

# City of Philadelphia



(Bill No. 220113)

## AN ORDINANCE

Approving a new plan, estimated costs and proposed method of assessment of the Manayunk Special Services District for and concerning business improvements and administrative services to the Manayunk business district of the City of Philadelphia.

WHEREAS, The Manayunk Special Services District of Philadelphia (the “MSSD”) was incorporated as a municipal authority under the provisions of the Municipality Authorities Act, act of May 2, 1945 (P.L. 382, No. 164) as amended, (the “Act”) and as authorized by Bill No. 960560-A (approved November 5, 1996); and

WHEREAS, Following its incorporation, the MSSD adopted a five-year plan for business improvements and administrative services to the Manayunk business district, which plan was approved by City Council in Bill No. 970325 (approved July 1, 1997); and

WHEREAS, Bill No. 010605 (approved December 19, 2001) authorized an extension to the term of the MSSD as a municipal authority for ten years through December 31, 2012; and

WHEREAS, Bill No. 020183-A (approved October 2, 2002) approved a new plan and ten year budget for the MSSD through December 31, 2012; and

WHEREAS, Bill No. 120617 (approved December 18, 2012) authorized an extension to the term of the MSSD as a municipal authority for ten ears through December 31, 2022; and

WHEREAS, Bill No. 120618-A (approved December 18, 2012) approved a new plan and ten year budget for the MSSD through December 31, 2022; and

WHEREAS, The MSSD has completed a new Plan and Ten-Year Budget for the Manayunk Special Services District (the “Plan”), comprising a detailed plan for certain business improvements and administrative services to the Manayunk business district through December 31, 2032, together with the estimated costs and the proposed method of assessment and charges therefor; and

WHEREAS, After duly advertised public hearings have been held by the MSSD pursuant to the Act, legally sufficient objections have not been received either from persons representing one-third (1/3) of the properties in the MSSD or from property owners whose property valuation as assessed for taxable purposes amounts to more than one-third (1/3) of the total property valuation of the MSSD; and

WHEREAS, City Council desires to take appropriate action with respect to the Plan; now, therefore

# City of Philadelphia

BILL NO. 220113 *continued*

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

SECTION 1. The Plan and Ten-Year Budget for the Manayunk Special Services District (the “Plan”) attached as Exhibit “A” hereto, including the maps and other documents and supporting data which form a part of the Plan, submitted by the Manayunk Special Services District (the “MSSD”), having been duly reviewed and considered, is approved.

SECTION 2. The area to be served by the MSSD is bounded as described in Exhibits “A-1” and “A-2” attached hereto.

SECTION 3. The MSSD is authorized to take such action as may be necessary to carry out the Plan for a period of ten (10) years. City Council authorizes the MSSD to proceed with minor changes in substantial conformity with the Plan. Any major changes must be approved by Ordinance.

SECTION 4. The City resolves to cause the level of security and maintenance services provided by the City to the area served by the MSSD to be established in the future at the same levels as would have been provided in the absence of the services to be provided by the MSSD, unless there shall be a City-wide reduction in services.

SECTION 5. This Ordinance shall take effect immediately.

**To Whom It May Concern:**

The Manayunk Special Services District ("MSSD") was established in 1997 under the Commonwealth of Pennsylvania's Municipality Authorities Act of 1945. The MSSD's mission is to create a clean, attractive, safe, and well-managed business district so that Manayunk can successfully compete as an environment to live, work, shop, dine, and visit. Over the last 25 years, Manayunk's identity as a thriving neighborhood for commercial businesses, residents, and visitors is a direct result from the establishment of this Business Improvement District (BID) and the BID's partnership with property owners, community stakeholders, and the Manayunk Development Corporation (MDC).

Enclosed in this packet, you will find MSSD's ten-year plan and budget for 2023 through 2032. The MSSD Board of Directors will ensure that resources are allocated toward a.) capital improvement projects in the district b.) district cleaning of sidewalks and other public spaces and c.) contracting with the MDC to staff and administer these initiatives. The attached plan and budget are components of the MSSD reauthorization process. The MSSD is currently set to expire on December 31<sup>st</sup>, 2022. This reauthorization would allow the MSSD continue its work in keeping the neighborhood clean and attractive for ten more years (until December 31<sup>st</sup>, 2032).

