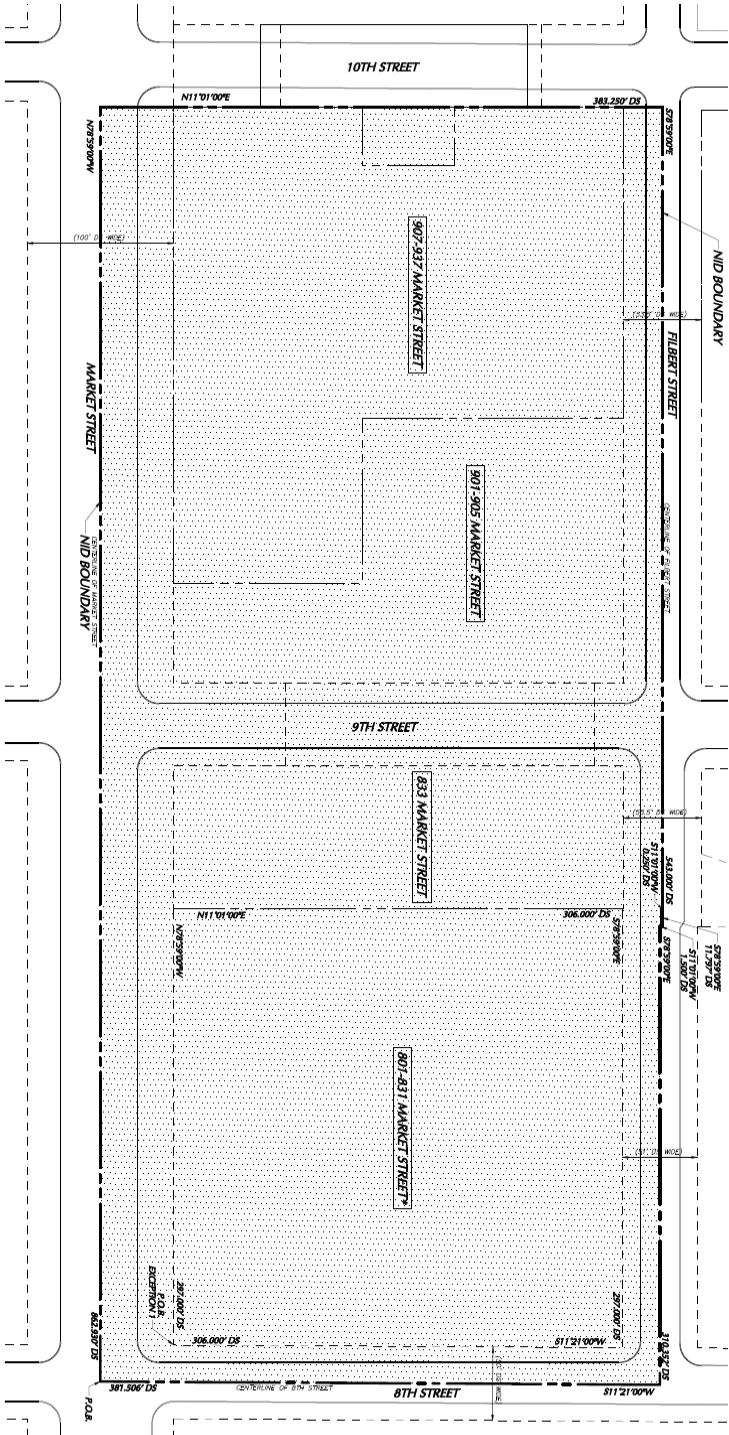
RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That Council hereby initiates action to approve the amendment of the final plan of the neighborhood improvement district known as the “Gallery Neighborhood Improvement District” such that the new boundaries shall be as set forth in Exhibit “A” attached hereto.

RESOLVED FURTHER, That the Committee on Rules is hereby authorized and directed to take all actions required by the Community and Economic Improvement Act, prior to enactment of an ordinance formally amending the Gallery Neighborhood Improvement District, including the holding of any and all public hearings required by the Community and Economic Improvement Act. The Clerk of Council shall arrange for all mailings and publication of all notices required by the Community and Economic Improvement Act, as directed by the Chair of the Committee on Rules.

City of Philadelphia

RESOLUTION NO. 241000 continued

EXHIBIT A Aerial Map of District



* 801 Market Street, Upper Office Unit (Parcel ID 883011300) and 807 Market Street, Lower Office Unit (Parcel ID 883013400) are not included.