

Legislation Text

File #: 120020, **Version:** 1

Establishing a neighborhood improvement district in an area that generally includes the areas roughly bounded by: (a) York Street, Carlisle Street, Girard Avenue and 19th Street; (b) York Street, the SEPTA Regional Rail tracks, Susquehanna Avenue and Watts Street; and (c) The Diamond Green, Kardon Atlantic, University Village and Wanamaker School developments, to be known as the North Central Neighborhood Improvement District; designating North Central Management Corporation, 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 North Central Management Corporation, relating to the District; and authorizing North Central Management Corporation 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 ("Act") (53 P.S. §18101 *et. seq.*) 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 central area of the City, to be known as the North Central Neighborhood 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%) or more 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.*), a neighborhood improvement district is hereby established in the north central area of the City, within the boundaries set forth in Exhibit "A-1" attached hereto. The district shall be known as the North Central Neighborhood Improvement District ("District").

SECTION 2. North Central Management Corporation, 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. North Central Management Corporation is hereby authorized to assess commercial 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.

SECTION 4. The Director of Commerce, on behalf of the City, is hereby authorized to enter into an agreement with North Central Management Corporation, 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 Central Management Corporation 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 five years from the date this Ordinance becomes law 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; and
- (d) North Central Management Corporation's agreement to be responsible for the collection of all commercial property assessment fees levied within the District and the City's agreement to file any necessary liens for nonpayment of commercial property assessment fees as set forth in the Act at 53 P.S. §18107(a)(10).

SECTION 5. The District shall terminate five years from the date this Ordinance becomes law 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 Central Management Corporation within the District. The same process required to establish the District must be followed to continue the District beyond the expiration date.

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.