The MSSD will be hosting a Public Hearing where property owners and their commercial tenants can learn more about this plan on Tuesday, January 18<sup>th</sup>, 2022 from 6PM-7:30PM at Venice Island Performing Arts Center (7 Lock Street, Philadelphia, PA 19127). Affected property owners within the boundaries of the MSSD will have forty-five (45) days from the date of the Public Hearing to file objections to and disapprove the final plan for proposed continuance of the MSSD. Objections must be made in writing, signed by the property owner, identify the address of any property for which the objection is being made, and must be filed with both 1.) the Clerk of City Council, Room 402, City Hall, Philadelphia, PA 19107, and 2.) Manayunk Special Services District, 4312 Main Street Philadelphia, PA 19127.

Stakeholders of the Manayunk Special Services District can review the 2020-2021 Annual Report by visiting <http://manayunk.com/about/annual-report.html>

To learn more about Business Improvement Districts in the City of Philadelphia, please visit <https://business.phila.gov/media/Starting-A-BID-in-Philadelphia-FINAL.pdf>

To learn more about the Manayunk Special Services District, please contact the office of the Manayunk Development Corporation by phone at (215) 482-9565 or by email at [info@manayunk.org](mailto:info@manayunk.org)

[www.manayunk.com](http://www.manayunk.com)  
[info@manayunk.org](mailto:info@manayunk.org)  
215.482.9565

**Manayunk Special Services District**  
4312 Main Street  
Philadelphia, PA.19127



## **10 YEAR PLAN FOR THE MANAYUNK SPECIAL SERVICES DISTRICT**

### **INTRODUCTION**

The Manayunk Special Services District ("MSSD") was established in 1997 and was most recently renewed for the period of 2012 to 2022. This plan proposes the continuation of services and improvements provided by the MSSD for 10 more years as detailed herein (the "Plan"). The name of the district is and, upon renewal, will continue to be "The Manayunk Special Services District". A map of the district is attached (as Exhibit A-1) and an enlarged copy of the map shall be kept on file at MSSD offices and with the Clerk of City Council of the City of Philadelphia, to be made available for inspection by the public during regular office hours. A board of directors (the "Board") governs MSSD, detailed in Exhibit A-4.

### **SERVICE AREA**

The Service Area for the MSSD shall be the area bounded by the Schuylkill River, The Wissahickon Creek, the SEPTA Norristown Railroad right-of-way, the real properties on the west side of Baker Street and the real properties on the north side of Leverington Avenue extended to the Schuylkill River.

The map attached to this Plan (See Exhibit A-1) further illustrates and outlines the Service Area. The list of properties within the Service Area has been obtained from the records of the City of Philadelphia's Office of Property Assessment and was reviewed and accepted by the Board by their confirmatory resolution prior to the sending of this Plan to impacted property owners and commercial tenants. This list shall be definitive as to whether a property is located within the Service Area. The list of properties within the Service Area is attached as Exhibit A-2.

### **PROGRAM DESCRIPTION**

The Manayunk Special Services District will undertake three sets of activities:

- *Capital Improvements*
  1. The Board will name a Capital Improvement Committee consisting of Board members, property owners not on the Board, and such other individuals as the Board may choose. The Committee shall develop and recommend to the Board a Capital Improvement Plan within one year of its formation. Prior to the adoption of the Capital Improvement Plan, no new Capital expenditures will be made except as the Board may authorize to facilitate the development or recommendations of plans,

cost-estimates and similar information accrual that may be needed to complete a Capital Improvement Plan. This Capital Improvement Plan shall be implemented throughout the life of this ordinance.

2. The Capital Improvement Committee shall consider the following focuses for a capital improvement plan and make its recommendation after considering available funding, feasibility, benefit to property owners and such other considerations as it may deem important. This committee and the Board may recommend and adopt a Capital Improvement Program that includes any of the following activities:

- a. Improved pedestrian lighting.
- b. Year-round festive/seasonal lighting.
- c. Public art, signage, other plantings and beautification.
- d. Improve parking via improved signage, access, management, and/or the creation of additional spaces.
- e. Security improvements.
- f. Capital improvement expenditures necessary to support the sidewalk cleaning program.

3. The Capital Improvements Committee, in coordination with the Board, may seek to expand the scope of the Capital Improvement Plan by seeking and obtaining additional, non-assessment based funding for the planning and implementation of other capital Improvements.

4. The Capital Improvements Committee is charged with identifying opportunities for developing a joint strategy with Manayunk Development Corporation ("MDC") and the City of Philadelphia for maintenance and repair of previously completed capital improvements.

