



Legislation Details (With Text)

File #: 150348 **Version:** 2 **Name:**
Type: Bill **Status:** ENACTED
File created: 4/16/2015 **In control:** Committee on Rules
On agenda: **Final action:** 11/19/2015

Title: Establishing a neighborhood improvement district, to be known as the Mayfair Business Improvement District ("District"), in an area that generally includes both sides of Frankford Avenue from the north side of Harbison Avenue to the south side of Sheffield Street and certain blocks of streets that intersect that portion of Frankford Avenue; designating Mayfair Business Improvement District, Inc., a Pennsylvania nonprofit corporation, as the Neighborhood Improvement District Management Association for the District; approving a plan for the District, including a list of proposed improvements and their estimated cost, and providing for assessment fees to be levied on property owners within the District; authorizing the Director of Commerce, on behalf of the City, to execute an agreement with Mayfair Business Improvement District, Inc. relating to the District; and authorizing Mayfair Business Improvement District, Inc. to assess property owners within the District a special property assessment fee to be used in accordance with the approved plan; all in accordance with the provisions of the Community and Economic Improvement Act, and under certain terms and conditions.

Sponsors: Councilmember Henon, Councilmember Neilson

Indexes: MAYFAIR BUSINESS IMPROVEMENT DISTRICT

Code sections:

Attachments: 1. 150348 - Exhibit Set, As Amended.pdf, 2. CertifiedCopy15034802.pdf

Date	Ver.	Action By	Action	Result	Tally
12/1/2015	2	MAYOR	SIGNED		
11/19/2015	2	CITY COUNCIL	READ AND PASSED	Pass	15:0
10/1/2015	2	CITY COUNCIL	ORDERED PLACED ON THIS DAY'S FIRST READING CALENDAR		
10/1/2015	2	CITY COUNCIL	SUSPEND THE RULES OF THE COUNCIL	Pass	
10/1/2015	2	CITY COUNCIL	READ AND ORDERED PLACED ON NEXT WEEK'S SECOND READING CALENDAR		
9/30/2015	0	Committee on Rules	HEARING NOTICES SENT		
9/30/2015	1	Committee on Rules	HEARING HELD		
9/30/2015	1	Committee on Rules	AMENDED		
9/30/2015	2	Committee on Rules	REPORTED FAVORABLY, RULE SUSPENSION REQUESTED		
6/9/2015	0	Committee on Rules	HEARING NOTICES SENT		
6/9/2015	0	Committee on Rules	HEARING HELD		
6/9/2015	0	Committee on Rules	AMENDED		
6/9/2015	1	Committee on Rules	RECESSED		
4/16/2015	0	CITY COUNCIL	Introduced and Referred	Pass	

Establishing a neighborhood improvement district, to be known as the Mayfair Business Improvement District

("District"), in an area that generally includes both sides of Frankford Avenue from the north side of Harbison Avenue to the south side of Sheffield Street and certain blocks of streets that intersect that portion of Frankford Avenue; designating Mayfair Business Improvement District, Inc., a Pennsylvania nonprofit corporation, as the Neighborhood Improvement District Management Association for the District; approving a plan for the District, including a list of proposed improvements and their estimated cost, and providing for assessment fees to be levied on property owners within the District; authorizing the Director of Commerce, on behalf of the City, to execute an agreement with Mayfair Business Improvement District, Inc. relating to the District; and authorizing Mayfair Business Improvement District, Inc. to assess property owners within the District a special property assessment fee to be used in accordance with the approved plan; all in accordance with the provisions of the Community and Economic Improvement Act, and under certain terms and conditions.

WHEREAS, Council is authorized by the Community and Economic Improvement Act, Act of December 21, 1998, P.L. 1307, No. 174 (53 P.S. §18101 *et. seq.*) ("Act") 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, The purpose of this Ordinance is to establish a neighborhood improvement district in the Mayfair area, to be known as the Mayfair Business Improvement District ("District"); and

WHEREAS, All procedures required by the Act for establishment of the District have been followed; in particular, more than forty-five (45) days have elapsed from the last public hearing required by the Act, and the Clerk of Council has not received objections filed by fifty-one percent (51%) or more of the affected property owners or property owners whose property valuation as assessed for taxable purposes amounts to fifty-one percent (51%) of the total property valuation within the proposed boundaries of the District; now, therefore

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. In accordance with the provisions of the Community and Economic Improvement Act, Act of December 21, 1998, P.L. 1307, No. 174 ("Act") (53 P.S. §18101 *et. seq.*) ("Act"), a neighborhood improvement district is hereby established in the Mayfair area, within the boundaries set forth in Exhibit "A-1" attached hereto. The district shall be known as the Mayfair Business Improvement District ("District").

SECTION 2. Mayfair Business Improvement District, Inc., a Pennsylvania nonprofit corporation, is hereby designated as the Neighborhood Improvement District Management Association for the District.

SECTION 3. Council hereby approves as the final plan for the District the plan set forth in Exhibit "A" attached hereto. Mayfair Business Improvement District, Inc. is hereby authorized to assess property owners within the District a special property assessment fee, in accordance with the provisions of the final plan and the provisions of the Act. In addition, in the case of an unpaid assessment or portion of an assessment, Mayfair Business Improvement District, Inc. is authorized to collect accrued interest and penalties on any unpaid assessment or portion thereof and to recover any costs incurred as a result of the filing of any lien, all in accordance with the final plan.

SECTION 4. The Director of Commerce, on behalf of the City, is hereby authorized to enter into an agreement with Mayfair Business Improvement District, Inc., in a form approved by the City Solicitor, which agreement shall include the following provisions:

(a) A detailed description of the respective duties and responsibilities of the City and of Mayfair Business Improvement District, Inc. with respect to the District, as set forth in the final plan approved under Section 3;

(b) A requirement that the City will maintain within the District the same level of municipal programs and services that were provided within the District before its establishment;

(c) A "sunset provision" under which the agreement will terminate on December 31, 2020 and may not be renewed unless the District is continued beyond that date in accordance with the sunset provisions of Section 5 of this Ordinance;

(d) Mayfair Business Improvement District, Inc.'s agreement to be responsible for the collection of all property assessment fees levied within the District and the City's agreement to file any necessary liens for nonpayment of property assessment fees as set forth in the Act at 53 P.S. §18107(a)(10); and

SECTION 5. The District shall terminate on December 31, 2020, in accordance with the provisions of the final plan, approved under Section 3. The District may be continued beyond that date only if Council reenacts this Ordinance, following a review of the District and the programs and services, provided by Mayfair Business Improvement District, Inc. within the District.

SECTION 6. The Chief Clerk shall keep on file, the document referred to as Exhibit A in Section 3 of this Ordinance, and all accompanying documents referenced in Exhibit A, and shall make them available for inspection by the public during regular office hours.