



City of Philadelphia

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

**BILL NO. 090704
(As Amended, 2/9/10)**

Introduced October 8, 2009

Councilmember Tasco

**Referred to the
Committee on Rules**

AN ORDINANCE

Establishing a neighborhood improvement district in an area that generally includes Cheltenham Avenue with boundaries of Wadsworth Avenue on the west and Broad Street on the east, Ogontz Avenue with boundaries of Cheltenham Avenue on the north and 67th Avenue on the south and Wadsworth Avenue with boundaries of Cheltenham Avenue on the northeast and Michener Avenue on the southwest; to be known as The Greater Cheltenham Avenue Business Improvement District; designating Greater Cheltenham Avenue Business Improvement District Inc., a Pennsylvania nonprofit corporation, as the Neighborhood Improvement District Management Association for the District; approving a plan for the District, including a list of proposed improvements and their estimated cost, and providing for assessment fees to be levied on property owners within the District; authorizing the Director of Commerce, on behalf of the City, to execute an agreement with Greater Cheltenham Avenue Business Improvement District Inc. relating to the District; and authorizing Greater Cheltenham Avenue Business Improvement District Inc., to assess property owners within the District a special property assessment fee to be used in accordance with the approved plan, all in accordance with the provisions of the Community and Economic Improvement Act and under certain terms and conditions.

WHEREAS, Council is authorized by the Community and Economic Improvement Act ("Act") (53 P.S. §18101 *et. seq.*) 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

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WHEREAS, The purpose of this Ordinance is to establish a neighborhood improvement district in the Cheltenham Avenue area, to be known as The Greater Cheltenham Avenue Business Improvement District ("District"); and

WHEREAS, The District shall operate under the Neighborhood Improvement District Management Association (NIDMA), known as Greater Cheltenham Avenue Business Improvement District Inc., a Pennsylvania nonprofit corporation. Greater Cheltenham Avenue Business Improvement District Inc. is also the NIDMA for an abutting neighborhood improvement district established in Cheltenham Township that will operate cooperatively with the District; and

WHEREAS, All procedures required by the Act for establishment of the District have been followed; in particular, more than forty-five (45) days have elapsed from the last public hearing required by the Act, and the Clerk of Council has not received objections filed by fifty-one percent (51%) or more of the affected property owners or property owners whose property valuation as assessed for taxable purposes amounts to fifty-one percent (51%) of the total property valuation within the proposed boundaries of the District; now, therefore

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. In accordance with the provisions of the Community and Economic Improvement Act ("Act") (53 P.S. §18101 *et. seq.*), a neighborhood improvement district is hereby established in the Cheltenham Avenue area, within the boundaries set forth in Exhibit "A-1" attached hereto. The district shall be known as The Greater Cheltenham Avenue Business Improvement District ("District").

SECTION 2. Greater Cheltenham Avenue Business Improvement District Inc., a Pennsylvania nonprofit corporation, is hereby designated as the Neighborhood Improvement District Management Association for the District.

SECTION 3. Council hereby approves as the final plan for the District the plan set forth in Exhibit "A" attached hereto. Greater Cheltenham Avenue Business Improvement District Inc. is hereby authorized to assess property owners within the District a special property assessment fee in accordance with the provisions of the final plan and the provisions of the Act. In addition, in the case of default in the payment of any assessment fee for a period of 90 days or more after such fee becomes due, Greater Cheltenham Avenue Business Improvement District Inc. is hereby authorized to collect the entire assessment fee with accrued interest in accordance with the provisions of the final plan and the Act.

SECTION 4. The Director of Commerce, on behalf of the City, is hereby authorized to enter into an agreement with Greater Cheltenham Avenue Business Improvement

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District Inc., in a form approved by the City Solicitor, which agreement shall include the following provisions:

(a) A detailed description of the respective duties and responsibilities of the City and of Greater Cheltenham Avenue Business Improvement District Inc. with respect to the District as set forth in the final plan approved under Section 3;

(b) A requirement that the City will maintain within the District the same level of municipal programs and services that were provided within the District before its establishment;

(c) A "sunset provision" under which the agreement will terminate five years from the date this Ordinance becomes law and may not be renewed unless the District is continued beyond that date in accordance with the sunset provisions of Section 6 of this Ordinance;

(d) A requirement that Greater Cheltenham Avenue Business Improvement District Inc. will be responsible for the collection of all property assessment fees and any interest thereon within the District and the City's agreement to file any necessary liens for nonpayment of property assessment fees as set forth in the Act at 53 P.S. §18107(A)(10); and

(e) A requirement that in the case of default in the payment of any assessment fee for a period of 90 days or more after such fee becomes due, the entire assessment fee with accrued interest, at a rate as set forth in the final plan, shall become due.

SECTION 5. The District shall terminate five years from the date this Ordinance becomes law in accordance with the provisions of the final plan approved under Section 3. The District may be continued beyond that date only if Council reenacts this Ordinance following a review of the District and the programs and services provided by Greater Cheltenham Avenue Business Improvement District Inc. within the District.

SECTION 6. The Chief Clerk shall keep on file the document referred to as Exhibit A in Section 3 of this Ordinance, and all accompanying documents referenced in Exhibit A, and shall make them available for inspection by the public during regular office hours.

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EXHIBIT A**PRELIMINARY PLAN FOR THE
GREATER CHELTENHAM AVENUE BUSINESS
IMPROVEMENT DISTRICT (“DISTRICT”)
AND REPORT OF THE CITY OF PHILADELPHIA
CONCERNING THE DISTRICT**

1. The name of the proposed neighborhood improvement district shall be The Greater Cheltenham Avenue Business Improvement District (“District”). A map of the District is attached as Exhibit A-1 and shall be kept on file with the Chief Clerk to be made available for inspection by the public during regular office hours. For purposes of this Preliminary Plan and Bill No. 090704, the "District" shall refer only to the Philadelphia areas shaded in pink on the map at Exhibit A-1, and shall include all of the properties listed in Exhibit A-2.

2. The service area of the proposed district shall include all taxable commercial properties and residential properties containing five (5) or more residential units within an area that generally includes Cheltenham Avenue with boundaries of Wadsworth Avenue on the west and Broad Street on the east, Ogontz Avenue with boundaries of Cheltenham Avenue on the north and 67th Avenue on the south and Wadsworth Avenue with boundaries of Cheltenham Avenue on the northeast and Michener Avenue on the southwest, all more precisely defined as provided in the preceding paragraph 1.