- *District Appearance*

1. Sidewalk Cleaning Program

- a. The Sidewalk Cleaning Program shall focus on continuing and improving upon on-going activity.
- b. The Board shall establish a Cleaning Advisory Committee consisting of Board Members, property owners, and businesses that can monitor the implementation of the activity and recommend improvements and expansion of the program as need, funding, and opportunity arise.

Within the charge of the Cleaning Advisory Committee, the committee shall:

- i. Develop metrics to measure program effectiveness.
  - ii. Recommend operational changes to the Board.
  - iii. Consider the opportunity to increase services through the MSSD funding, fee for service, or other mechanisms.
  - iv. Consider opportunities for using the MSSD's power of collective action to negotiate garbage and recycling contracts with a single hauler. This may save members money, provide new revenue opportunities for the MSSD, and permit the reconfiguring of sites where garbage is collected on at least some blocks contributing to a more attractive area.
- 2. Graffiti Removal
- 3. Public Space Appearance
  - a. Towpath
  - b. Manayunk Bridge
  - c. Leverington Park
  - d. Canal View Park
  - e. Venice Island
  - f. Entrances to Pretzel Park at Cresson

- *MSSD Administration*

- 1. The MSSD Board will establish a Communications Committee consisting of Board Members and property owners not serving on the Board to identify a program of regular communications with property owners so as to:
  - a. Enable the property owners to know of progress that the MSSD is making in fulfilling other programmatic goals.
  - b. Opportunities to advise and otherwise participate in the governance of the MSSD.
- 2. It is anticipated that the MSSD will continue to contract with the MDC for the purpose of staffing the above described programs and initiatives. The MSSD Administration function and budget include communications activities associated with keeping property owners within the Service Area informed as to the activities being undertaken by the MSSD.

## **SOURCE OF FUNDS**

In accordance with the provisions of the Municipality Authorities Act, 53 Pa.C.S. § 5601 *et seq.* ("Act"), all funds currently identified as part of the plan are

expected to be raised through a special assessment on property owners within the above identified MSSD. Additionally, the MSSD expects to have a strong grant-seeking posture and will consider entrepreneurial relationships that are of benefit to individual members and the organization as a whole as part of its work in implementing the above programs.

The Year One Budget, defined below, and successive budgets proposed as part of this plan are reflective of the long partnership between the MSSD and the MDC in meeting the needs and interests of property owners in the Service Area. The budget, attached as Exhibit A-3, indicates funds that will be raised by the MSSD Special Assessment

Both the MSSD and MDC Boards understand that additional funds to support the District Appearance and MSSD Administration functions will be required in order to fulfill this Plan. This Plan and the recommended budgets contained herein reflect an understanding by the MSSD Board that the funds necessary to fulfill these activities will be provided by the MDC.

Should such funding become unavailable, the MSSD Board reserves the right to seek an ordinance amendment to revise this plan or budget, make a request to the City of Philadelphia government that the MSSD be dissolved or take such other actions as maybe necessary and proper.

## **FISCAL YEAR**

In accordance with the Act, the fiscal year of the MSSD shall annually commence on January 1 of each year of the organization's operations.

## **METHOD OF DETERMINING A PROPERTY'S ASSESSMENT**

A property's MSSD annual invoice is calculated by multiplying the total MSSD Annual Budget by the ratio of the property's assessed value to the aggregate valuation of all properties in the district. Following is an example of calculating the 2023 MSSD Assessment for a property having a City-assessed value of \$500,000.

## **EXAMPLE OF ASSESSMENT CALCULATION**

As specified by law, the MSSD assessment is determined by a formula that divides the assessment of a property by the total assessment of all properties in the MSSD to determine that property's share of the district. The annual MSSD



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Bill for that property is the product of that property's share multiplied by the annual MSSD Budget<sup>1</sup>. This formula is illustrated below:

$$\begin{array}{rcl} \text{Assessment of Owner's property} & & \\ \text{(example: \$500,000)} & & \\ \hline & = & \text{Property's Share of} \\ & & \text{District} \\ & & \text{(example: .002457)} \\ \\ \text{Aggregate Assessment of MSSD Properties} & & \\ \text{(example: \$203,495,300)} & & \\ \\ \text{2023 MSSD Budget} & \rightarrow & \$328,000 \\ \text{X Share of the District} & \rightarrow & \text{X } .002457 \\ \\ \text{2023 MSSD Bill} & \rightarrow & \mathbf{\$805.90} \end{array}$$

## METHOD OF DETERMINING FUTURE ASSESSMENTS

Future assessments shall be based on future budgets. However, this plan caps budget growth at 3% annually. In any given year covered by this plan, individual properties may see an increase or decrease in their assessment as the value of their property annually changes relative to the total assessed value in the district. However, the Board shall have the authority to raise funds sufficient to fund all planned activities and all budget increases anticipated by this plan.

