

City of Philadelphia



(Bill No. 030215)

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 ("RACP"), in an aggregate amount not to exceed Seventy-Six Million Ninety-Two Thousand Dollars (\$76,092,000) to assist in the development of the Center for Human Advancement, Children's Hospital of Philadelphia, CORA Services, Drexel University, Independence Park Institute, Mann Center for the Performing Arts, National Museum of American Jewish History, New Courtland Elder Services, Philadelphia Museum of Art, Philadelphia University, Project H.O.M.E., Red Cross House, Settlement School of Music, Walnut Street Theatre, Woodmere Art Museum, and Zoological Society of Philadelphia Carnivore House.

WHEREAS, The City and PAID are desirous of obtaining funds from the Commonwealth of Pennsylvania's Office of the Budget, in an amount not to exceed Seventy-Six Million Ninety-Two Thousand Dollars (\$76,092,000) 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, Sixteen projects ("Projects") are being proposed in order to eliminate the existing blighting influence by renovating facilities to house commercial, educational, cultural, and community service delivery facilities; and

WHEREAS, The City and PAID desire to advance the necessary development of the above-referenced Projects; 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 Seventy-Six Million Ninety-Two Thousand Dollars (\$76,092,000); and

City of Philadelphia

BILL NO. 030215 continued

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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 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 Seventy-Six Million Ninety-Two Thousand Dollars (\$76,092,000), to assist in the development of and improvements to the Center for Human Advancement, Children's Hospital of Philadelphia, CORA Services, Drexel University, Independence Park Institute, Mann Center for the Performing Arts, National Museum of American Jewish History, New Courtland Elder Services, Philadelphia Museum of Art, Philadelphia University, Project H.O.M.E., Red Cross House, Settlement School of Music, Walnut Street Theatre, Woodmere Art Museum, and Zoological Society of Philadelphia Carnivore House, as individually described in various Capital Budget Project Itemization Acts, including 1999-35, 2000-27, and 2002-131 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 recipients will assume the provision of the full matching share of project costs above the aggregate amount of Seventy-Six Million Ninety-Two Thousand Dollars (\$76,092,000).

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.

City of Philadelphia

BILL NO. 030215 continued

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SECTION 5. The City of Philadelphia and/or its designated project recipients 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 recipients, at the discretion of the City, will assume the provision of the full local share of the project costs above Seventy-Six Million Ninety-Two Thousand Dollars (\$76,092,000); or to reimburse the Commonwealth for project expenditures for projects not completed within the agreed upon term of the grants.

EXHIBIT "A"

PROJECT DESCRIPTIONS

Center for Human Advancement:

The Center for Human Advancement, formerly known as the Urban Education Development Research & Retreat Center, will complete Phase II of its activities at the 4601 Market Street complex. Phase II will include the development of the Philadelphia Challenger Center, a 200-child transit-oriented child care center, HVAC and fire safety upgrades to the facility, and completion of tenant space to expand occupancy at the facility. The total project cost is approximately \$6 million.

RACP Grant \$1,500,000

Children's Hospital of Philadelphia:

Children's Hospital of Philadelphia is expanding its main building located at 34th Street and Civic Center Boulevard for expanded bed capacity. The project, known as the South Tower Expansion, will add approximately 332,000 square feet to the main building and infrastructure upgrades and renovations of approximately 68,000 square feet in the existing portion. The total project cost is approximately \$112 million.

RACP Grant \$5,000,000

CORA Services:

CORA's new service facility located at 8540 Verree Road, in the Fox Chase Section of Northeast Philadelphia, will consist of a three-story, 44,500 square foot service center, and will permit CORA to continue its mission to help and empower children, adolescents and their families to become self-sufficient in their schools, homes and neighborhoods.

City of Philadelphia

BILL NO. 030215 continued

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The agency presently manages 25 programs at 96 sites and helps 30,000 children annually. The total project cost is approximately \$8 million.

RACP Grant \$3,742,000

Drexel University:

Located on the 3100 block of Market Street, Drexel's Research Enterprise Center will combine approximately 80,000 square feet of a new addition with 70,000 square feet of renovations to Commonwealth Hall. It will house the Drexel Intelligent Infrastructure Institute, as well as other technology-based university departments. The total project cost is approximately \$36 million.

RACP Grant \$8,000,000

Independence Park Institute:

As Independence Mall undergoes a major rehabilitation, Eastern National, a not-for-profit organization, will develop the Independence Park Institute adjacent to the Independence Visitor Center located at 6th and Market Streets. The Institute will offer 8 smart-spaces, outdoor education and garden classrooms, a teacher resource library, pre-visit classroom preparation and post-visit extension activities to maximize the educational value of the field trip experience, and curriculum-based programs and workshops. The total project cost is approximately \$12 million.

RACP Grant \$1,000,000

Mann Center for the Performing Arts:

The Mann Center for the Performing Arts will expand and improve its existing facility located in the west corner of Fairmount Park near the intersection of 52nd Street and Parkside Avenue. Renovations include the development of new multi-use pavilions, space to house visitor support services, education facilities and patron amenities. The total project cost is approximately \$8 million.