This area is referred to as the “whole district.” While the service area does contain other residential properties, the Greater Cheltenham Avenue Business Improvement District’s assessed properties include: those properties that are commercial, as defined by the Community and Economic Improvement Act, 53 P.S. § 1801 *et seq.*; and residential properties containing five (5) or more residential units. Furthermore, tax-exempt properties located within the district will not be assessed and will be encouraged to contribute cash or in-kind services.

3. A list of all properties to be assessed is attached as Exhibit A-2.

4. A list of proposed improvements and services within the District and their estimated cost for the first year of operation are as follows:

- a. Supplementary Security Ambassadors: Security services will include, but not be limited to, establishing a District public safety committee and ambassadors to work with local police and individual business operators in order to improve public safety and the district’s public safety image. (Budget allocation for Year 1: \$12,881.81)

- b. Maintenance, Operations and Beautification. A private cleaning firm will be hired for the purpose of cleaning sidewalks and street gutters in the District. (Budget allocation for Year 1: \$9,758.95)

 - c. Marketing - CustomerAttraction. Marketing and promotion services will include: increasing business and customer attraction, by working with the real estate industry and property owners to attract strong new businesses which will draw more customers; and preparing new marketing kits which will include up-to-date demographics and business highlights. (Budget allocation for Year 1: \$9,758.95)

 - d. Administration: The administrative costs will include, among other things, marketing and production of a regular e-mail newsletter, the performance of an annual audit, the preparation of an annual report to be disseminated among the benefiting properties and tenants, and grant writing to expand programs and to advance streetscape and parking projects. The marketing /management element will have the following responsibilities: producing newsletters, conducting surveys, public relations, assisting the Board and Committees, planning and overseeing events, keeping marketing up to date, cooperating with realtors and developers, façade improvements, grant and sponsorship solicitation, contacting city agencies, overseeing board member selection, contractor selection and oversight, and such additional duties as may be determined from time to time by the Board. (Budget allocation for Year 1: \$6,636.07)

 - e. Capital Improvements. Nor physical improvements are planned. No capital expenditures are planned. (\$0)
5. The proposed budget for the first fiscal year is \$39,035.78 and is attached as Exhibit A-3. The budget for subsequent years, with inflation taken into account as set forth in paragraph 10, is as follows: Year 2: \$40,597.21; Year 3: \$42,221.10; Year 4: \$43,909.95 Year 5: \$45,666.34.
6. The proposed revenue source for financing all proposed improvements, programs and services will be assessments on real property within the service area as provided in paragraph 2 above.
7. The estimated time for implementation and completion of all proposed improvements, programs and services is five years, which corresponds to the initial term of the District.
8. The administrative body that will govern and administer the District is the non-profit corporation, Greater Cheltenham Avenue Business Improvement District Inc.
9. The by-laws of Greater Cheltenham Avenue Business Improvement District Inc. are attached as Exhibit A-4.

10. The method of determining the amount of the assessment fee to be levied on property owners within the District is as follows: The cost of services for the District will be equitably apportioned among all benefiting properties within the whole district service area. Using the Board of Revision of Taxes (BRT) assessments from 2007, the District's assessment fee will be calculated as 6.3394% of the real estate taxes due on benefiting commercial properties within the service area and as 3.1697% of the real estate taxes due on residential properties containing five (5) or more residential units. To account for inflation, such assessment shall increase annually by 4% of the base amount. In addition, in the case of default in the payment of the assessment fee for a period of 90 days or more after such fee becomes due, the entire assessment fee with accrued interest at the rate of 8% shall become due.

11. The specific duties and responsibilities of City of Philadelphia and Greater Cheltenham Avenue Business Improvement District Inc. with respect to the District are as follows:

- a. The City will be responsible for maintaining the same level of municipal programs and services within the District after its designation as a neighborhood improvement district as before such designation. The City also will be responsible for applying liens on properties for non-payment of property assessment fees as set forth in the Act at 53 P.S. §18107(A)(10).
- b. Greater Cheltenham Avenue Business Improvement District Inc. shall fulfill all the duties and responsibilities of a Neighborhood Improvement District Management Association (NIDMA) as set forth in the Community and Economic Improvement Act (53 P.S. § 18101 *et. seq.*). In its capacity as the NIDMA, Greater Cheltenham Avenue Business Improvement District Inc. shall be responsible for the collection of all property assessment fees (and any interest due thereon as provided in Section 10) levied within the District and also shall annually submit an audit by an independent accountant of all income and expenditures to the Department of Community and Economic Development, the Director of Commerce of the City and the Clerk of City Council within 120 days after the end of each fiscal year, and submit a report, including financial and programmatic information and a summary of audit findings, to the Director of Commerce of the City, the Clerk of City Council and all assessed property owners located in the District, as required by 53 P.S. §18109.

12. A written agreement will be signed by the City and Greater Cheltenham Avenue Business Improvement District Inc. containing the following provisions:

- a. The respective duties of the City and Greater Cheltenham Avenue Business Improvement District Inc. with respect to the District as set forth in paragraph 11 above;
 - b. The City's agreement to maintain within the District the same level of municipal programs and services that were provided within the District before its establishment;
 - c. A "sunset provision" under which the agreement will expire in five years and not be renewed unless the District is continued beyond that date pursuant to reenactment of the ordinance establishing the District; and
 - d. Greater Cheltenham Avenue Business Improvement District Inc.'s agreement to be responsible for the collection of all property assessment fees (and any interest due thereon as provided in Section 10) levied within the District and the City's agreement to file any necessary liens for nonpayment of property assessment fees as set forth in the Act at 53 P.S. § 18107 (A)(10).
13. The District will allow for and encourage tax-exempt property owners to provide in-kind or financial contributions to Greater Cheltenham Avenue Business Improvement District Inc. if not assessed, in lieu of a property assessment fee.
14. The negative vote of at least fifty-one percent (51%) of the property owners within the District, or property owners within the District whose property valuation as assessed for taxable purposes amounts to fifty-one percent (51%) of the total property valuation located within the District proposed in the final plan, shall be required to defeat the establishment of the proposed District by filing objections to the clerk for the governing body of the municipality within forty-five (45) days of presentation of the final plan.