1. Changes in individual assessment may rise or fall by more than 3% as a function of changing valuation as established by the City of Philadelphia. Funds raised via fundraising, contracts, grants and other non-assessment sources of income to the MSSD shall not be a part of this calculation.
2. As notice against past practice, the MSSD will not base assessments on tax payment or tax abatements, but rather on the assessed value of the property.
3. In addition to the power to lien property for failure to pay an assessment or any balance due on prior assessments, the MSSD hereby adopts a late fee schedule such that interest on unpaid assessments will be 1.5% per month assessed on the first of each month beginning April 1 of the year in which the assessment is due and continuing until the assessment is paid. In addition to the assessment and any interest penalties, a penalty of \$350 per lien shall be added to principal and interest to cover costs associated

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<sup>1</sup> The 2023 Annual MSSD Budget is \$328,000, which is the product of the 2022 Budget, plus 3% and the administrative cost (\$5,460.08) of the ten-year MSSD reauthorization.

with the filing of the lien. All lien satisfactions must be paid with certified funds.

## **PROPERTIES SUBJECT TO THE ASSESSMENT**

All taxable properties within the Service Area shall be subject to the MSSD assessment. Owner-occupied residential properties (including single-family homes and residential condominiums) shall be the only classes of taxable property exempt from the MSSD assessment. City of Philadelphia tax-exempt properties shall also be exempt from the MSSD assessment. Neither vacancy nor non-use of a property qualifies it for an exemption under any circumstance.

Any property within the Service Area that is not subject to the MSSD assessment, but which at a subsequent date converts its use to a use that is subject to MSSD assessment shall immediately become subject to that assessment. Conversely, any property that is currently subject to the MSSD assessment and is converted to an exempt purpose may petition the Board to be designated exempt, with such exemption to commence with the next MSSD fiscal year.

## **YEAR ONE BUDGET (2023)**

<b>ACTIVITY</b>	<b>BUDGET</b>	<b>PERCENTAGE OF BUDGET*</b>
Capital Improvements	\$123,000.00	37.50%
District Appearance	\$178,000.00	54.27%
Administrative Costs	\$27,000.00	8.23%
<b>Total</b>	<b>\$328,000.00</b>	<b>100%</b>

\*includes only revenues raised from assessments

## **POST-YEAR ONE BUDGETS**

The Year One Budget is a statement of continuing MSSD priorities and a recognition of the partnership between the MSSD and the MDC. Therefore:

1. It is anticipated that the MSSD budget will increase by 3% annually and that assessment levels will be adjusted up or down to reflect the relationship between this budget growth and the changing total assessed value within the District.
2. To fulfill its partnership agreement with MDC, post-Year One budgets shall include a three percent (3%) annual increase in support of the existing District Appearance programs to reflect rising costs.

3. Capital Improvements, District Appearance, and Administrative Costs shall not deviate by more than five percent (5%) from the relative allocations made in the first budget. This provision shall not apply to funds derived from Section 2 of this Section.
4. This provision will only apply to funds raised via assessments and shall not include any grants, fee for services, or other revenues that MSSD may generate from time-to-time.
5. Each assessment authorized pursuant to the MSSD Ordinance is collectable. Experience gained since 1997 indicates, however, that delinquent payments can adversely affect execution of the Programs and Services set forth above. To assure that the MSSD budget is full funded, the 2023 assessment rate shall incorporate a six and one-quarter percent (0.0625) of the budget as a delinquency offset. Thereafter, based on actual assessment receipts, this delinquency offset may be adjusted downward for each following year to reflect additional collections and ensure that assessment receipts do not exceed the planned budget and its planned growth of 3 percent per year. At no time may the delinquency offset exceed the 2023 amount.

## **ESTIMATED TIME FOR COMPLETION OF ALL PROPOSED IMPROVEMENTS, PROGRAMS AND SERVICES**

Improvements, programs, and services identified in the Plan description will commence during the first year of the Business Improvement District activity. All activities will be ongoing for approximately 10 years, until December 31, 2032.

