



## Borough of West Chester

401 East Gay Street ▪ West Chester, Pennsylvania 19380

Telephone: 610-692-7574 ▪ Facsimile: 610-436-0009

[www.west-chester.com](http://www.west-chester.com)

### **Borough Council**

Michael Galey, Esq., President  
W. Donald Braceland, Vice President  
William J. Scott, Esq.  
Michael Stefano  
Bernard J. Flynn  
Nick Allen  
Lisa Dorsey

### **Mayor**

Dianne Herrin

### **Borough Manager**

Michael A. Perrone, C.B.O.

September 8<sup>th</sup>, 2020

## **Notice of Public Hearing to Consider the Re-Authorization and Five-Year Plan of the West Chester Business Improvement District Authority**

**Tuesday, October 20, 2020, at 6:30 p.m.**

**Virtual Meeting via WebEx (access link at: [www.west-chester.com](http://www.west-chester.com))**

The Borough Council of West Chester, at the request of the West Chester Business Improvement District Board of Directors, will hold a public hearing via WebEx to consider action to extend the West Chester Business Improvement District (BID) for a period to end on December 31, 2025. In accordance with Pennsylvania state law governing special assessment districts and found in P.L. 949 No. 130, the Borough of West Chester is providing you with the enclosed preliminary/final plan for your review and comment.

The term of the current Business Improvement District was set for the period beginning January 1, 2015 and continuing through December 31, 2020, at which time it is due to sunset if no action is taken to extend it. During the past five years, the West Chester BID has provided programs, services and benefits described in a five-year plan created by the downtown community and approved by the BID. Enclosed you will find the updated **Downtown West Chester Five-Year Plan for 2021 through 2025** that has been developed by the West Chester BID Board of Directors for you to review. This plan will continue to direct downtown revitalization activities for the BID.

This new plan **does not** have a rate change from the previous BID. You may also see the complete and up-to-date plan at [DowntownWestChester.com](http://DowntownWestChester.com).

Public comments concerning this plan may be given at the public hearing.

# WEST CHESTER BUSINESS IMPROVEMENT DISTRICT FIVE YEAR PLAN

For

**January 1<sup>st</sup>, 2021 – December 31<sup>st</sup>, 2025**

September 8<sup>th</sup>, 2020

## PRELIMINARY PLAN





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## **I. Executive Summary**

The development and presentation of this ongoing effort and the Five-Year Plan reflects a more strategic approach to fulfilling the West Chester Business Improvement District's mission as well as a stronger alignment with the National Main Street Center/Main Street America, and the Pennsylvania Downtown Center (PDC), the Pennsylvania Main Street Coordinator. These elements are believed to be essential in order to move the BID beyond its initial successes and move the organization and the initiative forward in a competitive and ever-changing market. West Chester has come a long way throughout the last twenty plus years, and also understands the complexities of remaining a relevant Pennsylvania business district, while evolving, thriving, and striving to be a 21<sup>st</sup> century leader in the region, throughout the state, and noticed at the national level.

This Plan was developed and enhanced in collaboration with PDC and the Goals and Objectives conform to the five PDC Enhanced Program Areas of 1) BID Authority Organizational Development/Sustainability, 2) Design and Appearance, 3) Economic Assets/Economic Vitality, 4) Marketing and Promotion, and 5) Safe, Clean & Green. Increasing conformity with the PDC Enhanced Program Areas approach to planning facilitates a positive PDC assessment of the BID and more favored consideration for Pennsylvania Department of Community and Economic Development (DCED) Keystone Communities Main Street Program designation and funding opportunities.

The West Chester BID had been a designated DCED KC Main Street program during the years of the last BID authorization, up until July 31, 2019. It would be the decision of the BID Board, in consultation with DCED regional staff and PDC staff, to pursue Main Street designation once again during this upcoming authorization period. Designation benefits include, but are not limited to organizational support, technical assistance, program review and assessment, and board and committee education and updates from DCED's service provider, the Pennsylvania Downtown Center (PDC).

In addition to the services mentioned above, designated programs receive priority consideration for DCED Keystone Communities funding applications. The BID currently has access to apply for the funding but would receive maximum priority consideration during their five-year designation period. The Keystone Communities Main Street program funding includes up to \$50,000/annually in Façade Improvement Grants; up to \$500,000 in a Public Improvement Grant; up to \$500,000 in Development Grants (nonprofit) or Loans (for profit); up to \$300,000 for an Accessible Housing Grant; and up to \$25,000 in a Planning Grant. During the designation period a program also has access to additional funding including up to \$50,000 in an Implementation Grant, as well as eligibility without being deemed a "distressed community" for the Neighborhood Assistance Program (NAP) Tax Credit traditional

programs, as well as the NAP Enterprise Zone (NAP-EZ) Tax Credit, up to 25%/\$500,000 tax credit for eligible projects.

It is the intention of the BID Board and staff to apply for local, county, state, and federal funding programs when applicable to leverage the BID assessment fees and existing budget to the greatest extent possible.

During the previous reauthorization, many fundamental BID organizational documents were revised to reflect the enhanced purpose of the BID. The mission statement had been expanded to identify the BID's stakeholders while the vision statement was made more succinct. A set of values were developed to further guide the BID in determining goals and objectives and validating strategies. No changes were made to these guiding documents during the current reauthorization process. The Plan continues to capture the internal growth and evolution of the organization, while maintaining its ability to be a leader and actively engaged partner for the continued success in the West Chester business district.

The current BID planning and reauthorization process began in January and February 2020 with the consultant, Pennsylvania Downtown Center, Inc., meeting with the BID Reauthorization Steering Committee and the Borough Manager. The process began with the intent to facilitate at least two focus groups representative of the BID to garner feedback on the previous successes and struggles, and recommendations for potential future endeavors of the BID. By the time COVID-19 hit in mid-March, the BID paused the planning process to focus on the immediate needs of the business district. By April, the planning and reauthorization process resumed, but by then the organization and the Borough were both meeting virtually. The information gathering tactics for the BID planning and reauthorization process were modified and a virtual focus group was held comprised of multiple business and property owners on April 30<sup>th</sup> with 8 representatives participating. Since that time over a dozen individuals were interviewed representing a cross-section of other BID stakeholder perspectives, including West Chester Borough staff, West Chester Borough elected officials, board and staff members of the BID as well as other local nonprofit organizations, additional property owners, additional business owners, and community members at large.

The tone of the focus group and multiple interviews was that although the BID has had years of success and a tremendous impact on the transformation of West Chester's business district and is an active participant and contributor to the initiatives within West Chester's business district, there is still much more work to be done. Recommendations and suggestions garnered from interviews and discussions have been incorporated into the proposed Five-Year plan for 2021-2025.

The work of downtown revitalization is never done – markets change, and trends change. Multiple

factors impact the reality that business districts face. The last few months have emphasized how fragile the success of locally owned, independent businesses is upon multiple conditions: those of economic, social, health and safety related issues. BIDs are designed to support the ever-changing needs of business districts, and now more than ever the West Chester business district needs the support and dedication of the West Chester Business Improvement District (BID).

The Plan maintains the assessment rate from the previous plan when the rate increased for the first time in ten years.

The Plan provides for an annual reassessment by the BID Board of the Plan's strategic issues, goals, and objectives; a process which is expected to be institutionalized beyond the five years of the Plan, to ensure that the BID remains strategically focused in its work. A review of the BID bylaws and internal organizational policies and procedures is included in the objectives and provides an opportunity for institutionalized change that can address these, and other internal issues identified in the analysis.

In accordance with the BID five-year renewal process requirements, this Plan will be distributed to business and property owners within the BID assessment district, with notice of the public hearing and a period for filing of objections. After the objection period the Final Plan can be adopted by Borough Council. Once adopted, it will become effective January 1, 2021.