EXHIBIT A-1 MAP

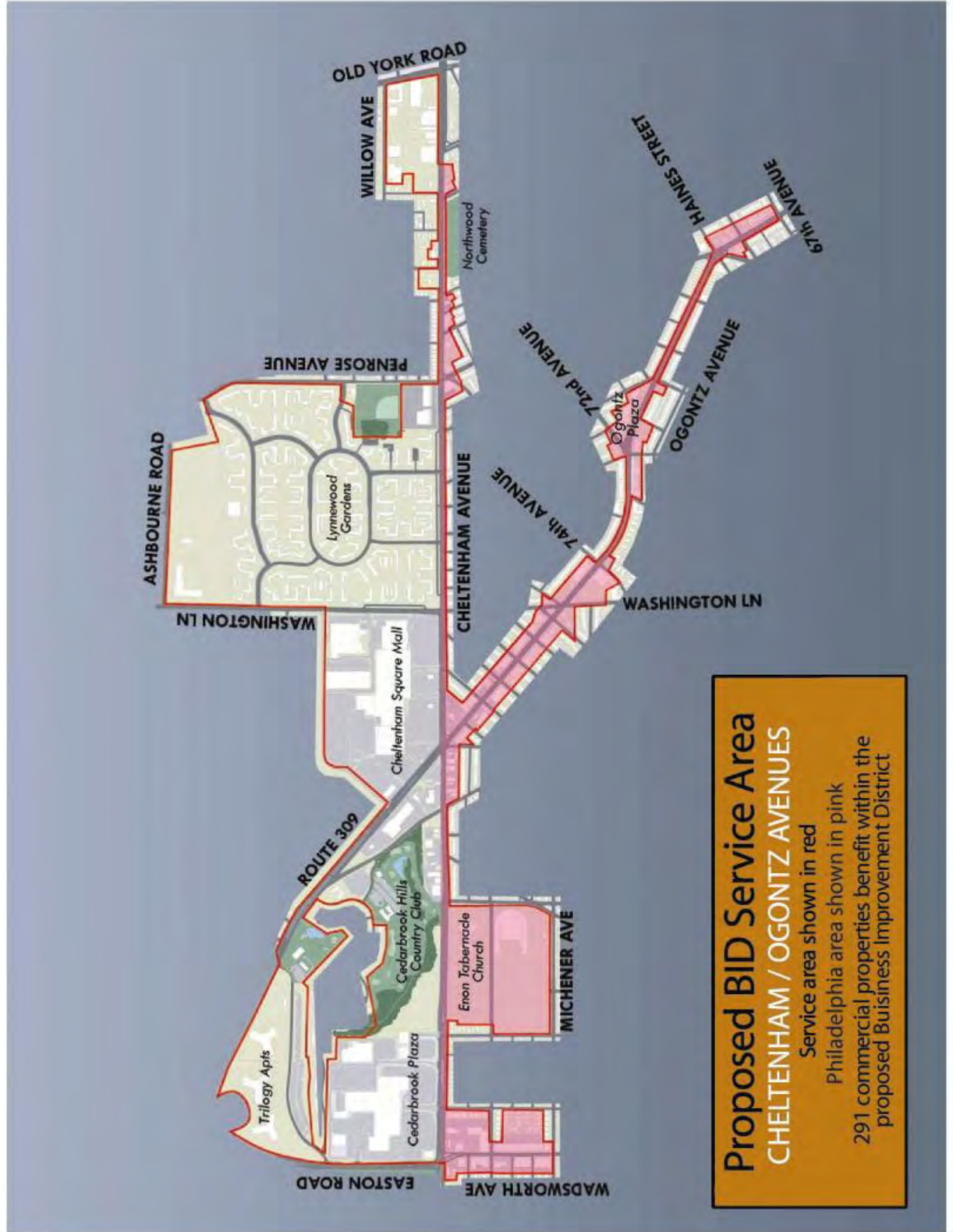


EXHIBIT A-2 PROPERTY LIST OF THE GREATER CHELTENHAM AVENUE BUSINESS IMPROVEMENT DISTRICT

Parcel #	Current Owner	Site Address	Site Zip	Phone	Property Class	Exempt Code	Assessment	Total Taxes	Building Description	BID Assessment
501300	KALEMKERIAN MARY O WID	7452-54 OGONTZ AVE	19138-1324		Commercial	Non-exempt	\$2,560	\$210	STORE 1 STY MASONRY	\$13.31
101304	MAIN DEVELOPMENT GROUP	2129 72ND AVE	19138-2105		Commercial	Non-exempt	\$9,600	\$792	HSE WORSHIP ALL2STY MASON	\$50.21
101210	SHAH HIREN	6713-15 OGONTZ AVE	19126-2639		Commercial	Non-exempt	\$10,048	\$830	STORE 1 STY MASONRY	\$52.62
101211	WISTER BAPTIST CHURCH	6729 OGONTZ AVE	19126-2639	215-424-9665	Commercial	Non-exempt	\$10,048	\$830	HSE WORSHIP ALL 1 STY MAS	\$52.62
101211	WOONG CHUN CHOI +	6725-27 OGONTZ AVE	19126-2639	215-548-5995	Commercial	Non-exempt	\$11,200	\$925	STORE 1 STY MASONRY	\$58.64
501312	DIALLO BINTA	7705 OGONTZ AVE	19150-1818	215-276-2066	Commercial	Non-exempt	\$11,200	\$925	STORE 1 STY MASONRY	\$58.64
501312	OLIVER WAYNE E	7707 OGONTZ AVE	19150-1818	215-276-1840	Commercial	Non-exempt	\$11,200	\$925	STORE 1 STY MASONRY	\$58.64
101211	REMBERT LONNIE	6839 OGONTZ AVE	19138-2645	215-276-3840	Commercial	Non-exempt	\$11,360	\$938	AUTO REPAIR SHOP MASONRY	\$59.46
101304	LY HOANG KHA	2117 72ND AVE	19138-2105		Commercial	Non-exempt	\$13,056	\$1,078	HSE WORSHIP ALL2STY MASON	\$68.24
101117	KIM TAE SOO	7361 N 19TH ST	19126-1541	215-548-6373	Commercial	Non-exempt	\$14,144	\$1,168	STORE 1 STY MASONRY	\$74.04
501312	MURPHY FELICE E	7713 OGONTZ AVE	19150-1818	215-548-8490	Commercial	Non-exempt	\$14,400	\$1,189	STORE 1 STY MASONRY	\$75.38
101405	ST PETER'S CHURCH OF GOD	1808-10 W CHELTENHAM AVE	19126-1547		Commercial	Non-exempt	\$14,720	\$1,216	HSE WORSHIP ALL 1 STY MAS	\$77.09
501487	ANTONOPOULOS EFTHIMIOS	1514 E WADSWORTH AVE	19150-1616	215-248-3330	Commercial	Non-exempt	\$15,040	\$1,242	STORE 1 STY MASONRY	\$78.74
501487	PELL THOMAS F JR	1524 E WADSWORTH AVE	19150-1616	215-248-5005	Commercial	Non-exempt	\$15,040	\$1,242	STORE 1 STY MASONRY	\$78.74
501487	GRANT EARL	1530 E WADSWORTH AVE	19150-1616	215-247-1118	Commercial	Non-exempt	\$15,040	\$1,242	STORE 1 STY MASONRY	\$78.74
501487	HARALAMPIDES GEORGE	1532 E WADSWORTH AVE	19150-1616	215-242-3100	Commercial	Non-exempt	\$15,040	\$1,242	STORE 1 STY MASONRY	\$78.74
501487	ROSS EARL V	1554 E WADSWORTH AVE	19150-1616	215-242-0202	Commercial	Non-exempt	\$15,040	\$1,242	STORE 1 STY MASONRY	\$78.74
882734	WALTON KEVIN	2538 W CHELTENHAM AVE	19150-1403	215-548-4100	Commercial	Non-exempt	\$15,040	\$1,242	STORE 1 STY MASONRY	\$78.74
501487	KEENE D WENDELL	1552 E WADSWORTH AVE	19150-1616	215-247-1210	Commercial	Non-exempt	\$15,360	\$1,268	STORE 1 STY MASONRY	\$80.38
501488	WADSWORTH 1624 REALTY LLC	1624 E WADSWORTH AVE	19150-1020	215-247-1044	Commercial	Non-exempt	\$15,680	\$1,295	STR/OFF 1 STY MASONRY	\$82.10
501488	HORWITZ HARRIS N	1626 E WADSWORTH AVE	19150-1020	215-248-3419	Commercial	Non-exempt	\$15,680	\$1,295	STR/OFF 1 STY MASONRY	\$82.10
501311	APSIS ALEXANDROS	7617 OGONTZ AVE	19150-1816	215-549-1646	Commercial	Non-exempt	\$16,000	\$1,321	STORE 1 STY MASONRY	\$83.74
501311	MOON BYUNG KYU	7621 OGONTZ AVE	19150-1816	215-548-8070	Commercial	Non-exempt	\$16,000	\$1,321	STORE 1 STY MASONRY	\$83.74
501311	MOON KYU BYUNG	7623 OGONTZ AVE	19150-1816		Commercial	Non-exempt	\$16,000	\$1,321	STORE 1 STY MASONRY	\$83.74
501311	CHUNG EUN BO	7703 OGONTZ AVE	19150-1816	215-549-	Commercial	Non-exempt	\$16,000	\$1,321	STORE 1 STY MASONRY	\$83.74