RACP Grant \$3,500,000

National Museum of American Jewish History:

The National Museum of American Jewish History will expand and renovate its current facility at 55 North 5th Street to house over 80,000 square feet of galleries, exhibition halls, a resource center and an auditorium. Using a state-of-the-art electronic infrastructure, the new museum will excite, educate and inspire visitors, and will serve as

City of Philadelphia

BILL NO. 030215 continued

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a resource and education center through internet access, publications and traveling exhibitions. The total project cost is approximately \$100 million.

RACP Grant \$2,000,000

New Courtland Elder Services:

New Courtland Elder Services, who operates six skilled nursing facilities in Philadelphia, will construct an Education Center for their Germantown Home facility, located at 6950 Germantown Avenue. To provide the appropriate setting for staff development and training programs, the center will consist of large lecture halls, classrooms, skills laboratories for hands-on training, and administrative space for instructors. The project includes upgrades to meet current mechanical, electrical, plumbing, ADA and life safety standards. Automated systems will be added to provide state of the art computer based instruction and curriculum development. When classes are not in session, the lecture halls will double as a theater to support network celebrations, events for the elders and the community at large. The total project cost is approximately \$4 million.

RACP Grant \$1,000,000

Philadelphia Museum of Art:

As one phase of the Philadelphia Museum of Art multi-year capital improvement program, the project includes the acquisition, renovation and expansion of the Ruth and Raymond G. Perelman Building, located across from the museum at the corner of 25th Street and Pennsylvania Avenue, and renovations and improvements to the Main Building and other properties operated by the museum. The renovated Perelman Building will be used by the museum for collections, public programs, a library, and administrative offices. The total project cost is approximately \$125 million.

RACP Grant \$25,000,000

Philadelphia University:

Philadelphia University, formerly Philadelphia College of Textiles and Science, located at the intersection of School House Lane and Henry Avenue, will construct its on-campus Center for Learning, Culture and Community for student activity and community outreach. By centralizing many University resources and activities in one building, visitor and neighborhood access will be greatly facilitated. The total project cost is approximately \$20 million.

RACP Grant \$5,000,000

Project H.O.M.E.:

City of Philadelphia

BILL NO. 030215 continued

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Project H.O.M.E. is developing a 38,000 square foot comprehensive learning center on the 1900 block of Judson Street in North Central Philadelphia. The Learning Center will serve children from kindergarten through 12th grade and will include an adult learning and workforce development component. The programs will be tailored to help the residents of the community move towards greater prosperity by increasing their educational and employment opportunities through comprehensive technology and literacy instruction. The total project cost is approximately \$8.8 million.

RACP Grant \$1,000,000

Red Cross House:

The American Red Cross Southeastern Pennsylvania Chapter constructed the Red Cross House at 40th and Powelton Streets in West Philadelphia, a two-story (plus basement), 37,208 square foot facility equipped to serve an estimated 250-300 families per year. It has 26 private rooms, a full-service cafeteria, counseling and training rooms, babysitting and laundry facilities, and an outdoor playground. In addition to providing needs assessments, meals, lodging, and financial grants as needed, Red Cross House offers clients access to additional services including mental health counseling, life-skills and safety training classes, housing search and rental assistance, vocational support, information and referral services, and local transportation services. The total project cost is approximately \$4.6 million.

RACP Grant \$2,300,000

Settlement School of Music:

The Settlement School of Music is expanding and renovating its original location, the Mary Louise Curtis Branch located in South Philadelphia at 416 Queen Street, with a 12,000 square foot addition that will provide additional teaching space and renovated public areas. The total project cost is approximately \$3 million.

RACP Grant \$1,250,000

Walnut Street Theatre:

The Walnut Street Theatre, located on the corner of 9th and Walnut Streets, will construct a multi-use facility attached to the existing theatre and office tower. The new building will include a 350-seat theatre in the round, a rehearsal hall for the main-stage theatre, a parking garage and studio apartments for visiting theatre artists. In addition, the project includes expanded lobby/public spaces, a retail/restaurant space, and supplementary office/classroom space. The total project cost is approximately \$40 million.

City of Philadelphia

BILL NO. 030215 continued

Certified Copy

RACP Grant \$5,000,000

Woodmere Art Museum:

After nearly two decades of systematic renewal of its massive Victorian building, Woodmere Art Museum, located on the corner of Germantown Avenue and Bells Mill Road in Chestnut Hill, will expand its landmark facility by adding a 24,000 square foot addition designed by world-renowned Philadelphia architects Robert Venturi and Denise Scott Brown. The addition will provide essential spaces for educational initiatives, public programs, and collections care, including a multipurpose auditorium, an art exhibition hall, a new museum store, essential staff and operational areas, and critically needed collection and archival support areas. The total project cost is approximately \$15 million.

RACP Grant \$5,000,000

Zoological Society of Philadelphia Carnivore House:

The Philadelphia Zoo, located at the corner of 34th Street and Girard Avenue in Philadelphia's Fairmount Park, will renovate its Carnivore House. Situated on a prominent site along the Zoo's main path, the Carnivore House, home to some of the Zoo's most charismatic animals including lions, tigers, and leopards, is visited by nearly every guest who visits the Zoo. Planned renovations will make significant improvements in safety and animal care and will advance the Zoo's mission by providing for exciting visitor experiences. The total project cost is approximately \$11.6 million.

RACP Grant \$5,800,000

City of Philadelphia

BILL NO. 030215 continued

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on May 29, 2003. The Bill was Signed by the Mayor on June 11, 2003.



Patricia Rafferty
Chief Clerk of the City Council