## II. BID Authority Board

- **Sandy Riper, Chair**; Sunset Hill Jewelers & Fine Art Gallery; term expires end of 2024
- **Mike Reese, Treasurer**; Fulton Bank; term expires end of 2021
- **Matthew Holliday, Secretary**; Chester County Bar Association; term expires end of 2024
- **Josh Maxwell**, Chester County Board of Commissioners; term expires end of 2024
- **Dr. Julie Dietrich**, West Chester University; term expires end of 2023
- **Bernie Flynn**, Borough Council Representative; term expires end of 2023
- **Jonathan Long**, Buckley, Brion, McGuire & Morris LLP; term expires end of 2023
- **William J. Scott, Jr**, Community Liaison, Borough Council member; term expires end of 2022
- **Kenneth Winston**, Community Liaison; term expires end of 2020
- **Thomas Crisp**, Balance Hair Salon; term expires end of 2024
- **Richard May**, RKM Advisors Inc; term expires end of 2020
- **Lance Nelson**, MacElree Harvey, Ltd; term expires end of 2021
- **Adam Wetzel**, Side Bar & Restaurant; term expires end of 2020
- **Denise Wroten**, 123 Market Realty; term expires end of 2023

### **III. Introduction to the BID**

The West Chester Business Improvement District Authority is a Municipal Authority and serves as the NIDMA for the BID. The statutory authority for the BID is the Municipal Authorities Act of 1945, approved May 2, 1945, P.L. 382 and the Neighborhood Improvement District Act, approved December 20, 2000, P.L. 949, No. 130, also known as the NID Law, Act 130 of 2000. The Board of Directors of the BID Authority is the governing administrative body. Each board member is appointed for a five-year term by the West Chester Borough Council from a suggested slate provided by the current board. As per the Bylaws of the BID Authority, reasonable efforts are made to ensure that the board members adequately represent the diverse interests and organizations located in the Borough, including but not limited to: commercial property owners, retail business operators, restaurant operators, personal service providers, financial service providers, legal offices, Borough government, Chester County government, the Greater West Chester Chamber of Commerce, non-profit organizations, residents, and institutions of higher learning. The board consists of 15 members.

The BID Authority has a municipal services/cooperative agreement with the West Chester Borough that states that the BID Authority and West Chester Borough may cooperate in implementing certain projects, programs or services in the BID plan, that the Borough will maintain the same level of programs and services within the BID as before the BID designation, and the Borough will maintain at least one Council member on the Board. Basically, this means no activities generally performed by the municipal government shall be undertaken or transferred to the BID Authority. A copy of the agreement may be examined at the Borough Manager's office, 401 East Gay Street, West Chester, PA 19380 and the Business Improvement District office, 119 North High Street, West Chester, PA 19380. The agreement is also contained in Appendix B.

Currently, the BID is reauthorized every five years. Reauthorization is subject to a negative or remonstrance vote by persons representing ownership of 40 percent or greater of the properties within the proposed district. Any objections to the Plan or the reestablishment of the West Chester BID must be filed in writing by benefited property owners with the Borough Manager, c/o West Chester Borough, 401 East Gay Street, West Chester, PA 19380 within 45 days of the presentation of the Final Plan.

The assessment rate will be calculated as .00300 of total assessed value as determined by the Chester County Assessment Office (CCAO). This rate is maintained from the 2016-2020 assessment of .00300.

Properties with mixed commercial and residential uses have the payment discounted by the percentage of net leasable square footage used as apartments, also determined by the CCAO. If approved, billing will be annually through December 31, 2025. Voluntary payments/payments in lieu of an assessment (PILOA) fee or in-kind services from tax exempt organizations within the BID are requested annually.

## **IV. Mission Vision Values**

### **Mission**

Our mission is to enhance the economic vitality of downtown West Chester through an active public private partnership between Borough government and the business and property owners in the Business Improvement District. Economic vitality is achieved through preserving our historic assets, responding to the needs of our community including business owners, residents, and visitors, and marketing our unique qualities to the Delaware Valley region and beyond.

### **Vision**

Our vision is a healthy, vibrant, diverse, and pedestrian oriented downtown, with a richly preserved history, supported by an engaged community that values and protects the things that make West Chester a special place.

### **Values**

**Collaboration** – By joining together, we can achieve much more than by each of us acting alone.

**Community** – We understand that the fabric of our community –our relationships with one another- is the foundation upon which our success is built.

**Heritage** – History is what makes places unique; we recognize our architectural and cultural heritage as one of our most important assets.

**Walkability** – We value our pedestrian orientation and the human scale of our built environment.

**Diversity** – We respect and value differences and believe that soliciting a diversity of perspectives leads to better outcomes.

**Accessibility** – By ensuring that our community is physically, socially, and economically accessible, we will enable the diversity necessary for a healthy economy.

## V. West Chester Business Improvement District (BID) Five Year Goals and Objectives by Main Street Program Area

PROGRAM AREA:		1. BID AUTHORITY ORGANIZATION		
Goal	Objectives	Implementation Partner(s)	Funding Source(s)	
A	Ensure that the BID has the capacity to meet the challenges of the future	Maintain the existing assessment rate of 3 mils (0.3%) to non-exempt parcels. Explore Payment in Lieu of Options (PILO) for exempt parcels. Work with the Borough to explore additional funding opportunities to leverage BID assessment payments.	Chester County Commissioners, Borough Council, stakeholders, major regional institutions, PA Downtown Center	DCED, DCNR, POA, DOH, PHMC, USDA-RD, NAP, etc.
		Evaluate and consider modifications to the district boundaries and the assessment process to address future needs of the BID.	BID Board	
		Evaluate and adjust staffing based on plan elements and funding sources.	BID Executive Committee	
		Develop a personnel manual, e.g. staff policies and procedures.	BID Executive Committee, PA Downtown Center	
B	Strengthen BID leadership, committee representation and succession	Recruit potential board members to develop leadership that is inclusive and reflective of the stakeholders. Offer networking opportunities and use a variety of recruitment methods to attract new perspectives.	Borough Council, stakeholders	
		Engage and develop new committee members from BID stakeholders.	BID Board, BID Committees	
		Ensure ongoing annual Board and committee education and engagement with revitalization as practiced by the National Main Street Center and the PA Downtown Center.	BID Board, PA Downtown Center	
		Conduct an annual review of various organizational documents: bylaws, values, mission, vision, etc.	BID Executive committee	
		Develop a new board member orientation process and packet, e.g. board agreement, conflict of interest statement, etc.	BID Board	

C	Strengthen the BID's community impact	Review and reevaluate progress toward goals and objectives and adjust the Five-Year Plan accordingly.	PDC, BID Executive committee; Utilize WCU's Center for Community Solutions through & w/ its Office of External Relations	
		Maintain alignment with the principles of the National Main Street Center's Main Street Approach.	PDC, BID Executive committee	
D	Engage and increase awareness of the BID and its stakeholders through active marketing and communications (intra-organizational communication)	Create and offer regular forums for listening to issues of stakeholders (breakfasts, roundtables, one-on-one, etc.)	BID Board, BID Stakeholders, WCU, Chester County, Chambers of Commerce; Leverage/work with WCU	
		Institute regular communications concerning BID activities and accomplishments including electronic and in-person		
		Identify opportunities to partner with the Chambers around shared mission and goals	Chambers of Commerce	
		Invite WCU to appoint a student liaison to the BID, in addition to the existing WCU liaison.	WCU with current BID Board representative	
		Encourage WCU partnership in BID programs: Identify new and grow and sustain existing faculty, staff, and undergraduate and graduate student partnership	WCU	