900		1818	2120			exempt			
501302	501302	19150-	215-548-			Non-			
800	KIM STEPHEN E	1819	4321	7704 OGONTZ AVE	Commercial	exempt	\$16,000	\$1,321	STORE 1 STY MASONRY \$83.74
501302		19150-	215-548-			Non-			
900	GOLDSHTEYN IRINA	1819	0700	7706 OGONTZ AVE	Commercial	exempt	\$16,000	\$1,321	STORE 1 STY MASONRY \$83.74
501303		19150-	215-927-			Non-			
025	REMNANT CHURCH OF GOD SEV	1819	7600	7708 OGONTZ AVE	Commercial	exempt	\$16,000	\$1,321	STORE 1 STY MASONRY \$83.74
501312		19150-	215-224-			Non-			
110	HONG CHAL KOL	1818	3050	7709 OGONTZ AVE	Commercial	exempt	\$16,000	\$1,321	STORE 1 STY MASONRY \$83.74
501312		19150-	215-549-			Non-			
120	HONG CHAN KOL	1818	9666	7711 OGONTZ AVE	Commercial	exempt	\$16,000	\$1,321	STR/OFF 2 STY MASONRY \$83.74
501487		19150-	215-247-			Non-			
501	STEVENSON THOMAS	1616	4795	1538 E WADSWORTH AVE	Commercial	exempt	\$16,000	\$1,321	STORE 1 STY MASONRY \$83.74
101405		19126-	215-424-			Non-			
900	JAMES BOY PUBLISHING	1547	0800	1834 W CHELTENHAM AVE	Commercial	exempt	\$16,000	\$1,321	STORE 1 STY MASONRY \$83.74
501311		19150-	215-424-			Non-			
400	IRVING CANTER	1816	9249	7619 OGONTZ AVE	Commercial	exempt	\$16,640	\$1,375	STORE 1 STY MASONRY \$87.17
501487		19150-	215-247-			Non-			
411	INGRIS HAIR SALON	1616	7761	1512 E WADSWORTH AVE	Commercial	exempt	\$16,960	\$1,401	STORE 1 STY MASONRY \$88.81
501487		19150-				Non-			
511	T/A BIG DADDY'S BBQ	1616		1540 E WADSWORTH AVE	Commercial	exempt	\$16,960	\$1,401	STORE 1 STY MASONRY \$88.81
501487		19150-	215-247-			Non-			
561	ZHANG ZHONG ZI	1616	4577	1556 E WADSWORTH AVE	Commercial	exempt	\$16,960	\$1,401	STORE 1 STY MASONRY \$88.81
501487		19150-	215-248-			Non-			
573	KLAUSMAN MARK	1616	2536	1558 E WADSWORTH AVE	Commercial	exempt	\$16,960	\$1,401	STORE 1 STY MASONRY \$88.81
501487		19150-				Non-			
575	LEE JOHN H	1616		1560 E WADSWORTH AVE	Commercial	exempt	\$16,960	\$1,401	STORE 1 STY MASONRY \$88.81
501278		19150-				Non-			
300	GOODMAN SHERMAN	1003		3222 W CHELTENHAM AVE	Commercial	exempt	\$16,960	\$1,401	STR/OFF 1 STY MASONRY \$88.81
501278		19150-				Non-			
400	LAWSON MARK	1003		3224 W CHELTENHAM AVE	Commercial	exempt	\$16,960	\$1,401	STR/OFF 1 STY MASONRY \$88.81
501278		19150-	215-381-			Non-			
500	AMERICAN CHRISTIAN INSTIT	1003	0774	3226 W CHELTENHAM AVE	Commercial	exempt	\$16,960	\$1,401	STR/OFF 1 STY MASONRY \$88.81
501278		19150-	215-248-			Non-			
600	FULGINITY JOSEPH	1003	6200	3228 W CHELTENHAM AVE	Commercial	exempt	\$16,960	\$1,401	STR/OFF 1 STY MASONRY \$88.81
101406		19126-				Non-			
000	CHUNG CHOONG OK	1547		1838 W CHELTENHAM AVE	Commercial	exempt	\$17,600	\$1,454	STORE 1 STY MASONRY \$92.17
501489		19150-				Non-			
300	FAT TAIL PA REAL PROPERTY	1615		1503 E WADSWORTH AVE	Commercial	exempt	\$17,920	\$1,480	STORE 1 STY MASONRY \$93.82
501278		19150-				Non-			
800	GOODMAN TANYA	1003		3232 W CHELTENHAM AVE	Commercial	exempt	\$17,920	\$1,480	STR/OFF 1 STY MASONRY \$93.82
501489		19150-				Non-			
100	KIM SUK JOON	1615		1503 E WADSWORTH AVE	Commercial	exempt	\$18,560	\$1,533	STORE 1 STY MASONRY \$97.18
501489		19150-				Non-			
200	CARMINE II LLC	1615		1503 E WADSWORTH AVE	Commercial	exempt	\$18,880	\$1,559	STORE 1 STY MASONRY \$98.83
501489		19150-	215-242-			Non-			
400	FRED RONEY &	1615	5650	1505 E WADSWORTH AVE	Commercial	exempt	\$18,880	\$1,559	STORE 1 STY MASONRY \$98.83
101211		19138-	215-549-			Non-			
500	HERDER MARIAN	2605	7783	6813 OGONTZ AVE	Commercial	exempt	\$19,200	\$1,586	STORE 2 STY MASONRY \$100.54
501304		19150-	215-924-			Non-			
400	KO RYUE H	1412	5111	8016 OGONTZ AVE	Commercial	exempt	\$19,200	\$1,586	STR/OFF 1 STY MASONRY \$100.54
101405		19126-	215-224-			Non-			
300	PIRRONE JOSEPH A	1547	7780	1800 W CHELTENHAM AVE	Commercial	exempt	\$19,200	\$1,586	AUTO REPAIR SHOP MASONRY \$100.54

