

## Legislation Text

---

**File #:** 150389, **Version:** 0

---

Initiating action to establish a neighborhood improvement district in the area generally bounded by, and including, 11th Street to the West, Filbert Street to the North, 8th Street to the East and Market Street to the South, with the exception of certain condominium units at 801 Market Street Condominium not included in the District, to be known as the Gallery Neighborhood Improvement District, and for which Gallery Neighborhood Improvement District Corporation, a Pennsylvania nonprofit corporation, would serve as the Neighborhood Improvement District Management Association; and authorizing and directing the Committee on Rules and the Clerk of Council to take all actions that are required by the Community and Economic Improvement Act, prior to enactment of an ordinance that would formally establish the District.

WHEREAS, Council is authorized by the Community and Economic Improvement Act, Act of December 21, 1998, P.L. 1307, No. 174 (“Community and Economic Improvement 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 Gallery Neighborhood Improvement District will generally overlay a proposed tax increment financing district to be created in accordance with the Tax Increment Financing Act, Act of July 11, 1990, P.L. 465, No. 113, as amended, and by separate ordinance of Council; and

WHEREAS, Before an ordinance establishing a neighborhood improvement district is enacted, the Community and Economic Improvement Act requires that a public hearing be held on the preliminary plan for the district and at least 30 days prior to the hearing, notice of the hearing and the preliminary plan be mailed to all property owners and lessees of property owners, located in the proposed district; and

WHEREAS, The purpose of this resolution is to initiate action to create a neighborhood improvement district in a portion of the central business district of the City, to be known as the “Gallery Neighborhood Improvement District” (“District”) and to ensure that all actions required by the Community and Economic Improvement Act to establish such a district are taken prior to enactment of an ordinance formally establishing the District; and

WHEREAS, Gallery Neighborhood Improvement District Corporation, a Pennsylvania nonprofit corporation, will serve as the Neighborhood Improvement District Management Association for the District; now, therefore

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That Council hereby initiates action to establish a neighborhood improvement district in the area generally bounded by, and including, 11th Street to the West, Filbert Street to the North, 8th Street to the East and Market Street to the South, excluding certain excepted interests consisting of the following: Condominium Unit 2 (Parcel ID# 883013300) and Condominium Unit 3 (Parcel ID# 883013400) at 801 Market Street Condominium, all as more particularly described on the preliminary plan attached hereto and made a part hereof. Such district is to be known as the “Gallery Neighborhood Improvement District.” Council hereby approves as the preliminary plan for the Gallery Neighborhood Improvement District, the preliminary plan attached as Exhibit “A”, and Council adopts

as the City's report concerning the Gallery Neighborhood Improvement District, the report included as part of the preliminary plan.

RESOLVED FURTHER, That the Committee on Rules is hereby authorized and directed to take all actions required by the Community and Economic Improvement Act, prior to enactment of an ordinance formally establishing the Gallery Neighborhood Improvement District, including the holding of any and all public hearings required by the Community and Economic Improvement Act. The Clerk of Council shall arrange for all mailings and publication of all notices required by the Community and Economic Improvement Act, as directed by the Chair of the Committee on Rules.