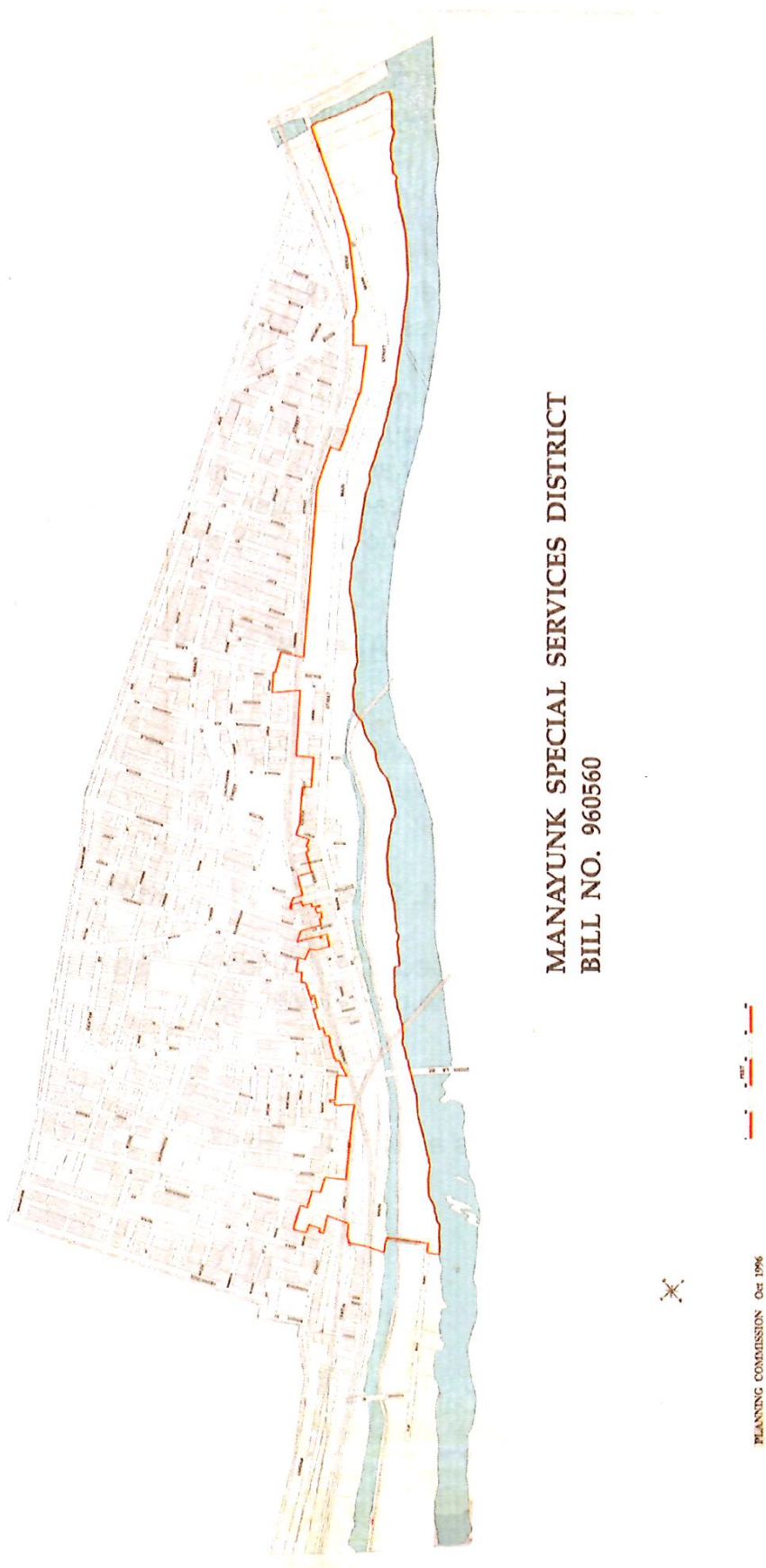
## **BYLAWS OF THE MANAYUNK SPECIAL SERVICES DISTRICT**

Copies of the bylaws of the Manayunk Special Services District are available upon request or at the official website of the district at [www.manayunk.com](http://www.manayunk.com).

## **BOARD OF DIRECTORS**

A list of the current Board of Directors is attached as Exhibit A-4.

