



# City of Philadelphia

City Council  
Chief Clerk's Office  
402 City Hall  
Philadelphia, PA 19107

## Legislation Text

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Initiating action to establish a neighborhood improvement district consisting of a parcel located at the northeast corner of 15th Street and Chestnut Street, commonly known as 1441 Chestnut Street, to be known as the Headquarter Hotel Neighborhood Improvement District, designating Philadelphia Authority for Industrial Development to serve as Neighborhood Improvement District Management Association under the Community and Economic Improvement Act; 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, as amended, prior to adoption of an ordinance that would formally establish the Headquarter Hotel Neighborhood Improvement District.

WHEREAS, The Council of the City of Philadelphia 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.*), as amended, including by Act of May 24, 2016, No. 32 and the Act of May 24, 2016, No. 28 and as the same may be further amended, restated, or supplemented from time to time (as so amended, the "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 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 "Headquarter Hotel Neighborhood Improvement District" and to ensure that all actions required by the Act to establish such a district are taken prior to enactment of an ordinance formally establishing the Headquarter Hotel Neighborhood Improvement District (the "District"); and

WHEREAS, The District is coterminous with a Tax Increment Financing District (the "TIF District") created pursuant to Bill 130686 passed by Council on December 12, 2013 and signed by the Mayor on December 18, 2013 (the "TIF Ordinance"), in accordance with the Tax Increment Financing Act, Act of July 11, 1990, P.L. 465, No. 113, as amended and as may be further amended from time to time (the "TIF Act"); and

WHEREAS, Before an ordinance establishing a neighborhood improvement district is adopted, the Act requires that a public hearing be held on the preliminary plan for the District and 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, Special financing assessments are proposed to be (i) imposed on all property within the District by the Neighborhood Improvement District Management Association (the "NIDMA") to pay when due, the principal of and interest on debt obligations issued pursuant to the TIF Ordinance and expenses related to administration of the District and (ii) collected to the extent tax increments generated within the District under the TIF Act and the TIF Ordinance are insufficient therefor; and

WHEREAS, Philadelphia Authority For Industrial Development, a public instrumentality of the

Commonwealth and a body corporate and politic organized and established by the City under the Pennsylvania Economic Development Financing Law, which was approved August 23, 1967, P.L. § 251 *et seq.*, 73 P.S. § 371 *et seq.*, as amended and supplemented or any successor entity authorized to serve as NIDMA under the Act and approved by City Council of the City, and appointed to serve as administrator of the related TIF District pursuant to the TIF project plan, will serve as the NIDMA for the District; now, therefore, be it

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That Council hereby initiates action to establish a neighborhood improvement district consisting of a parcel located at the northeast corner of 15th Street and Chestnut Street commonly known as 1441 Chestnut Street. Such district is to be known as the “Headquarter Hotel Neighborhood Improvement District”. Council hereby approves as the preliminary plan for the District the preliminary plan attached as Exhibit “A”, and Council adopts as the City’s report concerning the 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 Act prior to enactment of an ordinance formally establishing the District, including the holding of any and all public hearings required by the Act. The Clerk of Council shall arrange for all mailings and publication of all notices required by the Act, as directed by the Chair of the Committee on Rules.