Account ID	Owner Name	Address	APN	Use	Area	Value	Exemption	Assessment	Property Description	Rate
101405	NA YONG S	1812 W CHELTENHAM AVE	19126-1547	Commercial		\$19,200	Non-exempt	\$1,586	RESTFRNT W/BAR MASONRY	\$100.54
501489	MODERN SHOPPERS WORLD	1515 E WADSWORTH AVE	19150-1620	Commercial	215-248-2984	\$19,520	Non-exempt	\$1,613	STORE 1 STY MASONRY	\$102.25
501489	MODERN SHOPPERS WORLD	1517 E WADSWORTH AVE	19150-1620	Commercial	215-248-3551	\$19,520	Non-exempt	\$1,613	STORE 1 STY MASONRY	\$102.25
501490	MODERN SHOPPERS WORLD	1519 E WADSWORTH AVE	19150-1620	Commercial	215-247-0883	\$19,520	Non-exempt	\$1,613	STORE 1 STY MASONRY	\$102.25
501490	MODERN SHOPPERS WORLD	1521 E WADSWORTH AVE	19150-1620	Commercial	215-248-5515	\$19,520	Non-exempt	\$1,613	STORE 1 STY MASONRY	\$102.25
501490	MODERN SHOPPERS WORLD	1523 E WADSWORTH AVE	19150-1620	Commercial	215-248-0445	\$19,520	Non-exempt	\$1,613	STORE 1 STY MASONRY	\$102.25
501490	MODERN SHOPPERS WORLD	1525 E WADSWORTH AVE	19150-1620	Commercial	215-247-2490	\$19,520	Non-exempt	\$1,613	STORE 1 STY MASONRY	\$102.25
501490	MODERN SHOPPERS WORLD	1527 E WADSWORTH AVE	19150-1620	Commercial	215-753-0591	\$19,520	Non-exempt	\$1,613	STORE 1 STY MASONRY	\$102.25
501302	MCCULLOUGH DAVIDA	7604 OGONTZ AVE	19150-1817	Commercial	215-548-9960	\$20,160	Non-exempt	\$1,665	MISC. DAY CARE MASONRY	\$105.55
882844	WEINER CHARLES	1910 W CHELTENHAM AVE	19138-2237	Commercial	215-924-8445	\$20,800	Non-exempt	\$1,718	STORE 1 STY MASONRY	\$108.91
501278	ADDIS HOLDINGS INC	3230 W CHELTENHAM AVE	19150-1003	Commercial	215-242-6650	\$20,800	Non-exempt	\$1,718	HEALTH FAC. MASONRY +	\$108.91
501489	MODERN SHOPPERS WORLD	1513 E WADSWORTH AVE	19150-1620	Commercial	215-247-5670	\$23,360	Non-exempt	\$1,929	STORE 1 STY MASONRY	\$122.29
501490	MODERN SHOPPERS WORLD	1529 E WADSWORTH AVE	19150-1620	Commercial	215-248-5420	\$23,360	Non-exempt	\$1,929	STORE 1 STY MASONRY	\$122.29
101211	POON MAN KIT	6825 OGONTZ AVE	19138-2605	Commercial	215-424-1966	\$24,000	Non-exempt	\$1,982	STORE 1 STY MASONRY	\$125.65
102009	SMITH WINSTON G SR	6830 OGONTZ AVE	19138-2644	Commercial	215-424-2974	\$24,000	Non-exempt	\$1,982	STORE 2 STY MASONRY	\$125.65
501312	WAZOLEK MICHAEL	7715 OGONTZ AVE	19150-1818	Commercial	215-424-4300	\$24,000	Non-exempt	\$1,982	AUTO TIRE CENTER	\$125.65
501398	DUONG HUNG	2300-02 74TH AVE	19138-1316	Commercial	215-549-8088	\$24,000	Non-exempt	\$1,982	AUTO REPAIR SHOP MASONRY	\$125.65
501489	FOREMAN MARVIN	1507 E WADSWORTH AVE	19150-1615	Commercial	215-247-7386	\$24,640	Non-exempt	\$2,035	STORE 1 STY MASONRY+OTHER	\$129.01
101211	MAIN DEVELOPMENT GROUP IN	6731-41 OGONTZ AVE	19126-2639	Commercial		\$25,600	Non-exempt	\$2,115	STORE 1 STY MASONRY	\$134.08
501489	ROYAL HAL	1503 E WADSWORTH AVE	19150-1615	Commercial	215-242-8508	\$25,600	Non-exempt	\$2,115	HEALTH FAC. MED. CENT MASON	\$134.08
501311	CANTER MINNIE	7613-15 OGONTZ AVE	19150-1816	Commercial	215-927-1380	\$27,200	Non-exempt	\$2,246	STORE 1 STY MASONRY	\$142.38
501488	HORWITZ HARRIS N	1628 E WADSWORTH AVE	19150-1020	Commercial	215-248-5700	\$27,200	Non-exempt	\$2,246	STR/OFF 1 STY MASONRY	\$142.38
101403	MESSINA MARCO	1410-26 W CHELTENHAM AVE	19126-1673	Commercial	215-549-1463	\$27,200	Non-exempt	\$2,246	AUTO USED CAR LOT FRAME	\$142.38
501487	HAHM DAE-DUG	1516-18 E WADSWORTH AVE	19150-1616	Commercial		\$30,400	Non-exempt	\$2,512	STORE 1 STY MASONRY	\$159.25
501487	YOON JUNG ROK	1520-22 E WADSWORTH AVE	19150-1616	Commercial		\$30,400	Non-exempt	\$2,512	STORE 1 STY MASONRY	\$159.25
501487	CHO IN SON	1526-28 E WADSWORTH AVE	19150-1616	Commercial	215-248-0807	\$30,400	Non-exempt	\$2,512	STORE 1 STY MASONRY	\$159.25
501487	BROWN WILLARD	1542-44 E WADSWORTH AVE	19150-1616	Commercial		\$30,400	Non-exempt	\$2,512	STORE 1 STY MASONRY	\$159.25

