

**COUNCIL OF THE CITY OF PHILADELPHIA
OFFICIAL NOTICE**

**NOTICE OF PROPOSED CONTINUATION OF THE MT. AIRY BUSINESS
IMPROVEMENT DISTRICT**

NOTICE OF HEARING

**TO ALL PROPERTY OWNERS AND LESSEES OF PROPERTY OWNERS
WITHIN THE AREA GENERALLY INCLUDING BOTH SIDES OF
GERMANTOWN AVENUE FROM 6300 TO 7631 AND CERTAIN BLOCKS OF
STREETS THAT INTERSECT THAT PORTION OF GERMANTOWN
AVENUE:**

1. In accordance with the Community and Economic Improvement Act (“Act”) (53 P.S. §18101 *et seq.*), the Council of the City of Philadelphia (“City Council”) has initiated action to continue the Mt. Airy Business Improvement District (“District”), a neighborhood improvement district, beyond its termination date, in the area that generally includes both sides of Germantown Avenue from 6300 to 7631 and certain blocks of streets that intersect that portion of Germantown Avenue. The District will terminate on December 31, 2022, unless it is continued by Ordinance of City Council. Under the Act, a “neighborhood improvement district” is a “limited geographic area within a municipality, in which a special assessment is levied on all designated property, other than tax-exempt property, for the purpose of promoting the economic and general welfare of the district and the municipality.”
2. Bill No. 220120 (introduced in City Council on February 10, 2022), is the proposed ordinance that would formally continue the District until December 31, 2027. The preliminary plan for the District is attached as an exhibit to Bill No. 220120. A copy of the preliminary plan is attached.
3. The preliminary plan for the District sets forth, among other things required by the Act, a list of proposed improvements for the District and their estimated cost, a proposed budget for the District, a list of all properties to be assessed, and the method of determining the amount of the assessment fee to be levied on property owners within the District. It also re-designates Mt. Airy Improvement District, Inc. as the Neighborhood Improvement District Management Association that would continue to govern and administer the District. It also would require an agreement between Mt. Airy Improvement District, Inc. and the City providing, among other things, that after the District is continued, the City will maintain the same level of municipal programs and services that had been provided within the District before it was established, and providing that Mt. Airy Improvement District, Inc. would be responsible for the collection of property assessment fees levied within the District.
4. As required by the Act and authorized by Resolution No. 220136, City Council’s Committee on Rules will hold a public hearing for the purpose of receiving public

comment from affected property owners within the District (and any other interested persons) on the preliminary plan. That hearing will be held **remotely on June 13, 2022 on Microsoft® Teams. This remote hearing may be viewed on Xfinity Channel 64, Fios Channel 40 or <http://phlcouncil.com/watch-city-council/>**. At the same time and place, the Committee on Rules will also hold a public hearing to receive testimony from any interested person on Bill No. 220120, the proposed ordinance that would formally continue the District.

5. Following this hearing, City Council may adopt a final plan for the District, which may include changes to the preliminary plan. A second public hearing will be held only if changes, other than technical changes, are made to the preliminary plan. A notice of any second public hearing will be mailed to all property owners within the proposed District. Included in that notice will be any changes that have been made to the preliminary plan.

6. Affected property owners within the District will have forty-five (45) days from the date of the last public hearing on the final plan to file objections to and disapprove the final plan for the proposed continuation of the District. **Such objections must be in writing, must be signed by the property owner, must identify the address of any property for which the objection is being made, and must be filed with the Clerk of City Council, Room 402 City Hall, Philadelphia, Pennsylvania.**

7. Under the Act, if at least one-third (1/3) of the affected property owners within the District, or property owners whose property valuation, 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 located within the District, fail to register their disapproval of the final plan in writing with the Clerk of City Council within the forty-five (45) day period following the public hearing on the final plan, then City Council may thereafter enact Bill No. 220120 and thereby continue the District beyond its termination date.



Councilmember Kenyatta Johnson
Chair, Council Committee on Rules