City of Philadelphia

(Bill No. 041042)

AN ORDINANCE

Authorizing the Philadelphia Authority for Industrial Development ("PAID") to file an application with the Office of the Budget, Commonwealth of Pennsylvania, under the Redevelopment Assistance Capital Program ("RACP"), in an aggregate amount not to exceed One Hundred Thirteen Million Seven Hundred Seventy Thousand Dollars ($113,770,000) to assist in the development of Children's Hospital of Philadelphia, University of Pennsylvania Cancer Care Facility, Fox Chase Cancer Center, Girard Avenue Streetscape, El Centro de Oro, Mount Airy USA, Point Breeze Revitalization Project, Beech Corporation – Broadway 1600 North Broad Street and Cecil B. Moore Avenue, Calder Museum, One Pennsylvania Place, Please Touch Museum at Memorial Hall, Philadelphia Theater Company, Greater Philadelphia Film Office Soundstage, National Museum of American Jewish History, Independence Mall, Schuylkill Riverfront, the Professional Development Center at the University of Pennsylvania, the Heritage Tourism Experience Facility, and the Arthur Ashe Youth Tennis Center; and authorizing the City to enter into an agreement with PAID in furtherance of grant requirements; all under certain terms and conditions.

WHEREAS, The City and the Philadelphia Authority for Industrial Development ("PAID") desire to obtain funds from the Commonwealth of Pennsylvania's Office of the Budget, in an amount not to exceed One Hundred Thirteen Million Seven Hundred Seventy Thousand Dollars ($113,770,000) for the undertaking of approved Capital Budget projects under Section 4(c) of the Housing and Redevelopment Assistance Law as amended; and

WHEREAS, Guidelines issued pursuant to the Housing and Redevelopment Assistance Law, as amended, define a blighted area to include portions of an urban community with economically undesirable land uses; and

WHEREAS, The City and PAID recognize that blighting influences exist due to economically undesirable land use throughout the City; and

WHEREAS, Nineteen projects ("Projects") are being proposed in order to eliminate the existing blighting influence by renovating facilities to house commercial, educational, cultural, and community service delivery facilities; and

WHEREAS, The City and PAID desire to advance the necessary development of the above-referenced Projects; and

WHEREAS, The Housing and Community Development Program authorizes PAID to file applications for grants; and

WHEREAS, The Commonwealth regulations require the City and/or its designated project recipients to assume the provision of the full matching share of the project costs above the aggregate amount of One Hundred Thirteen Million Seven Hundred Seventy Thousand Dollars ($113,770,000); and

WHEREAS, The Commonwealth regulations require the City to obligate itself to reimburse the Commonwealth for expenditures found to be ineligible and not reimbursed by the project recipient; and

WHEREAS, The Commonwealth regulations require the City to enter into a Cooperation Agreement between PAID and the City to create the mechanism to reimburse the state for project expenses found to be ineligible and not reimbursed by the project recipient; and to reimburse the state when warranted for project expenses on projects not completed within the agreed upon term of the grants; and

WHEREAS, The Commonwealth regulations require City Council's approval prior to PAID's submission of an application; now, therefore,

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The City of Philadelphia authorizes the Philadelphia Authority for Industrial Development ("PAID") to file applications for Redevelopment Assistance Capital Program Grants through the Commonwealth of Pennsylvania's Office of the Budget, including all understandings and assurances contained therein, in an aggregate amount not to exceed One Hundred Thirteen Million Seven Hundred Seventy Thousand Dollars ($113,770,000) to assist in the development of and improvements to Children's Hospital of Philadelphia, University of Pennsylvania Cancer Center, Fox Chase Cancer Center, Girard Avenue Streetscape, El Centro de Oro, Mount Airy USA, Point Breeze Revitalization Project, Beech Corporation – Broadway 1600 North Broad Street and Cecil B. Moore Avenue, Calder Museum, One Pennsylvania Place, Please Touch Museum at Memorial Hall, Philadelphia Theater Company, Greater Philadelphia Film Office Soundstage, National Museum of American Jewish History, Independence Mall, Schuylkill Riverfront, the Professional Development Center at the University of Pennsylvania, the Heritage Tourism Experience Facility, and the Arthur Ashe Youth Tennis Center, as individually described in various Capital Budget Project Itemization Acts, including 2002-131 and 2004-40 and as described in Exhibit "A" attached hereto and incorporated herein.

