



# City of Philadelphia

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

**BILL NO. 240964  
(As Amended 11-26-24)**

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**Introduced October 24, 2024**

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**Councilmember Squilla for Council President Johnson**

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**Referred to the  
Committee of the Whole**

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## **AN ORDINANCE**

Authorizing the City of Philadelphia to organize an authority to be known as The Arena Services District Authority, pursuant to the terms of the Pennsylvania Municipality Authorities Act, all under certain terms and conditions.

WHEREAS, The construction and use of an arena at Market East will have a significant impact on the surrounding community; and

WHEREAS, Upon completion, every year, thousands of people will attend events at the arena; and

WHEREAS, The City wishes to minimize negative impacts of the arena and provide for the upkeep and improvement of the surrounding community; and

WHEREAS, The City wishes to ensure coordination between the arena operators and government entities to manage traffic congestion and encourage the use of public transportation; and

WHEREAS, The creation of a public authority charged with making improvements, maintaining cleanliness, commissioning studies, supporting small businesses, coordinating the delivery of services, developing plans to manage traffic and congestion, managing traffic and congestion, promoting safety, and otherwise mitigating impacts of the construction and use of the arena located at Market East, as permitted by the Municipality Authorities Act, will benefit the health, safety, and general welfare of the communities surrounding the arena and the City as a whole, now, therefore

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

# City of Philadelphia

*BILL NO. 240964, as amended continued*

SECTION 1. The municipal authorities of the City of Philadelphia are authorized to organize an Authority pursuant to the Municipality Authorities Act, 53 Pa. C.S. § 5601 *et seq.* The Authority's purpose shall be to make improvements, maintain cleanliness, commission studies, support small businesses, coordinate the delivery of services, develop plans to manage traffic and congestion, managing traffic and congestion, promoting safety, and otherwise mitigate impacts of the construction and use of the arena located at Market East.

SECTION 2. The name of the Authority shall be The Arena Services District Authority.

SECTION 3. Services District. It is hereby declared that the services provided by the Authority shall be limited to an area bounded as follows:

Beginning at the point of intersection of the centerlines of Broad Street and South Street; thence continuing northward along the centerline of Broad Street to the point of intersection with the centerline of South Penn Square; thence continuing northward along the centerline of South Penn Square to the point of intersection with the centerline of East Penn Square; thence continuing northward along the centerline of East Penn Square to the point of intersection with the centerline of John F. Kennedy Boulevard; thence continuing west along the centerline of John F. Kennedy Boulevard to the point of intersection with the centerline of Broad Street; thence continuing north along the centerline of Broad Street to the point of intersection with the centerline of Spring Garden Avenue; thence continuing east along both sides of Spring Garden Avenue to the point of intersection with the centerline of 8th Street; thence continuing south along both sides of 8th Street to the point of intersection with the centerline of South Street; thence continuing west along both sides of South Street to the point of intersection with the centerline of Broad Street.

A map of the Arena Services District is attached hereto as Exhibit A.

SECTION 4. The Authority shall be solely funded by monies paid to the City of Philadelphia by the operator of the arena and subsequently granted to the Authority by the City. The Authority shall not levy any tax, fee, or assessment on any property within the Services District.

SECTION 5. The Chief Clerk of the Council, acting for the municipal authorities of the City of Philadelphia, is hereby authorized and directed to cause notice of the ordinance to be published, to the extent required by and in accordance with the Municipality Authorities Act.

SECTION 6. The City Solicitor, acting for the municipal authorities of the City of Philadelphia, is hereby authorized and directed to file the necessary Articles of Incorporation on behalf of the Authority in substantially the following form:

ARTICLES OF INCORPORATION

OF

# City of Philadelphia

*BILL NO. 240964, as amended continued*

## THE ARENA SERVICES DISTRICT AUTHORITY

TO THE SECRETARY OF THE  
COMMONWEALTH OF PENNSYLVANIA:

In compliance with the Municipality Authorities Act, 53 Pa. C.S. § 5601 *et seq.*, the undersigned Mayor and President of the Council of the City of Philadelphia, pursuant to an ordinance duly adopted, desiring to organize a body corporate and politic under the aforesaid Act, do hereby certify:

- (a) The name of the Authority shall be The Arena Services District Authority.
- (b) The Authority is formed under and by virtue of the Municipality Authorities Act, 53 Pa. C.S. § 5601 *et seq.*
- (c) The City of Philadelphia has organized other authorities under Chapter 56 of the Pennsylvania Consolidated Statutes, known as the Municipality Authorities Act, as well as under the act of June 28, 1935 (P.L. 463, No. 191) and the act of May 2, 1945 (P.L. 382, No. 164); such authorities continue to be in existence in and for the City of Philadelphia.
- (d) The name of the incorporating municipality is the “City of Philadelphia.” The names and addresses of its municipal authorities are:

Mayor Cherule Parker  
215 City Hall  
Philadelphia, PA 19107

Council President Kenyatta Johnson  
494 City Hall  
Philadelphia, PA 19107

Councilmember Mark Squilla  
332 City Hall  
Philadelphia, PA 19107

Councilmember Jamie Gauthier  
316 City Hall  
Philadelphia, PA 19107

Councilmember Curtis Jones, Jr.  
404 City Hall

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Councilmember Jeffery Young, Jr.  
586 City Hall  
Philadelphia, PA 19107

Councilmember Michael Driscoll  
313 City Hall  
Philadelphia, PA 19107

Councilmember Quetcy Lozada  
484 City Hall  
Philadelphia, PA 19107

Councilmember Cindy Bass  
508 City Hall  
Philadelphia, PA 19107

Councilmember Anthony Phillips  
594 City Hall  
Philadelphia, PA 19107

Councilmember Brian J. O'Neill  
562 City Hall  
Philadelphia, PA 19107

Councilmember Katherine Gilmore Richardson  
581 City Hall  
Philadelphia, PA 19107

Councilmember Isaiah Thomas  
330A City Hall  
Philadelphia, PA 19107

Councilmember Jim Harrity  
408 City Hall  
Philadelphia, PA 19107

Councilmember Nina Ahmad  
577 City Hall  
Philadelphia, PA 19107

Councilmember Rue Landau  
592 City Hall

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Councilmember Kendra Brooks  
312 City Hall  
Philadelphia, PA 19107

Councilmember Nicolas O'Rourke  
319A City Hall  
Philadelphia, PA 19107

- (e) The powers of the Authority shall be exercised by a governing body to be called "the Board of The Arena Services District Authority," which shall consist of seven members who shall be appointed by the Council upon nomination by the Mayor and who shall serve without compensation. No less than four of the members of the board shall have their primary residence or principal place of business within the boundaries of the Services District and shall not be officers or employees of the City of Philadelphia or a City related agency, as defined at Philadelphia Code Section 17-1401(6).

In order that the members serve on a staggered basis, Board members shall be appointed to Classes A, B, C, D, E, F, and G. The names, addresses and classes of the first members who shall serve from the date of incorporation to the date of termination as set forth below; future appointments to the Board shall be made by class for a term of five years:

Name	Address	Class	Date of Termination
		A	One year after incorporation
		B	Two years after incorporation
		C	Three years after incorporation
		D, E	Four years after incorporation
		F, G	Five years after incorporation

- (f) Upon the conclusion of the term of a member of the board, that member shall continue in office until the Council has appointed a replacement.
- (g) The Authority shall exist for a term of 30 years, commencing on the date a certificate of incorporation is issued, as required by the provisions of the Act, by the Secretary of the Commonwealth of Pennsylvania, unless City Council shall, by ordinance, continue the term of the Authority.

# City of Philadelphia

*BILL NO. 240964, as amended continued*

- (h) The City of Philadelphia has retained the right, which exists under the Municipality Authorities Act, 53 Pa. C.S. § 5601 *et seq.*, to approve any plan submitted by the Authority pursuant to 53 Pa. C.S. § 5607(d)(27) or (g). Such approval shall be by ordinance of City Council.

In Witness Whereof, the City of Philadelphia Commonwealth of Pennsylvania has caused these Articles of Incorporation to be signed by the Mayor and the President of Council under its municipal seal this        day of        , 2024.

Cherelle Parker, Mayor

Kenyatta Johnson, President of City Council

SECTION 7. Members of the board shall be appointed by the Council upon nomination by the Mayor and their initial terms shall be as set forth in Section (e) of the Articles of Incorporation.

SECTION 8. The Authority shall convene and manage a Traffic Oversight Committee tasked with recommending to the Authority traffic management plans intended to reduce traffic congestion and encourage the use of public transportation by individuals attending events at the arena. The Committee shall recommend, and the Authority shall adopt, separate plans for the following time periods: preconstruction and demolition, construction, and operation of the arena. At a minimum, the Committee shall recommend, and the Authority shall adopt, a new traffic management plan every five years, with the first plan being adopted within 12 months after the incorporation of the Authority. The Traffic Oversight Committee shall have at least five but no more than thirteen members and shall include representatives of the arena operator, Thomas Jefferson University, the Center City District, Reading Terminal Market, the Convention Center, residents and businesses within the Services District, including operators of parking lots, and local government entities, such as the Office of Transportation and Infrastructure Systems, the Philadelphia Police Department, the Office of Emergency Management, the Philadelphia Parking Authority, SEPTA, the Delaware River Port Authority, and Registered Community Organizations within the Services District. The Authority shall submit each plan to the Controller for the Controller’s review. The Authority shall revise any plan that the Controller determines is not achieving its goals for use of public transit and reduction of congestion.

SECTION 9. This Ordinance shall take effect immediately.

# City of Philadelphia

*BILL NO. 240964, as amended continued*

Exhibit A

Map of Arena Services District



