

Legislation Text

File #: 010100, **Version:** 0

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

WHEREAS, The Frankford Special Services District of Philadelphia (the "Frankford SSD") was incorporated under the provisions of the Municipality Authorities Act of 1945 (the "Act") and as authorized by Bill No. 1000 (approved May 27, 1995); and

WHEREAS, Following its incorporation, the Frankford SSD adopted a five-year plan for business improvements and administrative services to the Frankford Avenue business district, which plan was approved by City Council in Bill No. 88 (approved July 5, 1996); and

WHEREAS, Bill No. 000541 (approved December 19, 2000) authorized an extension to the term of the Frankford SSD through 2010; and

WHEREAS, The Frankford SSD has completed a new Plan and Five Year Budget for the Frankford Special Services District (the "Plan"), comprising a detailed plan for certain business improvements and administrative services to the Frankford Avenue business district through 2005, together with the estimated costs and the proposed method of assessment and charges therefor; and

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

WHEREAS, As required by the Act, the Plan has now been submitted to City Council for its review and approval; and

WHEREAS, It is City Council's intent in enacting this Ordinance to take the action required under the Act to approve the Plan; now, therefore,

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The Plan and Five Year Budget for the Frankford 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 Frankford Special Services District (the "Frankford SSD"), having been duly reviewed and considered, is approved.

SECTION 2. The Frankford SSD is authorized to take such action as may be necessary to carry out the Plan. City Council authorizes the Frankford SSD to proceed with minor changes in substantial conformity with the Plan. Any major changes must be approved by Ordinance of City Council.

SECTION 3. City Council resolves to cause the level of security and maintenance services provided by the City to the area served by the Frankford SSD 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 Frankford SSD, unless there shall be a City-wide reduction in services.

EXHIBIT "A"

PLAN AND FIVE YEAR BUDGET OF THE FRANKFORD SPECIAL SERVICES DISTRICT

The goal of the Frankford Special Services District is to create a thriving commercial district so that Frankford business corridor can successfully compete as an environment in which to live, do business, and shop.

To achieve this goal, a privately directed municipal authority has been established to provide cleaning services and added security to supplement basic services already provided by the City of Philadelphia. To stimulate commercial, retail, and cultural activities, the Frankford Special Services District will also support marketing and promotional initiatives designed to enhance and improve the image of the Frankford community.

SIDEWALK MAINTENANCE PROGRAM

The Frankford Special Services District maintenance program proposes to continue to compliment existing services currently provided by the Philadelphia Streets Department with a supplementary program of sidewalk sweeping and high-pressure cleaning. The Philadelphia Streets Department will continue to focus its efforts on cleaning the cartways from curblines to curblines and emptying public trash receptacles. The Frankford Special Services District will employ private subcontractors to assist property owners in keeping their sidewalks free of litter and debris. Sweeping of sidewalks throughout the District will be performed by a uniformed staff and will occur six days a week, ten (10) hours a day. Sidewalks on each block will be pressure washed once a month so that the commercial district will be clean and litter free.

(1) Recurring Sidewalk Sweeping

Sweeping of the sidewalks, on a six (6) day per week basis, will be performed throughout the working day by uniformed cleaning crews so that the intensely used corridor can remain attractive.

(2) Mechanical Sidewalk Sweeping

Mechanical sweeping will be utilized six (6) day per week basis, to assist in maintaining a clean and litter free business corridor.

(3) Pressure Washing

High pressure washing of the sidewalks will be performed on a once (1) a month basis to every block face to maintain a high level of cleanliness to the business corridor.

Estimated annual cost of cleaning contract: \$ 72,000

SECURITY PROGRAM

The Philadelphia Police Department, SEPTA Police, and the Frankford Special Services District will cooperate to improve safety by building upon the 15th Police Districts commitment to community policing, by better improving communications between the two police departments, the community and working on strategies that will discourage and prevent crimes.

To that end, the Frankford Special Services District will employ a uniformed staff of "Frankford Safety Ambassadors" to patrol the area throughout the Frankford Special Services District. The Frankford Special Services District will employ a private subcontractor to manage the Frankford Safety Ambassador initiative. Frankford Safety Ambassadors will act as a supplementary presence on Frankford Avenue, acting as the eyes and the ears for the Philadelphia and SEPTA police forces. Safety Ambassadors will be outfitted with a two-way wireless radio in which to contact police and Emergency Medical Assistance. Safety Ambassadors will also be trained in emergency first aid and CPR.

(1) Frankford Safety Ambassadors

Four (4) Frankford Safety Ambassadors and one (1) supervisor will be deployed six (6) days per week eight (8) hours a day, and will patrol all of the property within the boundaries of the FSSD.

Estimated annual cost for security program: \$100,000

ADMINISTRATION OF THE FRANKFORD SPECIAL SERVICES DISTRICT

The Frankford Special Services District Authority of Philadelphia is governed by a Thirteen member Board of Directors, representing Frankford Avenue property owners and occupants, and a wide cross section of prominent leaders of business, labor, education, cultural and health care institutions.

The Community Development Corporation of Frankford Group Ministry, who oversees subcontracted services as well as day-to-day operations, and special events, will manage the Frankford Special Services District.