EXHIBIT A-1



## EXHIBIT A-2

### Manayunk Special Services District (MSSD)

#### Properties List

#### COTTON ST

1 COTTON ST  
103 COTTON ST  
106 COTTON ST  
106 COTTON ST #A  
107 COTTON ST  
108 COTTON ST  
109 COTTON ST  
111 COTTON ST  
112 COTTON ST  
114 COTTON ST

#### CRESSON ST

4051 CRESSON ST  
4101 CRESSON ST  
4338 CRESSON ST  
4340 CRESSON ST  
4341 CRESSON ST  
4345 CRESSON ST  
4356 CRESSON ST  
4361 CRESSON ST  
4362 CRESSON ST  
4363 CRESSON ST  
4364 CRESSON ST  
4365 CRESSON ST  
4369 CRESSON ST  
4371 CRESSON ST  
4401 CRESSON ST  
4442 CRESSON ST  
4444 CRESSON ST

#### GAY ST

106 GAY ST  
113 GAY ST  
114 GAY ST

#### GRAPE ST

105 GRAPE ST  
106 GRAPE ST  
110 GRAPE ST  
116 GRAPE ST  
117 GRAPE ST  
118 GRAPE ST

#### GREEN LA

107 GREEN LA  
109 GREEN LA

114 GREEN LA  
115 GREEN LA  
117 GREEN LA  
120 GREEN LA

#### JAMESTOWN AVE

102 JAMESTOWN AVE  
106 JAMESTOWN AVE

#### LEVERING ST

104 LEVERING ST  
106 LEVERING ST  
107 LEVERING ST  
108 LEVERING ST  
109 LEVERING ST  
114 LEVERING ST  
115 LEVERING ST  
119 LEVERING ST  
121 LEVERING ST

#### LEVERINGTON AVE

2 LEVERINGTON AVE  
#PH20  
2 LEVERINGTON AVE  
#PH19  
2 LEVERINGTON AVE  
#PH18  
2 LEVERINGTON AVE  
#PH17  
2 LEVERINGTON AVE  
#PH16  
2 LEVERINGTON AVE  
#PH15  
2 LEVERINGTON AVE  
#PH14  
2 LEVERINGTON AVE  
#PH13  
2 LEVERINGTON AVE  
#PH12  
2 LEVERINGTON AVE  
#PH11  
2 LEVERINGTON AVE  
#PH10  
2 LEVERINGTON AVE #PH9  
2 LEVERINGTON AVE #PH8  
2 LEVERINGTON AVE #PH7

2 LEVERINGTON AVE #PH6  
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2 LEVERINGTON AVE #PH4  
2 LEVERINGTON AVE #PH3  
2 LEVERINGTON AVE #PH2  
2 LEVERINGTON AVE #PH1  
2 LEVERINGTON AVE #59  
2 LEVERINGTON AVE #58  
2 LEVERINGTON AVE #57  
2 LEVERINGTON AVE #56  
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2 LEVERINGTON AVE #31  
2 LEVERINGTON AVE #30  
2 LEVERINGTON AVE #28  
2 LEVERINGTON AVE #27  
2 LEVERINGTON AVE #26  
2 LEVERINGTON AVE #25  
2 LEVERINGTON AVE #24  
2 LEVERINGTON AVE #23  
2 LEVERINGTON AVE #22  
2 LEVERINGTON AVE #21  
2 LEVERINGTON AVE #20  
4 LEVERINGTON AVE  
59 LEVERINGTON AVE  
59R LEVERINGTON AVE  
114 LEVERINGTON AVE