E	Strengthen the relationship with Borough Council	Work with WCU to implement a targeted economic impact study of WCU in the Borough, and vice versa.	WCU, potential partnership with the County and public funding support, consultant	
		Secure a place on Council agenda on an as needed basis, and at least annually to provide a briefing on BID activity.	Borough Council	
		Develop a mutually endorsed process for orienting new council members/Borough Manager on the authorizing legislation, history and functioning of the BID.	Borough Council	

		Collaborate with Council to define the role of the Council representative on the BID board.	Borough Council	
		Maintain accurate cross-representation of the businesses and stakeholders from the BID district.	Borough Council	
<b>PROGRAM AREA:</b>		<b>2. DESIGN AND APPEARANCE</b>		
<b>Goal</b>		<b>Objectives</b>	<b>Implementation Partner(s)</b>	<b>Funding Source(s)</b>
A	Ensure infill and redevelopment is appropriate and sensitive to the Town Center and the historic character of West Chester.	Engage in redevelopment efforts for the Pfizer property. The focus of redevelopment in this large tract will have a direct impact on the economic vitality of the downtown.	Planning Commission, Borough Council	DCED, RCAP, etc.
		Advance preservation strategies for at risk historic buildings such as the Post Office, 100 Block of W. Market St, etc.	PHMC, Planning Commission, HARB/Historic Commission, DCED, West Chester Food Co-op.	PHMC, DCED, NAP
		Assist in advancing WCDF visibility and capacity in historic preservation efforts in the district.	WCDF, HARB/Historic Commission, PHMC	
B	Increase engagement with and support for preservation of West Chester's architectural heritage.	Continue the façade improvement program and promote a strategic focus to replace business signage.	BID Design committee, DCED	DCED
		Recognize and celebrate the historical sites and unique historical occasions that link West Chester to Black History Month, Women's History Month, Preservation Month, Heritage and History Month, etc.	WCDF, HARB/Historic Commission, PHMC, WCU	
C	Advance strategies that mitigate automobile impacts while growing the economy.	Regularly assess the parking conditions to meet the current needs of the BID district.	Borough Council, Planning Commission	
		Assess and work to reduce noise in the BID district.	Borough Council, Planning Commission	
		Advocate for congestion mitigation efforts including delivery scheduling.	Borough Council, Planning Commission	
		Regularly assess the functionality of the pedestrian signals.	Borough Council, Planning Commission, PennDOT	PA Walk Works, DOH, PennDOT

	Advance strategies that mitigate automobile impacts while growing the economy (con't)	Consider developing an active transportation plan. Potential partnership to include WCU to clarify a comprehensive transportation plan and apply for and secure grant funding, i.e. DCED or PennDOT Multimodal Transportation Fund.	Borough Council, Planning Commission, WCU, DVRPC, PennDOT	PA Walk Works, DOH, PennDOT
		Regularly assess the ADA accessibility of the crosswalks and sidewalks.	Borough Council, Planning Commission	PA Walk Works, DOH, PennDOT
D	Ensure that downtown signage is appropriate and attractive	Replace outdoor signage at the Chestnut Street Garage.	BID Design committee	
		Continue to enhance the downtown banner program.	BID Design committee	
		Replace signage on the Big Belly garbage cans.	BID Design committee	
		Evaluate and replace additional signage as needed.	BID Design committee	
E	Develop programs and partnerships for public art	Engage with artists and arts organizations to continue to enhance concepts for public art and advance projects by <u>engaging stakeholders and securing funding.</u>	CCAA, WCU, Borough	PA Council on the Arts (PCA), DCED, AARP, etc.
		Work with the Public Arts Commission and CC Art Association to develop coordinated efforts and activities, e.g. banners, public art initiatives, etc.	Public Arts Commission, CC Art Association, etc.	PCA, DCED, AARP, etc.
		Work with the Borough to develop regulations for a public mural program.	Borough, BID Design committee, Philly Mural Arts	PCA, DCED, AARP, etc.
		Explore ideas to develop an Alley Beautification initiative.	Borough, BID Design committee	AARP
<b>PROGRAM AREA:</b>		<b>3. ECONOMIC ASSETS</b>		
<b>Goal</b>		<b>Objectives</b>	<b>Implementation Partner(s)</b>	<b>Funding Source(s)</b>
A	Grow a diverse and sustainable local economy that will ensure increased and enduring utilization of	Support Performing Arts Venue & Programming	Uptown Entertainment Alliance. DCED	
		Support recruiting a full-service grocery store	West Chester Food Co-op, DCED	
		Support a feasibility study for an indoor market similar to Easton Public Market	West Chester Food Co-op, DCED	DCED, USDA-RD?

	real estate in the BID.  (con't)	Develop a business recruitment strategy that is a market-based and asset-driven approach for identifying and securing desired additions to the BID occupancy mix, such as a kitchen wares store, a bookstore, etc. that support and complement existing businesses. Work with WCU Dept. of Geography & Planning to leverage ESRI locational analysis resources.	Consultant, PDC, DCED; WCU: Dept. of Geography & Planning	
		Connect with other communities that have a retail recruiter for lessons learned and schedule site visits to those communities.	PDC, Lower Merion, York, Chestnut Hill, Carlisle	
		Coordinate with the Borough-wide economic development efforts.	Borough	
B	Provide tourism amenities necessary to support West Chester as a destination town.	Support existing hotel facilities.	Warner Hotel	
		Support hotel/conference facilities in redeveloped Rite Aid.	Zukin Realty	
		Support development of a resource center/visitor's information center/electronic kiosk.	Borough Council, Brandywine Valley CVB	
C	Increase transportation alternatives and enhance connectivity with surrounding communities.	Support alternative & responsible ride sharing services in downtown.	Uber, Lyft, WCU, BID hospitality establishments, etc.	
		Support Pedestrian and Bicycle linkages and opportunities linking to Chester Co. trails & WCU campus. (supporting initiatives in <i>Landscapes III</i> ).	CCPC, DVRPC, WCU	
		Support planning to develop linkages to existing train service to Philadelphia.	WCU, Rail Restoration Committee, BLUER, SEPTA, Krapf, CCPC, TMACC	PennDOT, DCED
		Support evening shuttle WCU-Downtown	WCU	

PROGRAM AREA:		4. MARKETING AND PROMOTION		
Goal	Objectives	Implementation Partner(s)	Funding Source(s)	
A	Create opportunities to access niche market buyers: locavores, internet sales, and expand to young professionals, and young families in the Borough.	Continue to expand Buy Local program initiatives: explore additional retail events, restaurant weeks, AMEX Small Business Saturday/Shop Small initiative, Holiday Season, etc. Partner with WCU to align with its events calendar.	Chamber of Commerce, WCU	
		Support existing clusters with supporting promotions, e.g. lunchtime fashion shows for women's boutiques; additional restaurant promotions, etc. Partner with WCU to align with its event calendar.	Chamber of Commerce, WCU	
		Ensure marketing efforts expand to include young professionals and young family's demographics	Rotary Passport Club, Chamber of Commerce	
		Implement smaller events that provide activities for local families and residents.	Borough, social service nonprofits, Chester Co. Hospital, etc.	
		Incorporate diversity, equity and inclusion into marketing materials and strategies.	WCU, GWCCC, and other local partners	
		Align advertising and marketing budget on targeted digital platforms, with less emphasis on print media. Partner with WCU to leverage strategies.	Various social media platforms, WCU	
		Assess needs of BID e-tailers, encouraging and working with the businesses to adopt the appropriate strategy for their business (e-marketing and/or ecommerce)	BID businesses; Snap Retail or Locable or a similar platform	
B	Enhance recognition of West Chester as a "destination town"	Partner with anchor institutions and influential area organizations to augment marketing efforts on a regional (35 mile) drivetime basis.	WCU, Chester County, Chester County Hospital, development community, VisitPhilly, Brandywine Valley CVB, YMCA, CCHS, GWCCC	
		Target expansion of marketing efforts to northern DE & MD (1½ - 2 hour drivetime), building towards efforts promoting West Chester as a one day excursion and eventually a weekend getaway.	WCU, development community, CCHS, GWCCC	
		Update and continue to enhance website and social media outreach; redesign & relaunch scheduled for Winter of 2021. Partner with WCU to leverage strategies.	Web & social media consultant, WCU	
		Support events and activities in downtown West Chester.	Parks and Rec, WCU, additional	