SECTION 2. The City of Philadelphia authorizes PAID to enter into grant agreements with the Commonwealth of Pennsylvania's Office of the Budget to carry out the purposes of this Ordinance.

SECTION 3. The City and/or its designated project recipients will assume the provision of the full matching share of project costs above the aggregate amount of

One Hundred Thirteen Million Seven Hundred Seventy Thousand Dollars ($113,770,000).

SECTION 4. The City or the designated project recipient will reimburse the Commonwealth for the State's share of any expenditure awarded pursuant to this Ordinance that is found by the Office of the Budget to be ineligible.

SECTION 5. The City of Philadelphia and/or its designated project recipients also agree to guarantee that it shall fully complete the projects within the agreed upon term of the grant (including reasonable extensions requested by the City and/or its designated project recipients).

SECTION 6. The City Council of Philadelphia also authorizes the City to enter into an agreement with the Philadelphia Authority for Industrial Development ("PAID") whereby the City and/or its designated project recipients, at the discretion of the City, will assume the provision of the full local share of the project costs above One Hundred Thirteen Million Seven Hundred Seventy Thousand Dollars ($113,770,000); or to reimburse the Commonwealth for project expenditures for projects not completed within the agreed upon term of the grants.

EXHIBIT "A"

PROJECT DESCRIPTIONS

Children's Hospital of Philadelphia:

The Children's Hospital of Philadelphia will be renovating 150,000 square feet and constructing 300,000 square feet for the West Infill Building project, which will provide state-of-the-art digital operating rooms and a pediatric imaging center. The total project cost is approximately $300 million.

RACP Grant $10,000,000

University of Pennsylvania Cancer Care Facility - Riverview Project:

The University of Pennsylvania Riverview Project will construct a new 300,000 square foot ambulatory care and cancer care facility at the corner of Civic Center Boulevard and Convention Avenue. The Center for Advanced Medicine of the University of Pennsylvania Health System includes a multi-disciplinary ambulatory care center with a focus on cancer and cardiology care. The ability to provide well-coordinated care in and attractive and convenient setting will help Penn Medicine attract patients regionally and nationally. It will also be the first phase in developing the eastern edge of the University of Pennsylvania campus. The total project cost is approximately $182 million.

RACP Grant $ 10,000,000

Fox Chase Cancer Center:

Fox Chase Cancer Center at 333 Cottman Avenue is expanding and modernizing the Diagnostic Radiology Department and related outpatient space as part of a 20-year, $1 billion expansion plan that calls for the building of a new hospital, a new outpatient treatment center and critically needed new research facilities. The total project cost is approximately $65 million.

RACP Grant
$10,000,000

Girard Avenue Streetscape:

This phase of the Girard Avenue Streetscape project will run from Frankford Avenue to 8th Street, and will include the expansion of lighting, trolley infrastructure and related streetscape improvements. The total project cost is approximately $2.2 million.

RACP Grant
$1,100,000

El Centro de Oro:

The Centro de Oro project uses streetscape improvements to revitalize North 5th Street between Lehigh and Indiana Avenues to foster a regional identity and a commercial/cultural locale for Philadelphia's Latino community. The project will build on and reinforce other ongoing public and private development. The total project cost is approximately $1.2 million.

RACP Grant $500,000

Mount Airy USA:

The Mt. Airy USA Commercial Development Project at 6700 Germantown Avenue will create a 15,000 square foot mixed-use retail and residential development with 5,000 square feet of leasable storefront space. The total project cost is approximately $3.9 million.

RACP Grant $1,000,000

Point Breeze / Diversified Community Services:

The Point Breeze Revitalization project will provide a new administrative headquarters and community service center for Diversified Community Services through the renovation of a vacant building in the vicinity of 22nd and Tasker Streets. The project will allow Diversified Community Services to expand its programs and services which include day care, after school programs, adult education, housing counseling, and energy assistance. The total project cost is approximately $1.6 million.

RACP Grant $ 800,000

Beech Corporation: Broadway Project, 1600 North Broad Street and Cecil B. Moore Avenue:

The Beech Corporation will develop a retail and entertainment center at 1600 North Broad Street and Cecil B. Moore Avenue. The project will include movie theaters and will provide retail to this underserved area in North Philadelphia. The total project cost is approximately $40 million.