## Manayunk Special Services District (MSSD)

### Properties List

123 LEVERINGTON AVE	3750 MAIN ST #401	4074 MAIN ST
125 LEVERINGTON AVE	3750 MAIN ST #310	4100 MAIN ST
126 LEVERINGTON AVE	3750 MAIN ST #309	4101 MAIN ST
	3750 MAIN ST #308	4103 MAIN ST
<b>MAIN ST</b>	3750 MAIN ST #307	4105 MAIN ST
3705 MAIN ST	3750 MAIN ST #306	4107 MAIN ST
3715 MAIN ST	3750 MAIN ST #305	4109 MAIN ST
3720 MAIN ST #40	3750 MAIN ST #304	4111 MAIN ST
3742 MAIN ST #48	3750 MAIN ST #303	4113 MAIN ST
3750 MAIN ST #710	3750 MAIN ST #302	4120 MAIN ST
3750 MAIN ST #709	3750 MAIN ST #301	4127 MAIN ST
3750 MAIN ST #708	3750 MAIN ST #210	4129 MAIN ST
3750 MAIN ST #707	3750 MAIN ST #209	4137 MAIN ST
3750 MAIN ST #706	3750 MAIN ST #208	4143 MAIN ST
3750 MAIN ST #705	3750 MAIN ST #207	4145 MAIN ST
3750 MAIN ST #704	3750 MAIN ST #206	4147 MAIN ST
3750 MAIN ST #703	3750 MAIN ST #205	4151 MAIN ST
3750 MAIN ST #702	3750 MAIN ST #204	4161 MAIN ST
3750 MAIN ST #701	3750 MAIN ST #203	4162 MAIN ST
3750 MAIN ST #610	3750 MAIN ST #202	4163 MAIN ST
3750 MAIN ST #609	3750 MAIN ST #201	4165 MAIN ST
3750 MAIN ST #608	3759 MAIN ST	4167 MAIN ST
3750 MAIN ST #607	3780 MAIN ST #B	4168 MAIN ST
3750 MAIN ST #606	3780 MAIN ST	4169 MAIN ST
3750 MAIN ST #605	3791R MAIN ST	4201 MAIN ST
3750 MAIN ST #604	3791 MAIN ST	4202 MAIN ST
3750 MAIN ST #603	3800 MAIN ST	4203 MAIN ST
3750 MAIN ST #602	3809 MAIN ST	4205 MAIN ST
3750 MAIN ST #601	3811 MAIN ST	4211 MAIN ST
3750 MAIN ST #510	3900 MAIN ST	4212R MAIN ST
3750 MAIN ST #509	3901 MAIN ST	4212 MAIN ST
3750 MAIN ST #508	3960 MAIN ST	4213 MAIN ST
3750 MAIN ST #507	4000 MAIN ST	4215 MAIN ST
3750 MAIN ST #506	4001 MAIN ST	4217 MAIN ST
3750 MAIN ST #505	4011 MAIN ST	4218 MAIN ST
3750 MAIN ST #504	4015 MAIN ST	4219 MAIN ST
3750 MAIN ST #503	4026 MAIN ST	4221 MAIN ST
3750 MAIN ST #502	4030 MAIN ST	4223 MAIN ST
3750 MAIN ST #501	4032 MAIN ST	4225 MAIN ST
3750 MAIN ST #410	4034 MAIN ST	4226 MAIN ST
3750 MAIN ST #409	4036 MAIN ST	4227 MAIN ST
3750 MAIN ST #408	4040 MAIN ST	4228R MAIN ST
3750 MAIN ST #407	4042 MAIN ST	4228 MAIN ST
3750 MAIN ST #406	4044 MAIN ST	4229 MAIN ST
3750 MAIN ST #405	4045 MAIN ST	4230 MAIN ST
3750 MAIN ST #404	4046 MAIN ST	4231 MAIN ST
3750 MAIN ST #403	4048 MAIN ST	4233 MAIN ST
3750 MAIN ST #402	4050 MAIN ST	4235 MAIN ST

Manayunk Special Services District (MSSD)

Properties List

4236 MAIN ST	4352 MAIN ST	4450R MAIN ST
4237 MAIN ST	4353 MAIN ST	4450 MAIN ST
4239 MAIN ST	4355 MAIN ST	4453 MAIN ST
4241 MAIN ST	4356 MAIN ST	4457 MAIN ST
4243 MAIN ST	4357 MAIN ST	4460R MAIN ST
4245 MAIN ST	4359 MAIN ST	4468 MAIN ST
4247 MAIN ST	4361 MAIN ST	4468R MAIN ST
4249 MAIN ST	4363 MAIN ST	4500 MAIN ST
4250 MAIN ST	4365 MAIN ST	4590 MAIN ST
4251 MAIN ST	4367 MAIN ST	4595 MAIN ST
4255 MAIN ST	4368 MAIN ST	4597 MAIN ST
4257 MAIN ST	4369 MAIN ST	
4258 MAIN ST	4370 MAIN ST	<b><u>RECTOR ST</u></b>
4259 MAIN ST	4371 MAIN ST	2 RECTOR ST
4301 MAIN ST	4373 MAIN ST	3R RECTOR ST
4303 MAIN ST	4375 MAIN ST	3 RECTOR ST
4305 MAIN ST	4376 MAIN ST	100 RECTOR ST
4307 MAIN ST	4382 MAIN ST	104 RECTOR ST
4309 MAIN ST	4386 MAIN ST	104R RECTOR ST
4311 MAIN ST	4400R MAIN ST	
4313 MAIN ST	4400 MAIN ST	<b><u>RIDGE AVE</u></b>
4319 MAIN ST	4401 MAIN ST	5000R RIDGE AVE
4320 MAIN ST	4403 MAIN ST	5000 RIDGE AVE
4321 MAIN ST	4405 MAIN ST	5001 RIDGE AVE
4322 MAIN ST	4406 MAIN ST	
4323 MAIN ST	4407 MAIN ST	<b><u>RIVERSIDE WAY</u></b>
4324 MAIN ST	4409 MAIN ST	4590 RIVERSIDE WAY
4325 MAIN ST	4411 MAIN ST	
4326 MAIN ST	4412 MAIN ST	<b><u>SHURS LA</u></b>
4327 MAIN ST	4415 MAIN ST	11 SHURS LA
4328 MAIN ST	4416 MAIN ST	105 SHURS LA
4329 MAIN ST	4417 MAIN ST	107 SHURS LA
4330 MAIN ST	4418 MAIN ST	120 SHURS LA
4331 MAIN ST	4419 MAIN ST	
4333 MAIN ST	4421 MAIN ST	<b><u>STATION ST</u></b>
4334 MAIN ST	4423 MAIN ST	4300 STATION ST
4335 MAIN ST	4425 MAIN ST	
4337 MAIN ST	4427 MAIN ST	
4339 MAIN ST	4429 MAIN ST	
4341 MAIN ST	4430 MAIN ST	
4343 MAIN ST	4431 MAIN ST	
4344 MAIN ST	4432 MAIN ST	
4345 MAIN ST	4436R MAIN ST	
4346 MAIN ST	4436 MAIN ST	
4347 MAIN ST	4439 MAIN ST	
4348 MAIN ST	4441 MAIN ST	
4349 MAIN ST	4444 MAIN ST	
4351 MAIN ST	4447 MAIN ST	