101218 002	ZAG DEVELOPMENT	7165-67 OGONTZ AVE UNIT A	19138- 2015	215-224- 6754	Commercial	Non- exempt	\$32,000	\$2,643	A16	\$167.55
501487 491	SMUKLER HARRY	1534-36 E WADSWORTH AVE	19150- 1616		Commercial	Non- exempt	\$32,000	\$2,643	STORE 1 STY MASONRY OFF/BLDG COMM NO	\$167.55
501278 100	3212 ASSOCIATES LLC	3212-16 W CHELTENHAM AVE	19150- 1003		Commercial	Non- exempt	\$33,600	\$2,776	GAR MASO STR/OFF 1 STY	\$175.98
501466 100	DVORCHAK JAMES	1614 E UPSAL ST	19150- 1426	215-276- 9090	Commercial	Non- exempt	\$35,200	\$2,908	MASONRY	\$184.35
501311 700	LINCOW ARNOLD S	7625 OGONTZ AVE	19150- 1816	215-224- 9515	Commercial	Non- exempt	\$36,800	\$3,040	STORE 1 STY MASONRY	\$192.72
501489 600	FISHER JACK	1509-11 E WADSWORTH AVE	19150- 1615		Commercial	Non- exempt	\$37,120	\$3,067	STORE 1 STY MASONRY+OTHER	\$194.43
501298 110	MAIN DEVELOPMENT GROUP IN	7300-08 OGONTZ AVE	19138- 1306		Commercial	Non- exempt	\$40,000	\$3,305	STR/OFF 1 STY MASONRY	\$209.52
800 800	AGAPE MINISTRIES	1603 E WADSWORTH AVE	19150- 1019	215-242- 6100	Commercial	Non- exempt	\$42,560	\$3,516	STORE 1 STY MASONRY	\$222.89
882041 870	HAINES EASTBURN STENTON C	7175 OGONTZ AVE	19138- 2044		Commercial	Non- exempt	\$43,200	\$3,569	STORE 1 STY MASONRY	\$226.25
501301 700	KIM CHONG KUK	7522 OGONTZ AVE	19150- 1815	215-224- 4080	Commercial	Non- exempt	\$43,200	\$3,569	STORE 1 STY MASONRY	\$226.25
882722 800	A T R + C CORP	6801 OGONTZ AVE	19138- 2605	215-224- 7074	Commercial	Non- exempt	\$44,000	\$3,635	GAS STAT F/SERV MASONRY	\$230.44
882722 600	C/O TAX POWER HOLDING CORP	1436 W CHELTENHAM AVE	19126- 1673		Commercial	Non- exempt	\$45,408	\$3,752	GAS STAT PUMP/MART MASONR	\$237.85
501487 531	LEE JOHN H	1546-50 E WADSWORTH AVE	19150- 1616	215-242- 3000	Commercial	Non- exempt	\$45,440	\$3,754	STORE 1 STY MASONRY	\$237.98
882722 900	7100 OGONTZ ASSOCIATES LL	7100 OGONTZ AVE	19138- 2016	215-924- 6256	Commercial	Non- exempt	\$45,760	\$3,780	GAS STAT PUMP/MART MASONR	\$239.63
102008 800	WEINSTEIN STANLEY M	6800-06 OGONTZ AVE	19138- 2606	215-548- 3220	Commercial	Non- exempt	\$48,000	\$3,966	AUTO PARTS/SUPPLY MASONRY	\$251.42
883557 700	FARROW ANTHONY	1510 E WADSWORTH AVE	19150- 1616	215-247- 9060	Commercial	Non- exempt	\$48,000	\$3,966	OFF/BLD N/PKG N/COM MASON	\$251.42
882734 310	REDEVELOPMENT AUTHORITY O	2502-06 W CHELTENHAM AVE	19150- 1403	215-924- 3866	Commercial	Non- exempt	\$48,000	\$3,966	RESTRINT W/O BAR MAS.+OTH	\$251.42
882844 100	WEINER CHARLES	1900-06 W CHELTENHAM AVE	19138- 2222	215-424- 3038	Commercial	Non- exempt	\$51,200	\$4,230	STORE 1 STY MASONRY	\$268.16
883557 400	REGINALD BLAKE EDMONDS	1501 E WADSWORTH AVE	19150- 1615	215-247- 1040	Commercial	Non- exempt	\$56,000	\$4,627	OFF/BLD N/PKG N/COM MASON	\$293.32
882757 400	CHASE FEDERAL	1562-64 E WADSWORTH AVE	19150- 1616	215-247- 1900	Commercial	Non- exempt	\$56,000	\$4,627	BANK/OFF 1 STY MASONRY	\$293.32
882734 340	KIM CHOON R	2518 W CHELTENHAM AVE	19150- 1403		Commercial	Non- exempt	\$56,320	\$4,653	STORE 1 STY MASONRY	\$294.97
882063 195	2548 CHELTENHAM ASSOCIATE	2548 W CHELTENHAM AVE	19150- 1403		Commercial	Non- exempt	\$57,504	\$4,751	RESTRINT FASTFOOD MASONRY	\$301.18
882734 300	ANAM PROPERTIES LLC	2500 W CHELTENHAM AVE	19150- 1403		Commercial	Non- exempt	\$58,240	\$4,812	GAS STAT F/SERV MASONRY	\$305.05
882527 000	IACONO RICHARD ETUX	7825 OGONTZ AVE	19150- 1407	215-924- 9035	Commercial	Non- exempt	\$60,224	\$4,976	AUTO REPAIR SHOP MASONRY	\$315.45
882063 157	PENN GMT CORPORATION	8001 OGONTZ AVE	19150- 1411	215-424- 9040	Commercial	Non- exempt	\$60,768	\$5,021	RESTRINT W/O BAR METAL	\$318.30
882734 500	MIN NAM HEE	7801 OGONTZ AVE	19150- 1407		Commercial	Non- exempt	\$61,600	\$5,089	GAS STAT F/SERV MASONRY	\$322.61
882722 500	1700 CHELTENHAM AVENUE REALTY LP	1704 W CHELTENHAM AVE	19126- 1545		Commercial	Non- exempt	\$61,600	\$5,089	GAS STAT PUMP/MART MASONR	\$322.61
882681	ATLANTIC REFINING +	7432-40 OGONTZ AVE	19138-		Commercial	Non-	\$61,920	\$5,116	GAS STAT PUMP/MART	\$324.32