			community organizations	
(con't)		Continue to gain exposure for West Chester through awards, recognitions, and program participation	WCU, PDC, DCED	
<b>PROGRAM AREA:</b>		<b>5. SAFE CLEAN GREEN</b>		
	<b>Goal</b>	<b>Objectives</b>	<b>Implementation Partner(s)</b>	<b>Funding Source(s)</b>
A	Partnerships to develop innovative solutions to nuisance and cost of alcohol-related behavior.	Continue BID involvement in Mayor/WCU led mitigation initiative	WCU, Police Dept., Borough Council, mayor, restaurants and bars	
B	Cleaner and Greener	Increase funding for Clean and Green programs with corporate partners/sponsors. Work with WCU Foundation's Director of Corporate and Foundation Relations.	WCU Foundation, Borough, Elm Street neighborhood, various corporate sponsors	
		Expand ongoing beautification efforts and explore expansion of footprint of planters throughout BID district.	BID Design committee, Borough	
		Work with the Sustainability Director to promote and incorporate green/eco-friendly practices. Work with WCU's Office of Sustainability and Center for Community Solutions.	WCU, Borough Sustainability Director	
		Maintain partnership w/ Building and Housing at the Borough to monitor potential code enforcement issues	Building and Housing	
		Enhance an ongoing gum removal clean-up program	BID Design committee	
		Continue with the Borough on a graffiti removal clean-up program	BID Design committee, Borough	
		Work with the Borough and restaurants to maintain a cigarette butt mitigation program.	BID Design committee, BID restaurants, etc.	Keep PA Beautiful

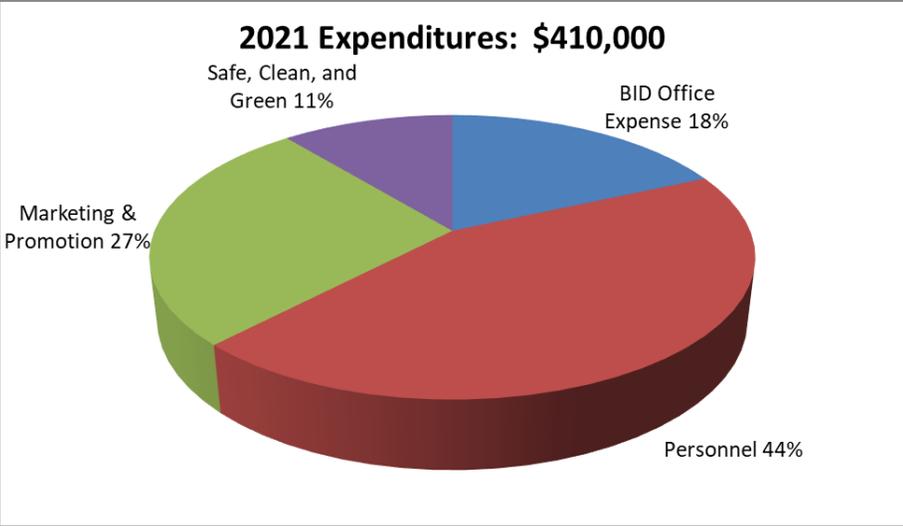
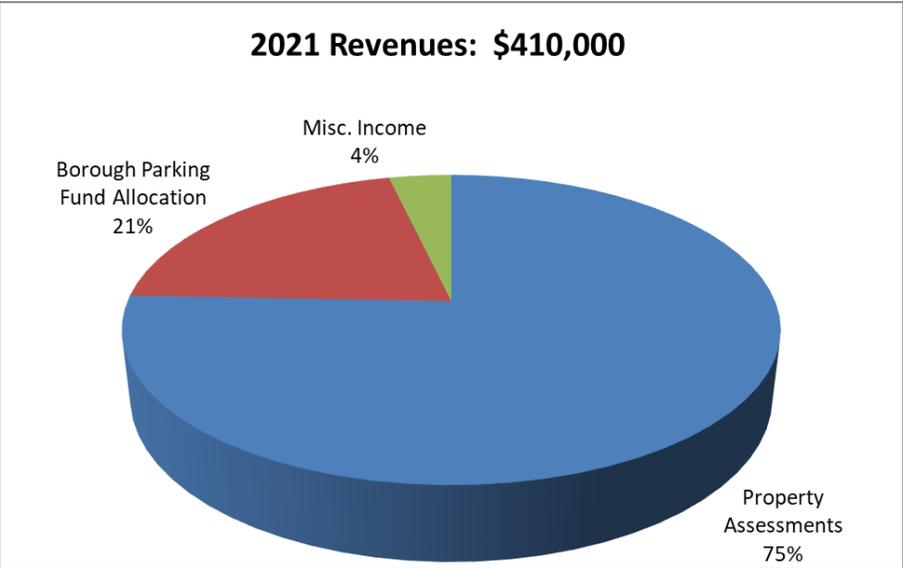
**VI. 2021 Budget (Projected)**

**REVENUES**

Property Assessments	\$310,000
Borough Parking Fund Allocation	\$85,000
Misc. Income	\$15,000
<b>TOTAL</b>	<b>\$410,000</b>

**EXPENDITURES**

BID Office Expense	\$75,000
Personnel	\$180,000
Marketing & Promotion	\$110,000
Safe, Clean, and Green	\$45,000
<b>TOTAL</b>	<b>\$410,000</b>



## **VII. NID Act 130 of 2000 Sections 5 (c) Requirements**

### **1. Map Indicating the Boundaries by Street of the BID for 2021-2025**

This map demonstrates the exact boundaries of the BID. Properties with commercial and industrial uses within these boundaries are considered to be benefited properties and will share the costs of the program by paying an annual assessment fee. These are properties classified by Chester County Assessment Office Land Use Codes as "Commercial" (C-10 through C-96), "Industrial" (M-10 through M-30), "Vacant Commercial" (V-11), "Dwelling with Commercial Use" (R-60 and R-61) and "Apt. Complexes (20 or more units)" with a mix of commercial and apartment use (R-90). Properties excluded from assessment are tax-exempt, purely residential, or utility properties. These are properties classified by Chester County Assessment Office Land Use Codes as "Tax-Exempt" (E-10 through E-90), purely "Residential" (R-10 through R-95, except R-60, R-61 and R-90), "Vacant Residential" (V-10) and "Public Utility" (U-03, U-04).



## **2. Description of the Boundaries by Street of the BID for 2021-2025**

The West Chester Business Improvement District boundaries fall between East Washington Street at the northwestern corner of the district, Patton Avenue at the northeastern corner, Miner Street at the southeastern corner of the district, and North Wayne Street at the southwestern corner of the district. The district boundaries include center street lines as well as parcel boundaries between streets. The basic contiguous boundaries with specific parcel exclusions and inclusions, include: East Washington Street between School Alley and North High Street, Patton Alley through to Evans Street, East Chestnut Street to East Prescott Alley, North Matlack Street to East Chestnut Street, East Chestnut Street to Patton Avenue, East Gay Street to Middle Alley, South Matlack Street to Cedar Alley, Sharon Alley to East Miner Street, Wilmont Mews Alley to East Miner Street, Woodbine Alley to Wollerton Alley, North Wayne Street to Harmony Alley, Potter Alley to West Gay Street, Granite Alley to Hannum Avenue, North New Street to West Prescott Alley, East Chestnut Street to North Church Street, Patton Alley to School Alley to East Washington Street.

