Legislation Details (With Text)

File #:	220634	**Version:** 0	**Name:**		
Type:	Bill		**Status:**	ENACTED	
File created:	6/23/2022		**In control:**	Committee on Rules	
On agenda:			**Final action:**	11/17/2022	

Title: Establishing a neighborhood improvement district, to be known as the North Broad Business Improvement District ("District"), in an area that generally includes both sides of North Broad Street from the north side of Spring Garden Street to the south side of Indiana Avenue (excluding the 2700-2900 blocks on the west side of the street), beginning with 510 North Broad Street, and continuing to 2929 North Broad Street; it also includes 1300 Fairmount Avenue, 1406 Ridge Avenue, 1408 Ridge Avenue, 1363 W. Seltzer Street, 1361 W. Silver Street, and 1362 W. Silver Street; designating North Broad Renaissance (the legal name of which is Avenue North Renaissance, Inc.), which has organized itself as a Pennsylvania non-profit corporation, as the Neighborhood Improvement District Management Association for the District; approving a plan for and report concerning the District; authorizing the Director of Commerce, on behalf of the City, to execute an agreement with North Broad Renaissance relating to the District; and authorizing North Broad Renaissance 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: Council President Clarke, Councilmember Parker

Indexes: NEIGHBORHOOD IMPROVMENT DISTRICT

Code sections:

Attachments: 1. L220634 - Exhibit, As Introduced.pdf, 2. Bill No. 22063400.pdf, 3. CertifiedCopy22063400

Date	Ver.	Action By	Action	Result	Tally
11/30/2022	0	MAYOR	SIGNED		
11/17/2022	0	CITY COUNCIL	READ AND PASSED	Pass	10:0
9/22/2022	0	CITY COUNCIL	SUSPEND THE RULES OF THE COUNCIL		
9/22/2022	0	CITY COUNCIL	ORDERED PLACED ON THIS DAY`S FIRST READING CALENDAR		
9/22/2022	0	CITY COUNCIL	READ AND ORDERED PLACED ON NEXT WEEK'S SECOND READING CALENDAR		
9/20/2022	0	Committee on Rules	HEARING NOTICES SENT		
9/20/2022	0	Committee on Rules	HEARING HELD		
9/20/2022	0	Committee on Rules	REPORTED FAVORABLY, RULE SUSPENSION REQUESTED		
6/23/2022	0	CITY COUNCIL	Introduced and Referred		

Establishing a neighborhood improvement district, to be known as the North Broad Business Improvement District ("District"), in an area that generally includes both sides of North Broad Street from the north side of Spring Garden Street to the south side of Indiana Avenue (excluding the 2700-2900 blocks on the west side of the street), beginning with 510 North Broad Street, and continuing to 2929 North Broad Street; it also includes 1300 Fairmount Avenue, 1406 Ridge Avenue, 1408 Ridge Avenue, 1363 W. Seltzer Street, 1361 W. Silver Street, and 1362 W. Silver Street; designating North Broad Renaissance (the legal name of which is Avenue

North Renaissance, Inc.), which has organized itself as a Pennsylvania non-profit corporation, as the Neighborhood Improvement District Management Association for the District; approving a plan for and report concerning the District; authorizing the Director of Commerce, on behalf of the City, to execute an agreement with North Broad Renaissance relating to the District; and authorizing North Broad Renaissance 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 *as amended* (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 North Broad area, to be known as the North Broad 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 a public hearing required by the Act, and the Clerk of Council has not received objections filed by affected property owners representing the ownership of at least one-third (1/3) of the properties owned by affected property owners within the proposed District or from affected property owners, within the proposed District, the value of whose properties, as assessed for taxable purposes, amounts to at least one-third (1/3) of the total property valuation of property owned by affected property owners 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 North Broad area, within the boundaries set forth in Exhibit "A-1" and Exhibit “A-2” attached hereto. The district shall be known as the North Broad Business Improvement District ("District").

SECTION 2. North Broad Renaissance (the legal name of which is Avenue North Renaissance, Inc.), which is organized as a Pennsylvania nonprofit corporation, is hereby designated as the Neighborhood Improvement District Management Association for the District.

SECTION 3. Council hereby approves as the plan for the District the plan set forth in Exhibit "A" attached hereto. North Broad Renaissance 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, North Broad Renaissance 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 North Broad Renaissance 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 North Broad Renaissance 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, 2028, 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) North Broad Renaissance'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)(l0).

SECTION 5. The District shall terminate on December 31, 2028, 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 North Broad Renaissance 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.

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