**EXHIBIT A-3****MANAYUNK SPECIAL SERVICES DISTRICT 10 YEAR ESTIMATED PROJECTION BUDGET**

Category	2023	2024	2025	2026	2027
Capital Improvements	\$123,000.00	\$126,690.00	\$130,490.70	\$134,405.42	\$138,437.58
District Appearance	\$178,000.00	\$183,340.00	\$188,840.20	\$194,505.41	\$200,340.57
Administrative Costs	\$27,000.00	\$27,810.00	\$28,644.30	\$29,503.63	\$30,388.74
Total	\$328,000.00	\$337,840.00	\$347,975.20	\$358,414.46	\$369,166.89

	2028	2029	2030	2031	2032
Capital Improvements	\$142,590.71	\$146,868.43	\$151,274.49	\$155,812.72	\$160,487.10
District Appearance	\$206,350.79	\$212,541.31	\$218,917.55	\$225,485.07	\$232,249.63
Administrative Costs	\$31,300.40	\$32,239.41	\$33,206.59	\$34,202.79	\$35,228.88
Total	\$380,241.90	\$391,649.15	\$403,398.63	\$415,500.59	\$427,965.60

Total
Capital Improvements
District Appearance
Administrative Costs
Total



**CURRENT MSSD BOARD MEMBERS**

	<b>2021-2022</b>	<b>Business</b>	<b>Mayoral Class</b>
<b>1</b>	Barnes, Chris	Lucky's Last Chance	2026
<b>2</b>	Cooper, Bruce	Jake's & Cooper's Wine Bar	2022
<b>3</b>	Deieso, Brandy	The Little Apple	2026
<b>4</b>	Farrell, James	Property Owner	2026
<b>5</b>	Lamprou, Lisa	LILA Philadelphia	2026
<b>6</b>	Maguire, Chris	Tubby Robot	2026
<b>7</b>	Mann, Norma	Gary Mann	2023
<b>8</b>	Neducsin, Dan	Neducsin Properties	2025
<b>9</b>	Neducsin, Rob	Neducsin Properties	2024
<b>10</b>	Newman, Allen	Neducsin Properties	2023
<b>11</b>	O'Brien, William	Manayunk Law Office	2022
<b>12</b>	Olszewski, Steve	Baker Street Partners	2022
<b>13</b>	Pulli, Martin	Martin Pulli Fine Jewelry & Watches	2023
<b>14</b>	Richards, David	RichardsApex	2024
<b>15</b>	Rose, Mike	Manayunk Brewing Company	2024
<b>16</b>	Swarbrick, Bob	RJS Properties	2025
<b>17</b>	Wieder, Krista	North Light Community Center	2025



# City of Philadelphia

*BILL NO. 220113 continued*

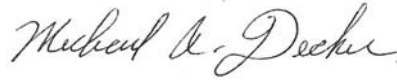
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# City of Philadelphia

*BILL NO. 220113 continued*

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on May 5, 2022. The Bill was Signed by the Mayor on May 18, 2022.



Michael A. Decker  
Chief Clerk of the City Council