## **3. Report from the Municipality**

3. i. Name of the proposed district. The name of the proposed district is the West Chester Business Improvement District.
3. ii. Description of Service Areas. The service areas of the proposed district are shown on the Map found in Section VII (1) and Section VII (2).
3. iii. List of properties to be assessed. The list of all properties to be assessed may be found in Appendix A.
3. iv. List of proposed improvements and cost. The proposed improvements in the NID are listed in Section V and the estimated costs are in Section VI.
3. v. Budget for FY 2021. The proposed budget for the first fiscal year is in Section VI.
3. vi. Revenue Sources. The proposed revenue sources for financing proposed improvements, programs and services are in Section V and Section VI.
3. vii. Time for implementation of improvements. The majority of improvements are ongoing programs. Capital projects in the budget will be implemented over the five-year period of the Plan.

- 3. viii. Identification of the Administrative Body. See Section III.
- 3. ix. Statutory authority. See Section III.
- 3. x. Method of determining the amount of the assessment. See Section III.

#### **4. Additional Requirements**

- 4. i. Duties and responsibilities of the NIDMA and the Municipal Corporation. See Section III.
- 4. ii. Written agreement of duties signed by both parties. See Section III and Appendix B.
- 4. iii. Participation by tax-exempt properties. See Section III.
- 4. iv. Municipal Corporation agreement to maintain services. See Section III and Appendix B.
- 4. v. Sunset provision for renewal. This plan will be in effect for a period of five (5) years starting January 1, 2021. After expiration of this plan on December 31, 2025, continuation of services and of property assessments will require a new approved plan.
- 4. vi. Collection of fees. The collection of all property assessment fees levied within the BID is the responsibility of the BID.
- 4. vii. Vote of assessed property owners. This section of the Neighborhood Improvement District Act provides that a negative/remonstrance vote of at least 40% of the property owners within the BID proposed in the plan is required to defeat the establishment of the proposed NID by filing objections with the clerk for the governing body of the municipality within 45 days of presentation of the final plan where the governing body of the municipality is inclined to establish the NID. Any objections to the plan and the reestablishment of the West Chester BID must be filed in writing by benefited property owners with the Borough Manager, c/o West Chester Borough, 401 East Gay Street, West Chester, PA 19380 within 45 days of the presentation of the final plan.

NOTE: Section 5 (b) of the NID, pertaining to procedures for establishment of the NID, states, "Any objections by property owners within the proposed NID must be made in writing by persons representing the ownership of 40%, in numbers, of the benefitted properties within the NID." [Clarifying that 40% pertains to number of properties, not number of owners].

## VIII. Appendices

### Appendix A - List of All Properties to be Assessed

The following is the list of properties to be assessed. This list is subject to change over the five-year period based on changes in land use classification by Chester County Assessment Office. The list reflects properties as of August 28, 2020.

<b>Parcel ID</b>	<b>Address</b>	<b>Owner of Record</b>
0105 02210000	226 N HIGH ST	UPTOWN! BRAVO THEATRE LLC
0105 02490000	211 N WALNUT ST	CRE REAL ESTATE PARTNERSHIP I LLC
0105 02500000	101 E CHESTNUT ST	CRE REAL ESTATE PARTNERSHIP I LLC
0105 02520000	107 E CHESTNUT ST	CRE REAL ESTATE PARTNERSHIP I LLC
0105 03520000	121 N WALNUT ST	BYRNES 121 N WALNUT LLC
0105 03530000	112 E CHESTNUT ST	WEST CHESTER BOROUGH
0105 03620000	145 E GAY ST	TOLENTINO ROBERT & ASUNCION
0105 03670000	135 E GAY ST	135 EAST GAY STREET LLC
0105 03680000	133 E GAY ST	133 EAST GAY STREET LP
0105 03690000	129 E GAY ST	GAY STREET DEVELOPMENT CO LLC
0105 03700000	127 E GAY ST	GAY STREET DEVELOPMENT CO LLC
0105 03700100	123 E GAY ST	WC MARKET STREET DEVELOPMENT CO LLC
0105 03710000	123 E GAY ST	WC MARKET STREET DEVELOPMENT CO LLC
0105 03720000	121 E GAY ST	GAY STREET DEVELOPMENT CO LLC
0105 03730000	119 E GAY ST	GAY STREET DEVELOPMENT CO LLC
0105 03740000	201 E GAY ST	220 CHESTNUT ASSOCIATES LP
0105 03860000	237 E GAY ST	CHESTNUT SQUARE RETAIL LLC
0105 04000000	202 E GAY ST	HISTORIC WEST CHESTER DEVELOPMENT CO LLC
0108 03410000	319 W GAY ST	CRW REALTY LP
0108 04080000	REAR N NEW ST	HICKS WILLIAM I
0108 04090000	28 N NEW ST	HICKS WILLIAM I
0108 04110000	24 N NEW ST	NANNI TIMOTHY A
0108 04190000	301 W MARKET ST	301 WEST MARKET STREET LP
0108 04200000	313 W MARKET ST	FREE RANGE ASSOCIATES II LP
0108 04220000	347 W MARKET ST	WC MARKET STREET DEVELOPMENT CO LLC
0108 04270000	355 W MARKET ST	S & S ZUKIN INVESTMENT CO LLC
0108 04350000	228 W GAY ST	CRC HOLDINGS LP
0108 04360000	220 W GAY ST	WEST GAY ENTERPRISE LLC
0108 04370000	212 W GAY ST	WEST CHESTER ACADEMY ASSOCIATES
0108 04380000	210 W GAY ST	MAURO NINO A MAURO MARIE C
0108 04420000	24 N DARLINGTON ST	DEPRISCO SALVATORE A WOODCOX LAURA O
0108 04430000	22 N DARLINGTON ST	ZELZNICK JONATHAN A & COLLEEN M
0108 04440000	20 N DARLINGTON ST	WESTBROOK BROWN REALTY LLC

<b>Parcel ID</b>	<b>Address</b>	<b>Owner of Record</b>
0108 04950000	322 W MARKET ST	FREE RANGE ASSOCIATES LP
0108 04950100	7 S WAYNE ST	BOYD ALLAN C JR
0108 049501A0	342 W MARKET ST	342 MARKET ASSOCIATES LP
0108 04970000	300 W MARKET ST	PROPERTY 52 WEST CHESTER LLC
0109 00030000	200 N HIGH ST	SUTTON-WALTERS LIMITED PARTNERSHIP SUTTON-WALTER LMT PNTSHIP
0109 00100000	151 W GAY ST	GAY STREET DEVELOPMENT CO LLC
0109 00120000	145 W GAY ST	GEORGE GEORGIA
0109 00130000	141 W GAY ST	DAMBRO JOSEPH
0109 00140000	139 W GAY ST	ZUKIN STANFORD & ELSA PROPERTIES LLC
0109 00150000	135 W GAY ST	CUGINO MICHAEL & MARINA
0109 00160000	131 W GAY ST	SHIM JE CHUN & NANCY KYUNG SUN
0109 00170000	129 W GAY ST	LAURENTO JOHN E & WENDY S
0109 00180000	123 W GAY ST	FERTIK ASSOCIATES INC
0109 00190000	115 W GAY ST	REINAS GEORGE W SR & DONNA L
0109 00190100	113 W GAY ST	REINAS GEORGE W SR & DONNA L
0109 00200000	105 W GAY ST	SHUR JAY
0109 00210000	100 N CHURCH ST	SHUR JAY
0109 00220000	118 N CHURCH ST	SINGER MICHAEL 2005 GST EXEMPT TRUST FOR SINGER JACOB ETAL
0109 00230000	120 N CHURCH ST	CHURCH STREET MARKET PARTNERS LLC
0109 00240000	126 N CHURCH ST	WEST DEBORAH A ANSTEY R KIT
0109 00250000	128 N CHURCH ST	COOK ALLEN G & DOLORES L
0109 00270000	134 N CHURCH ST	WESTBRIDGE INVESTMENTS LLC
0109 00280000	136 N CHURCH ST	CHURCH & CHESTNUT ST (A PARTNERSHIP)
0109 00290000	123 N CHURCH ST	WC MARKET STREET DEVELOPMENT CO LLC
0109 00300000	125 133 N CHURCH ST	WILSON BARBARA M
0109 00320000	18 W CHESTNUT ST	COMITTA THOMAS J JR & CAROLYN T
0109 00330000	16 W CHESTNUT ST	SPACKMAN RANDELL H
0109 00340000	14 W CHESTNUT ST	SPACKMAN RANDELL H
0109 00350000	118 N HIGH ST	HIGH STREET WCLP
0109 00360000	1 W GAY ST	1 WEST GAY PARTNERS LP
0109 00370000	13 W GAY ST	BOODAN HOLDINGS LLC
0109 00380000	15 W GAY ST	CHESTER COUNTY BAR ASSOCIATION
0109 00390000	17 W GAY ST	HP WC LLC
0109 00400000	27 W GAY ST	INZONE SALVATORE SR INZONE ANNA MARIA
0109 00420000	31 W GAY ST	CASMOS LIQUOR LLC
0109 00430000	37 W GAY ST	BROWN HOLLY V
0109 00440000	33 W PRESCOTT ALY	BROWN HOLLY V
0109 00450000	39 W GAY ST	TONDEE ASSOCIATES LLP
0109 00460000	41 W GAY ST	BLEVINS SARA B