Management:	\$ 24,000/yr.
Accounting (Professional):	\$ 1,000/yr.
Legal Expenses (Professional):	\$ 4,000/yr.

COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING

The City of Philadelphia Department of Commerce has committed Community Development Block Grant Funding (CDBG) in the amount of \$50,000 in the first year of proposed operations. This will supplement the current assessments in the District. In year two, the FSSD will reapply to the Philadelphia Department of Commerce for CDBG funding at the same level to offset delinquent and un-collectable revenues.

SUNSET PROVISION

The Frankford Special Services District will operate under a “sunset provision”, whereby property owners will have the opportunity to decide whether the Frankford Special Services District should continue to operate beyond its five year period.

ANTI-DISCRIMINATION POLICY

It is the policy of the Frankford Special Services District to provide all persons equality for opportunity in employment and contracting by the Frankford Special Services District. In furtherance of that policy, the Frankford Special Services District will continue to implement a plan that ensures equality of opportunity to participate in the bidding process without impediments of illegal discrimination and to ensure that the Frankford Special Services District does not contract with businesses, which illegally discriminate in the solicitation and utilization of subcontractors and suppliers.

INCOME FROM CHARGES

PROPOSED METHOD OF ASSESSMENT

The Frankford Special Services District proposes to fund the additional services by an annual assessment on all taxable properties within the district. Individual assessments are derived by multiplying the total annual cost of the project by a ratio of the 2000 assessed value of the individual property for taxable purposes to the total 2000 assessed valuation for taxable purposes of all taxable properties in the District.

490	fully taxable properties
25	taxable portions of exempt properties
0	taxable portions of abated properties
465	total

INFLATION FACTOR

As per both the City Finance Department and Pennsylvania Economy League, a one percent (1%) inflation factor has been applied to calculate the expected income for each successive year, including the charges paid by abated properties.

CONTRIBUTIONS FROM EXEMPT PROPERTIES

Within the boundaries of the Frankford Special Services District there are a number of tax-exempt properties. The Frankford Special Services District will solicit these organizations for contributions. This budget does not assume or include these contributions.

DELINQUENCY FACTOR

Based on assumptions made by the Department of Revenue of the City of Philadelphia and previous experience of the Frankford Special Services District, a delinquency factor of nine percent (9%) is assumed on all taxable properties and is subtracted from potential revenue.

PROPOSED METHOD OF BILLING AND COLLECTION

On an annual basis, following the certification by the Philadelphia Board of Revision of Taxes of property assessments, the Frankford Special Services District will calculate individual property assessments for Frankford Special Services District purposes and shall bill and directly collect Frankford Special Services District charges from taxable properties.

OTHER INCOME

FOUNDATION SUPPORT

To continue to implement high quality programs to improve the appearance and management of Frankford Avenue, the Frankford Special Services District, through their administrative entity (the Community Development Corporation of Frankford Group Ministry) will actively seek support from traditional and non-traditional sources of endowment funding. It is through this methodology, that the Frankford Special Services District may continue to provide property owner throughout the District, as well as shoppers and residents supplementary services that improve the quality of life in Frankford.

FRANKFORD SPECIAL SERVICES DISTRICT
BOARD OF DIRECTORS

Mr. George Chimples, Esquire
Property Owner

Ms. Kate Clarke
Executive Director
FUN/CDC

Steve Culbertson
Executive Director
CDC/FGM

Mrs. Marie Delaney
Executive Director
Overington House

Dr. Harry Kaplan
Bridge/Pratt Business
Association

Mr. Ralph Lewis
Resident

Mr. James T. Nulty, Jr.
Owner/Nulty Funeral Home

Mr. Gilber Schobert
Owner/Schobert Funeral Home

Dr. Irving Smiler
President
Bridge/Pratt
Association

Mr. Richard Tate
Owner/Tate's Good News

Mr. Costas Zervoudis
Owner/Jack's Camera's

Frankford Special Services District

Five Year Budget

	2001	2002	2003	2004	2005
REVENUE					
FSSD FROM ASSESSMENTS	\$ 89,000	\$ 89,890	\$ 91,688	\$ 94,438	\$ 97,272
CITY CONTRIBUTION	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -
GRANT CONTRIBUTION	\$ 145,000	\$ 100,000	\$ 121,207	\$ 120,973	\$ 120,733
LESS DELINQUENCY FACTOR OF 9%	\$ (8,010)	\$ (8,090)	\$ (8,252)	\$ (8,499)	\$ (8,754)
TOTAL	\$ 275,990	\$ 231,800	\$ 204,643	\$ 206,912	\$ 209,250
EXPENSES					
Administration	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000
Sidewalk Cleaning	\$ 72,000	\$ 73,440	\$ 74,643	\$ 76,912	\$ 79,250
Public Safety	\$ 145,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Special Events	\$ 5,990	\$ 9,860	\$ -	\$ -	\$ -
Marketing	\$ 19,000	\$ 17,000	\$ -	\$ -	\$ -
Professional Fees	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Office Costs	\$ 5,000	\$ 2,500	\$ 1,000	\$ 1,000	\$ 1,000
TOTAL	\$ 275,990	\$ 231,800	\$ 204,643	\$ 206,912	\$ 209,250