RACP Grant $ 2,000,000

Calder Museum:

The Calder Museum will be constructing a 35,000 square-foot museum at 22nd Street on the Benjamin Franklin Parkway to display the achievements of three generations of Calder sculptors. The total project cost is approximately $50 million.

RACP Grant $ 15,000,000

One Pennsylvania Place:

The Philadelphia Authority for Industrial Development (PAID) will assist in land acquisition, site development, and construction of public amenities to support development of One Pennsylvania Place, a new office building at 17th Street and JFK Boulevard. The total project cost is approximately $445 million.

RACP Grant $ 30,000,000

Please Touch Museum:

The new Please Touch Museum at Memorial Hall in West Fairmount Park will provide 36,000 square feet of exhibit space, compared with the 11,000 square feet of exhibit space at its former location. The project will provide expanded amenities including a retail store, an on-site restaurant, free parking and outdoor space. The total project cost is approximately $72 million.

RACP Grant $ 5,000,000

Philadelphia Theatre Company:

The Philadelphia Theatre Company, as part of the Symphony House project at Broad and Pine Streets, is constructing a new, state-of-the-art 400-seat performance theater as Part of Phase II of the Avenue of the Arts. The new theater will open in 2007 and will house two performance venues as well as the Philadelphia Theatre Company's administrative headquarters. The total project cost is approximately $15 million.

RACP Grant $ 5,000,000

Greater Philadelphia Film Office Soundstage:

The first phase of the Soundstage project at the Philadelphia Navy Yard will consist of basic system repairs and renovations to a 55,000 square foot building to accommodate sounds stage and production space. Future phases of the project may include additional renovation and expansion of the sound stage. The total project cost for phase I is $1.5 million.

RACP Grant $ 750,000

National Museum of American Jewish History:

The National Museum of American Jewish History is constructing a facility at 5th Street between Arch and Market Streets that will house over 80,000 square feet of interactive galleries, expanded exhibition halls, a resource center, an auditorium, additional storage space and other improvements. The total project cost is approximately $100 million.

RACP Grant $ 5,000,000

Independence Mall:

Continuing renovations to the Independence Mall at Market Street between 5th and 6th Streets will include the completion of the exterior spaces in the three-block public space within Independence National Historical Park. Independence National Historical Park is home of the recently constructed Independence Visitor Center and National Constitution Center and the new Liberty Bell Center, and the project will improve streetscapes and landscaping. The total project cost is approximately $17 million.

RACP Grant $ 6,000,000

Schuylkill River Development:

The Schuylkill River Development Project consists of infrastructure development for the Schuylkill River Park and Trail. The project will provide improved public access, transit connections, and increased recreational benefits along the Schuylkill River. The total project cost is approximately $9.4 million.

RACP Grant $ 2,620,000

University of Pennsylvania Professional Development Center:

The University of Pennsylvania Center for Educational Leadership, located at 42nd and Locust Streets, will provide instructional and research opportunities to teachers in the field seeking to continue their education and achieve required professional development credits for State mandate. The project will also provide instructional and research opportunities for students and faculty at the University of Pennsylvania Graduate School of Education. The total project cost is approximately $4 million.

RACP Grant $ 2,000,000

Heritage Tourism Experience Facility:

The Heritage Tourism Experience Facility project is for new construction and renovations at Franklin Square to create an interactive tourist attraction adjacent to the Independence Mall and National Constitution Center.

RACP Grant $ 5,000,000

Arthur Ashe Youth Tennis Center:

Arthur Ashe Youth Tennis and Education (AAYTE) will construct a 63,000 square foot tennis center at the Gustine Lake site on approximately 7 acres in Fairmount Park. Through recreation, academic and mentoring services, AAYTE provides the children of greater Philadelphia positive life lessons imparting personal skills in a constructive, safe and nurturing environment. The project will break ground in December of 2004 and will include the demolition of the current recreation center building in addition to new construction. The total project cost is approximately $11 million.

RACP Grant	**$2,000,000**

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on December 16, 2004. The Bill was Signed by the Mayor on January 25, 2005.

Patricia Rafferty

Patricia Rafferty
Chief Clerk of the City Council