<b>Parcel ID</b>	<b>Address</b>	<b>Owner of Record</b>
0109 00470000	107 N CHURCH ST	CFAA-WC LLC
0109 00480000	109 N CHURCH ST	GOT INVESTMENTS LLC
0109 00490000	111 N CHURCH ST	UNDERWOOD WILLIAM L II & PATRICIA ANN
0109 00500000	123 N HIGH ST	COMERFORD PATRICK COMERFORD KATHRYN K
0109 00510000	123 N HIGH ST	COMERFORD PATRICK & KATHRYN
0109 00520000	127 N HIGH ST	COMERFORD PATRICK J & KATHRYN K
0109 00540000	137 N HIGH ST	FOX CHASE BLDG LP
0109 00540100	131 N HIGH ST	STACK KIMBERLY A
0109 00560000	39 E GAY ST	ZUKIN PROPERTIES TRUSTS
0109 00560100	33 E GAY ST	ZUKIN PROPERTIES TRUSTS
0109 00570000	29 E GAY ST	ZUKIN STANFORD & ELSA FAMILY TRUST
0109 00580000	17 E GAY ST	EASTERN WEST CHESTER PARTNERS LP
0109 00590000	15 E GAY ST	EASTERN WEST CHESTER PARTNERS LP
0109 00600000	111 N HIGH ST	111 NORTH HIGH ASSOCIATES LP
0109 00610000	115 N HIGH ST	MERADIA HOLDINGS LLC
0109 00620000	119 N HIGH ST	MERADIA HOLDINGS LLC
0109 00680000	158 W GAY ST	DARLINGTON COMMONS LP
0109 00710000	150 W GAY ST	ANDRAOS YOUSSEF S ANDRAOS GEORGE ETAL
0109 00720000	148 W GAY ST	ANDRAOS GEORGE S & WENDY ANDRAOS GEORGES A/K/A
0109 00730000	146 W GAY ST	FORGANG LEE R
0109 00740000	142 W GAY ST	GAY STREET DEVELOPMENT CO LLC
0109 00750000	140 W GAY ST	MOYERS HAROLD B
0109 00760000	138 W GAY ST	MOYERS HAROLD B
0109 00770000	136 W GAY ST	I & B PROPRETIES LLC
0109 00780000	132 W GAY ST	FAGGIOLI DAVID A FAGGIOLI KELLY
0109 00790000	128 W GAY ST	GAY STREET DEVELOPMENT CO LLC
0109 00800000	124 W GAY ST	LONGPORT PROPERTIES INC
0109 00810000	116 W GAY ST	NCA INVESTMENTS LLC
0109 00820000	114 W GAY ST	NCA INVESTMENTS LLC
0109 00830000	100 W GAY ST	GIUNTA LEONARD C
0109 00840000	32 N CHURCH ST	WEST CHESTER AREA SENIOR CENTER
0109 00840100	106 W GAY ST	GAY STREET DEVELOPMENT CO LLC
0109 00850000	30 N CHURCH ST	OGBORN JEFFREY P LEVERAGE CONSTRUCTION GROUP LLC
0109 00850100	22 N CHURCH ST	SYNCHRONY ALLIANCE LLC
0109 00870000	18 N CHURCH ST	FATIRI ENTERPRISES LLC
0109 00870100	112 W COURTHOUSE ALY	RODY MICHAEL T
0109 00880000	10 N CHURCH ST	HEADWATERS ASSOCIATES
0109 00890000	107 W MARKET ST	HEADWATERS ASSOCIATES
0109 00900000	111 W MARKET ST	KAPLAN IVAN & LISA

<b>Parcel ID</b>	<b>Address</b>	<b>Owner of Record</b>
0109 00910000	113 W MARKET ST	MCFADDEN JOHN P & YVONNE
0109 00920000	121 W MARKET ST	SYVOTA LLC
0109 00930000	123 W MARKET ST	SOCIETY HILL CLUBS LLC SOCIETY HILL CLUB MANAGEMENT LLC
0109 00940000	129 W MARKET ST	SOCIETY HILL CLUBS LLC SOCIETY HILL CLUB MANAGEMENT LLC
0109 00950000	131 W MARKET ST	WC MARKET STREET DEVELOPMENT CO LLC
0109 00960000	133 W MARKET ST	GOLDBERG LAWRENCE A & DARCIE L
0109 00970000	135 W MARKET ST	GOLDBERG LAWRENCE A & DARCIE L
0109 00990000	139 W MARKET ST	NANNI TIMOTHY A NANNI SANDRA LYNN
0109 01000000	10 N HIGH ST	D-TOWN ASSOCIATES
0109 01000100	17 N CHURCH ST	44 WEST GAY LLC
0109 01030000	20 W GAY ST	TJF PROPERTIES I LLC
0109 01040000	18 W GAY ST	TJF PROPERTIES I LLC
0109 01050000	14 W GAY ST	CORREA GUSTAVO & ROSEMARY
0109 01060000	8 W GAY ST	RODY MICHAEL T
0109 01080000	2 W GAY ST	MAYFIELD INVESTMENTS LLC
0109 01090000	18 N HIGH ST	LORFAM ASSOC
0109 01140000	39 W MARKET ST	33-35-37-39 WEST MARKET ST LLC
0109 01150000	1 N CHURCH ST	WC MARKET STREET DEVELOPMENT CO LLC
0109 01170000	9 N CHURCH ST	7 N CHURCH STREET LLC
0109 01180000	11 N CHURCH ST	11 NORTH CHURCH STREET LLC
0109 01190000	15 N CHURCH ST	15 NORTH CHURCH LLC
0109 01200000	1 N HIGH ST	FIRST NATIONAL BANK OF CHESTER COUNTY
0109 01210000	5 N HIGH ST	FIRST NATIONAL BANK OF CHESTER COUNTY
0109 01220000	9 N HIGH ST	STANAB LP
0109 01230000	15 N HIGH ST	15-17 HIGH ASSOCIATES LP
0109 01240000	23 N HIGH ST	RIPER JOSEPH G & SANDRA L
0109 01240100	29 N HIGH ST	PULIZZI REAL ESTATE LLC
0109 01250000	8 E GAY ST	EIGHT EAST GAY STREET LLC
0109 01260000	10 E GAY ST	SIDE BAR & RESTAURANT INC
0109 01270000	16 E GAY ST	MCFADDEN JOHN P & YVONNE
0109 01280000	20 E GAY ST	15-17 HIGH ASSOCIATES LP
0109 01290000	26 E GAY ST	15-17 HIGH ASSOCIATES LP
0109 01300000	36 E GAY ST	GUADAGNINI ROBERTO
0109 01310000	38 E GAY ST	GUADAGNINI ROBERTO
0109 01310100	42 E GAY ST	NTONTOS VASILIKI
0109 01320000	22 N WALNUT ST	GIOVANNELLO ENTERPRISES LLC
0109 01330000	14 N WALNUT ST	15-17 HIGH ASSOCIATES LP
0109 01340000	37 E MARKET ST	STANAB LP
0109 01350000	31 E MARKET ST	STANAB LP