600	1324	exempt	MASONR	600
882655	19150-1819	Non-exempt	SUP.MARK.3STY BRICK	\$341.88
800	7-ELEVEN INC	Commercial	AUTO REPAIR SHOP	
7714-20 OGONTZ AVE	1819	exempt	MASONRY	\$5,393
882526	19150-1403	Non-exempt		\$65,280
500	WALKER BRENTON	Commercial		\$68,416
2540 W CHELTENHAM AVE	19150-5464	exempt		\$5,653
882062	19150-1023	Non-exempt	STORE 1 STY MASONRY	\$365.40
910	KAHN CHARLES JR	Commercial	GAS STAT PUMP/MART	
1555 E WADSWORTH AVE	19150-0472	exempt	MASONR	\$6,768
882681	19150-1003	Non-exempt		\$81,920
501	ATLANTIC REFINING +	Commercial		\$82,400
501491	HOFFMAN GERTRUDE TR	Commercial	STORE 1 STY MASONRY	\$431.59
100	FOR	Commercial	RESTRNT FASTFOOD	
1619-25 E WADSWORTH AVE	19150-1026	exempt	MASONRY	\$6,875
882843	19138-2016	Non-exempt	BANK/OFF 1 STY	\$435.83
700	OGONTZ AVE	Commercial	MASONRY	\$7,272
7152-70 OGONTZ AVE	2016-4663	exempt	BANK/OFF 2 STY	\$461.00
883557	19150-1020	Non-exempt	MASONRY	\$88,000
800	WADSWORTH REALTY LLC	Commercial	GAS STA PUMP/WASH	\$461.00
1620-22 E WADSWORTH AVE	19150-0500	exempt	MAS+OTH	\$673.37
883375	19150-1403	Non-exempt		\$128,544
700	FRASCELLA ENTERPRISES	Commercial	AUTO TIRE CENTER	\$10,709
2510-16 W CHELTENHAM AVE	19150-2900	exempt	MASONRY	\$11,556
882063	19150-1410	Non-exempt	RESTRNT FASTFOOD	\$732.58
125	7900 OGONTZ ENTERPRISES	Commercial	MASONRY	\$176,000
7900 OGONTZ AVE	1410-1709	exempt	AUTO DEALER/AGCY	\$947.49
882734	19138-1324	Non-exempt	SUP.MARK 1STY	\$1,312.57
400	MC LEOD SHERMAN	Commercial	GAS STAT F/SERV	\$1,366.27
7446 OGONTZ AVE	1324-1414	exempt	MASONRY	\$2,283.26
882063	19150-1020	Non-exempt	STORE 2 STY MASONRY	\$3,352.85
175	WADSWORTH 1630 REALTY LLC	Commercial	MISC. DAY CARE	\$0.00
1630-36 E WADSWORTH AVE	19150-1020	exempt	HSE WORSHIP ALL3STY	\$0.00
882063	19150-1409	Non-exempt	HSE WORSHIP ALL 1 STY MAS	\$0.00
155	MC DONALDS CORP	Commercial	MISC. NOT CODED	\$0.00
7911-17 OGONTZ AVE	1409-8810	exempt	HSE WORSHIP ALL2STY	\$0.00
882092	19138-1324	Non-exempt	MASON	\$0.00
000	AREC 13 LLC	Commercial	HSE WORSHIP ALL2STY	\$0.00
7400-30 OGONTZ AVE	1324-1411	exempt	MASON	\$0.00
882063	19150-1020	Non-exempt	HSE WORSHIP ALL2STY	\$0.00
115	J S EQUITIES INC	Commercial	MISC. NOT CODED	\$0.00
1600 E WADSWORTH AVE	19150-0229	exempt	HSE WORSHIP ALL2STY	\$0.00
882734	19150-1411	Non-exempt	MASON	\$0.00
600	GETTY PETROLEUM	Commercial	HSE WORSHIP ALL2STY	\$0.00
8005 OGONTZ AVE	1411-1770	exempt	MASON	\$0.00
882041	19138-2015	Non-exempt	MISC. DAY CARE	\$0.00
850	HAINES EASTBURN STENTON C	Commercial	HSE WORSHIP ALL3STY	\$0.00
7101-63 OGONTZ AVE	19138-2015	exempt	MASON	\$0.00
882127	19138-1323	Non-exempt	HSE WORSHIP ALL 1 STY MAS	\$0.00
000	WEC 97A-13 INVESTMENT TRU	Commercial	MISC. NOT CODED	\$0.00
7401 OGONTZ AVE	1323-9997	exempt	HSE WORSHIP ALL2STY	\$0.00
775252	19126-2639	Exempt	MASON	\$0.00
000	THE HOLY TEMPLE OF GOD	Commercial	HSE WORSHIP ALL3STY	\$0.00
6709 OGONTZ AVE	2639-2575	Exempt	MASON	\$0.00
775253	19126-2639	Exempt	HSE WORSHIP ALL 1 STY MAS	\$0.00
000	HOLY TEMPLE OF GOD	Commercial	MISC. NOT CODED	\$0.00
6711 OGONTZ AVE	2639-0710	Exempt	HSE WORSHIP ALL2STY	\$0.00
775254	19126-2639	Exempt	MASON	\$0.00
000	OAK LANE CONGREGATION	Commercial	HSE WORSHIP ALL2STY	\$0.00
6719 OGONTZ AVE	19126-2639	Exempt	MASON	\$0.00
775255	19138-2644	Exempt	MISC. NOT CODED	\$0.00
000	MT AIRY BAPTIST CHURCH	Commercial	HSE WORSHIP ALL2STY	\$0.00
6828 OGONTZ AVE	2644-19138	Exempt	MASON	\$0.00
775256	19138-2645	Exempt	MISC. NOT CODED	\$0.00
000	WEST OAK LANE BAPTIST	Commercial	HSE WORSHIP ALL2STY	\$0.00
6841 OGONTZ AVE	2645-19138	Exempt	MASON	\$0.00
775257	19138-2644	Exempt	MISC. NOT CODED	\$0.00
000	THE DELIVERANCE	Commercial	HSE WORSHIP ALL2STY	\$0.00
6848 OGONTZ AVE	2644-6610	Exempt	MASON	\$0.00
775712	19138-1304	Exempt	MISC. NOT CODED	\$0.00
500	PHILADELPHIA CORPORATION	Commercial	HSE WORSHIP ALL2STY	\$0.00
7210-18 OGONTZ AVE	1304-2870	Exempt	MASON	\$0.00
775258	19138-1304	Non-exempt	MISC. NOT CODED	\$0.00
000	ST JAMES HOLY CHURCH	Commercial	HSE WORSHIP ALL2STY	\$0.00
7230 OGONTZ AVE	1304-3588	exempt	MASON	\$33.09
775259	19138-1304	Exempt	HSE WORSHIP ALL2STY	\$0.00
000	UPPER ROOM BAPTIST CHURCH	Commercial	MASON	\$0.00
7236-40 OGONTZ AVE	1304-7311	Exempt	HSE WORSHIP ALL2STY	\$0.00
775260	19138-1303	Non-exempt	HSE WORSHIP ALL2STY	\$93.89
010	MT CALVARY APOSTOLIC	Commercial	MASON	\$1,481
7253-65 OGONTZ AVE	1303-1481	exempt	MASON	\$93.89

