



Text File

Introduced: 9/4/2012

Bill No: 2012-0703, Version: 1

Committee: Committee on Finance and Law

Status: Passed Finally

Resolution initiating the public process for the establishment of the Lawrenceville Business Improvement District;

WHEREAS, originally Business Improvement Districts (BIDs) were established under the Municipal Authorities Act of 1945 (P.L. 382, No. 164) and the two existing BIDs in Pittsburgh (Downtown and Oakland) were established under this Act; and

WHEREAS, the Pennsylvania Neighborhood Improvement District Act (Act 2000-130 or the "Act"), 73 P.S. Section 831 set seq., was established by the General Assembly of the Commonwealth of Pennsylvania and any BIDs after 2000 are subject to the Neighborhood Improvement District Act; and

WHEREAS, the property owners within the boundaries of the Lawrenceville Business Improvement District wish to establish a BID as a tool for enhancing the maintenance, improving marketing that will increase business attraction and customers, and improving the quality of life in Lawrenceville; and

WHEREAS, the Lawrenceville Corporation, a nonprofit corporation that operates in the proposed boundaries of the Lawrenceville Business District, has formally indicated its interest to the City of Pittsburgh ("City") to become the designated Management Association for the Business Improvement District; and

WHEREAS, the Act requires the City to notify all affected property owners and allow them time to comment upon the Preliminary Plan for the proposed BID during an advertised public hearing and to revise the Final Plan accordingly, as required by the Act; and

WHEREAS, the property owners within the boundaries of the proposed Lawrenceville Business District will be given an opportunity to file objections in writing with the Clerk of the City of Pittsburgh within forty-five (45) days of the presentation of the Final Plan.

Be it resolved by the Council of the City of Pittsburgh as follows:

Section 1. The Council of the City of Pittsburgh hereby initiates the public process required for the establishment of a BID at the request of the Lawrenceville Corporation and interested property owners within the proposed BID.

A preliminary timeline for the public process (subject to change) shall be as follows:

1. September 2012: The City (City Clerk) will send out a correspondence with the Preliminary Plan to

property owners and lessees of property owners within the proposed BID (list to be provided by the Lawrenceville Corporation.) The correspondence will include at least 30 days advance notice of a public hearing to provide comments. 73 P.S. Section 835(b). (Notice of the public hearing shall also be advertised at least ten days prior to the hearing in a newspaper of general circulation in the City.)

2. October 2012: City Council will hold a public hearing on the proposed BID for the purpose of receiving public comment from affected property owners within the proposed BID. 73 P.S. Section 835(b)(2).
3. October 2012/November 2012: The City will send out a correspondence with the Final Plan to property owners and lessees of property owners within the proposed BID. 73 P.S. Section 835(d). Revisions to the Preliminary Plan, if any, shall be noted in the Final Plan.
4. November 2012/December 2012: City Council will hold a second public hearing (if necessary) on the Final Plan. 73 P.S. Section 835(e).
5. November 2012/December 2012: After the public hearing (first or second, depending on whether changes are made to the plan), affected property owners will be provided with 45 days to object to and disapprove of the Final Plan. Objections to the plan need to be made in writing to the City Clerk 73 P.S. Section 835(f)(1).
6. January 2013: If 40% or more of the affected property owners within the proposed BID fail to register their disapproval of the Final Plan, Council may (following the 45 day period) officially enact an ordinance establishing the BID. Section 835(f)(2).