<b>Parcel ID</b>	<b>Address</b>	<b>Owner of Record</b>
0109 01360000	21 E MARKET ST	STANAB LP
0109 01370000	13 N WALNUT ST	YJK PROPERTY LLC
0109 01380000	15 N WALNUT ST	NARWHALE LP
0109 01390000	19 N WALNUT ST	SMITH RONALD V & CHRISTINE
0109 01400000	100 E GAY ST	TOLSDORF RICHARD E & MEREDITH KANE TOLSDORF FAMILY LP
0109 01410000	104 E GAY ST	104 E GAY ST LLC
0109 01420000	106 E GAY ST	SCHICK FRANCES M
0109 01430000	112 E GAY ST	110-112 E GAY ST LLC
0109 01430100	110 E GAY ST	110-112 E GAY ST LLC
0109 01440000	116 E GAY ST	GAY STREET RESTAURANT DEVELOPMENT LLC
0109 01450000	122 E GAY ST	GAY STREET RESTAURANT DEVELOPMENT LLC
0109 01460000	124 E GAY ST	124 E GAY ST LLC
0109 01470000	126 E GAY ST	126 E GAY ST LLC
0109 01480000	128 E GAY ST	REBEL PROPERTIES LLC
0109 01490000	132 E GAY ST	MID-ATLANTIC SOCIETY HILL LLC SOCIETY HILL CLUBS LLC
0109 01510000	138 E GAY ST	MILK BOTTLE LLC
0109 01520000	142 E GAY ST	NULTY SCOTT & MARGARET E
0109 01530000	152 E GAY ST	ZUKIN STANFORD & ELSA FAMILY TRUST
0109 01530100	150 E GAY ST	ZUKIN STANFORD & ELSA FAMILY TRUST
0109 01530200	148 E GAY ST	SALAHUDDIN AMNA
0109 01560000	133 E MARKET ST	SEELAUS PETER J & ANNE KAI
0109 01590000	127 E MARKET ST	KERR ROBERT BACCHUS PEARL ETAL
0109 01610000	123 E MARKET ST	WROTEN THOMAS E WROTEN DENISE R
0109 01620000	121 E MARKET ST	121 EAST MARKET STREET LLC
0109 01670000	5 N WALNUT ST	USMANI SAEED A & SAADAT S
0109 01680000	9 N WALNUT ST	HISTORIC WEST CHESTER DEVELOPMENT CO LLC
0109 01880000	236 W MARKET ST	234-236 WEST MARKET ST LLC
0109 01890000	232 W MARKET ST	CHOTKOWSKI ALEXANDER J & KIMBERLY S
0109 01900000	230 W MARKET ST	SERVICE FAMILY LP
0109 01910000	228 W MARKET ST	GUISEPPE DAWN E C
0109 01920000	226 W MARKET ST	226 WEST MARKET ST LLC
0109 01950000	200 W MARKET ST	ROTHWELL JOHN P JR ROTHWELL SHARON S
0109 01960000	28 S DARLINGTON ST	28 SOUTH DARLINGTON ENTERPRISES LLC
0109 02130000	29 S DARLINGTON ST	L & K REAL ESTATE LLC
0109 02150000	142 W MARKET ST	WOOD WILLIAM S II YOUNG JOHN C ETAL
0109 02170000	138 W MARKET ST	BOTTOS ELEFATHERIOS & VASILIKI
0109 02180000	136 W MARKET ST	136 W MARKET NTONTOS LP
0109 02200000	128 W MARKET ST	LAPA 2 LP
0109 02210000	126 W MARKET ST	KAHN DAVID S

<b>Parcel ID</b>	<b>Address</b>	<b>Owner of Record</b>
0109 02220000	120 W MARKET ST	WOOD HOPE M
0109 02230000	118 W MARKET ST	MERCNER RICHARD G & WOOD WILLIAM S 2ND
0109 02240000	110 W MARKET ST	KNIGHTS OF COLUMBUS
0109 02250000	108 W MARKET ST	WC MARKET STREET DEVELOPMENT CO LLC
0109 02270000	100 W MARKET ST	MANITO ABSTRACT CO INC
0109 02280000	10 S CHURCH ST	MASONIC ASSOC OF WEST CHESTER PA
0109 02290000	14 S CHURCH ST	BLASIOTTI ROBERT V
0109 02300000	16 S CHURCH ST	NTONTOS VASILIKI
0109 02310000	18 S CHURCH ST	NTONTOS VASILIKI NTONTOS SPIROS
0109 02320000	22 S CHURCH ST	CATHEDRAL INVESTMENTS LLC
0109 02330000	24 S CHURCH ST	CATHEDRAL INVESTMENTS LLC
0109 02340000	26 S CHURCH ST	ABRAHAMS ROSALYN & NEIL
0109 02350000	30 S CHURCH ST	WINGERD HAROLD H JR & CAROL F
0109 02360000	32 S CHURCH ST	CHURCH STREET PARTNERS
0109 02500000	29 S CHURCH ST	HALLADAY NICHOLAS & NANCY A
0109 02510000	27 S CHURCH ST	MEGILL HOMES LLC
0109 02520000	25 S CHURCH ST	LEHMAN MICHAEL S & WENDY
0109 02530000	23 S CHURCH ST	VELEZ MANUEL A VELEZ UBEL G
0109 02540000	21 S CHURCH ST	CHURCH STREET PARTNERS
0109 02550000	19 S CHURCH ST	ALETHEIA CHARIS PROPETIES LLC
0109 02560000	17 S CHURCH ST	ALETHEIA CHARIS PROPERTIES LLC
0109 02560100	18 WILMONT MEWS ALY	PIOLA CHARLES C JR PIOLA JUNE W
0109 02570000	15 S CHURCH ST	REPUBLICAN COMMITTEE OF CHESTER COUNTY
0109 02580000	14 WILMONT MEWS ALY	GRABILL MATTHEW C & LAURENE A
0109 02580100	13 S CHURCH ST	HISTORIC WEST CHESTER DEVELOPMENT CO LLC
0109 02590000	11 S CHURCH ST	PELLINI JAMES C & YONA Y
0109 02610000	50 W MARKET ST	50 WEST MARKET ASSOCIATES LP
0109 02630000	28 W MARKET ST	CHESTER COUNTY COMMUNITY FOUNDATION
0109 02640000	22 W MARKET ST	JEFFERIS CHARLES R LIVING TRST/JEFFERIS PATRICIA S/LIVING TRST ET
0109 02650000	20 W MARKET ST	MYERS MARY WADE & WILLIAM D
0109 02660000	14 W MARKET ST	KRUS II LLC
0109 02670000	12 W MARKET ST	GUADAGNINI LP
0109 02680000	6 W MARKET ST	CARLINI JOSEPH A JR & LISA
0109 02690000	2 W MARKET ST	MYLES LAND & IMPROVEMENT CO LLC
0109 02700000	22 24 S HIGH ST	WEST CHESTER BOROUGH
0109 02720000	26 S HIGH ST	MACELREE HARVEY ENTERPRISES
0109 02730000	28 S HIGH ST	SPRINGER REALTY LLC
0109 02740000	30 S HIGH ST	MACELREE HARVEY ENTERPRISES
0109 02750000	34 S HIGH ST	CHEN PROPERTIES LLC

<b>Parcel ID</b>	<b>Address</b>	<b>Owner of Record</b>
0109 02760000	38 S HIGH ST	MACELREE HARVEY ENTERPRISES
0109 02770000	17 W MINER ST	MACELREE HARVEY ENTERPRISES
0109 02800000	9 E MINER ST	ADAMS RICHARD G
0109 02810000	39 S HIGH ST	LASKO VIVIAN
0109 02820000	37 S HIGH ST	CHESTER COUNTY DEMOCRATIC COMMITTEE
0109 02830000	35 S HIGH ST	PACOMPOUND LLC
0109 02840000	33 S HIGH ST	HICKS WILLIAM I
0109 02850000	31 S HIGH ST	HICKS WILLIAM I
0109 02860000	29 S HIGH ST	29 HIGH STREET LLC
0109 02870000	27 S HIGH ST	HIGH STREET VENTURES
0109 02880000	25 S HIGH ST	GENTILEMAN LLC
0109 02890000	21 S HIGH ST	KOV PARTNERSHIP T/A KROMBOLZ ERNEST H JR ETAL
0109 02900000	19 S HIGH ST	WUSINICH JOSEPH F III
0109 02910000	15 S HIGH ST	BARNABYS HIGH STREET INC
0109 02910100	7 S HIGH ST	BARNABYS HIGH STREET INC
0109 02940000	1 S HIGH ST	JPMORGAN CHASE BANK
0109 02950000	14 E MARKET ST	TUPAN NICHOLAE TUPAN VASILICA
0109 02960000	16 E MARKET ST	BROOKS WEST CHESTER REAL ESTATE LLC
0109 02970000	20 E MARKET ST	SMART REALTY LLC
0109 02980000	22 E MARKET ST	22 EAST MARKET STREET LLC
0109 02990000	24 E MARKET ST	TWENTY FOUR EAST PARTNERSHIP
0109 03000000	26 E MARKET ST	TWENTY FOUR EAST PARTNERSHIP
0109 03010000	30 E MARKET ST	TWENTY FOUR EAST PARTNERSHIP
0109 03020000	32 E MARKET ST	LYNCH BARBARA B
0109 03030000	34 E MARKET ST	LYNCH WILLIAM F & BARBARA B
0109 03040000	38 E MARKET ST	WC RESTAURANT DEVELOPMENT LLC
0109 03050000	40 E MARKET ST	WC RESTAURANT DEVELOPMENT LLC
0109 03190000	102 E MARKET ST	WGT HOLDINGS LP
0109 03210000	124 E MARKET ST	MARKET STREET FLATS LP
0109 03270000	130 E MARKET ST	WILSON CHRISTOPHER
0109 03280000	134 E MARKET ST	134 EAST MARKET STREET LLC
0109 03290000	138 E MARKET ST	138 EAST MARKET STREET LLC
0109 03300000	142 E MARKET ST	S&S ZUKIN INVESTMENT CO LLC
0109 04630000	16 W MINER ST	SCHMIDT PARTNERSHIP

Source: Chester County Board of Assessment Tax Billing File (AP900) as of April 13, 2020; ChescoPIN Current Assessment by Real Estate Sales and Owner as of August 28, 2020.

## **Appendix B – Agreement between West Chester Borough and the West Chester Business Improvement District**

### **AGREEMENT BETWEEN WEST CHESTER BOROUGH AND THE WEST CHESTER BUSINESS IMPROVEMENT DISTRICT AUTHORITY**

THIS AGREEMENT is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2020, between WEST CHESTER BOROUGH (the "Borough"), and WEST CHESTER BUSINESS IMPROVEMENT DISTRICT AUTHORITY, ("WC BID Authority") pursuant to the Neighborhood Improvement District Act, 2000, Dec. 20, P.L. 949, No. 130, § 1, 73 P.S. § 831-840 (the "NID ACT").

#### WITNESSETH:

WHEREAS, the Borough is a municipal corporation organized pursuant to the Home Rule and Optional Plans Law, 53 Pa.C.S. § 2901 *et seq.*, and the WC BID Authority is a municipal authority created pursuant to the Municipality Authorities Act of 1945, Act of May 2, 1945, P.L. 382, as amended (the "Act"); and

WHEREAS, in Ordinance No. 15-2015, adopted by Borough Council of the Borough on November 17, 2015, the Borough established a Neighborhood Improvement District known as the "West Chester Business Improvement District" and designated the existing WC BID Authority to act as the neighborhood improvement district management association ("NIDMA") as defined by the NID Act; and

WHEREAS, as a condition to establishing a Neighborhood Improvement District, the NID Act requires that the Borough and the NIDMA enter into an agreement identifying the Borough's and the NIDMA's responsibilities and duties with respect to the NID; and

WHEREAS, the parties hereto are desirous of entering into the required Agreement in accordance with the NID Act.

NOW, THEREFORE, the parties hereto, intending to be legally bound hereby, covenant and agree as follows:

1. Designations. The Borough shall be designated as the creating municipality for the Neighborhood Improvement District with all the powers and responsibilities of such a municipal corporation with respect to the Neighborhood Improvement District as set forth and provided by the NID Act. The WC BID Authority shall be designated the NIDMA for the West Chester Business Improvement District with all the powers and responsibilities of a NIDMA as set forth and provided by the NID Act.

2. Cooperation. The Borough and the WC BID Authority may, from time to time, cooperate in implementing certain projects, programs and/or services pursuant to the final neighborhood improvement district plan as adopted pursuant to the Act and NID Act.
3. Specific Responsibilities of the Borough. The Borough will maintain the same level of municipal programs and services provided within the West Chester Business Improvement District before designation as a NID as after the West Chester Improvement District designation. The Borough will maintain at least one Borough council member on the WC BID Authority Board at any one time during the operation and existence of the West Chester Business Improvement District.
4. Specific Responsibilities of the WC BID Authority. The WC BID Authority will be responsible for governing the West Chester Business Improvement District, through its Board, and implementing the final plan of the West Chester Business Improvement District as duly adopted pursuant to the Act. The WC BID Authority will act in accordance with WC BID Authority's Amended and Restated Articles of Incorporation dated September 19, 2005, which were filed with the Pennsylvania Department of State on October 18, 2005. Additionally, the WC BID Authority will operate in accordance with the WC BID Authority Bylaws adopted on January 19, 1999, as may be amended from time to time.
5. Integration/Severance. This document, including all attachments and all other documents that have been incorporated by reference, contain all the terms, provisions, and conditions of the Agreement. All provisions hereof are intended by the parties to be whole and entire, and no provision, nor any part hereof, is intended to be severable.
6. Parties to Agreement and Governing Law. This Agreement shall extend to and bind the parties hereto, and their respective heirs, executors, administrators, successors, and assigns. The validity and effect of this agreement shall be determined by reference to the law of the Commonwealth of Pennsylvania.
7. Termination. This Agreement shall terminate on December 31, 2025 unless agreed to otherwise by the parties hereto.

IN WITNESS WHEREOF, the parties hereto have set their hand and seals the day and year first above written.

**THE WEST CHESTER BUSINESS  
IMPROVEMENT DISTRICT  
AUTHORITY**

**THE BOROUGH OF WEST CHESTER,  
CHESTER COUNTY, PENNSYLVANIA**

BY:

\_\_\_\_\_  
Sandra Riper  
Chair

BY:

\_\_\_\_\_  
Michael Galey  
Borough Council President

ATTEST: \_\_\_\_\_

ATTEST: \_\_\_\_\_