775260	PHILA DELIVERANCE	7501 OGONTZ AVE	19150-1814	215-224-1375	Commercial	Exempt	\$128,000	exempt	HSE WORSHIP ALL2STY MASON	\$0.00
784337	CITY OF PHILA	7515-23 OGONTZ AVE	19150-1814		Commercial	Exempt	\$224,000	exempt	MISC.FIRE/POL.MASONR Y	\$0.00
775261	MASJIDULLAH INC	7700-02 OGONTZ AVE	19150-1819	215-424-8022	Commercial	Exempt	\$34,368	exempt	HSE WORSHIP ALL 1 STY MAS	\$0.00
775262	REMNANT CHURCH OF GOD	7710-12 OGONTZ AVE	19150-1819		Commercial	Exempt	\$20,800	exempt	HSE WORSHIP ALL 1 STY MAS	\$0.00
775263	MT AIRY CHURCH OF PHILA	7800 OGONTZ AVE	19150-1408	215-276-2990	Commercial	Non-exempt	\$231,616	\$3,197	HSE WORSHIP ALL2STY MASON	\$202.67
775384	WAYFARING MINISTRIES	2127 72ND AVE	19138-2105	215-224-9460	Commercial	Exempt	\$22,624	exempt	HSE WORSHIP ALL2STY MASON	\$0.00
101175	CONCERNED BLACK MEN INC	7200 N 21ST ST	19138-2102		Commercial	Exempt	\$19,520	exempt	MISC.ADMIN/BLDG MASONRY	\$0.00
784469	CITY OF PHILA	1500-08 E WADSWORTH AVE	19150-1616	215-685-9293	Commercial	Exempt	\$83,200	exempt	MISC LIBRARY MAS.+OTHER	\$0.00
501490	AGAPE MINISTRIES/AGAPE BA	1601 E WADSWORTH AVE	19150-1019	215-247-4770	Commercial	Exempt	\$52,800	exempt	STORE 1 STY MASONRY STR/OFF 2 STY MASONRY	\$0.00
501490	AGAPE MINISTRIES	1609-11 E WADSWORTH AVE	19150-1019	215-247-1613	Commercial	Exempt	\$29,600	exempt	STR/OFF 2 STY MASONRY	\$155.00
501491	AGAPE MINISTRIES	1613-15 E WADSWORTH AVE	19150-1019	215-248-0989	Commercial	Exempt	\$38,400	exempt	STR/OFF 2 STY MASONRY	\$201.15
882063	CHELTENHAM 3110 REALTY LL	3120 W CHELTENHAM AVE	19150-1101	215-248-1268	Commercial	Exempt	\$55,242	exempt	STORE 1 STY MASONRY HSE WORSHIP ALL 1 STY MAS	\$289.39
775107	COVINGTON REGINALD	3218 W CHELTENHAM AVE	19150-1003	215-248-6042	Commercial	Non-exempt	\$39,424	\$1,085	STR/OFF 2 STY MASONRY	\$68.78
886614	OGONTZ HALL ASSOCIATES	7169 OGONTZ AVE	19138-2040		Hotels & Apartments	Non-exempt	\$38,400	\$3,173	APTS	\$100.57
881151	AIRY AVE LP	1501-31 E MOUNT AIRY AVE	19150-1713		Hotels & Apartments	Non-exempt	\$230,400	\$19,040	APTS	\$603.51
881151	AIRY AVE LP	1533-63 E MOUNT AIRY AVE	19150-1713		Hotels & Apartments	Non-exempt	\$230,400	\$19,040	APTS	\$603.51
101218	ZAG DEVELOPMENTS	7165-67 OGONTZ AVE	2015-19138-		Residential	Non-exempt	\$38,400	\$3,173	O18	\$167.55
102017	ZAG DEVELOPMENT	7174-78 OGONTZ AVE	2040-19138-	215-224-9846	Residential	Non-exempt	\$41,600	\$3,437	O18	\$108.95
501297	MAIN DEVELOPMENT GROUP IN	7234 OGONTZ AVE	19138-1304	215-924-6954	Store with dwelling	Non-exempt	\$8,000	\$660	STR/OFF+APTS 2STY MASONRY	\$41.84
101403	MESSINA MARCO	1428 W CHELTENHAM AVE	19126-1673		Store with dwelling	Non-exempt	\$9,280	\$766	S/D OFF/STR 2.5STY MASONR	\$48.56
501297	ZHU YUAN JING	7228 OGONTZ AVE	19138-1304	215-224-8680	Store with dwelling	Non-exempt	\$9,600	\$792	STR/OFF+APTS 2STY MASONRY	\$50.21
101304	CARANCI JOHN D	2119 72ND AVE	19138-2105		Store with dwelling	Non-exempt	\$9,600	\$792	STR/OFF+APTS 2STY MASONRY	\$50.21
101304	CARANCI JOHN D	2121 72ND AVE	19138-2105	215-276-0070	Store with dwelling	Non-exempt	\$9,600	\$792	ROW W-OFF/STR 2STY MASONR	\$50.21
101304	ADAMS SIDNEY A	2123 72ND AVE	19138-2105		Store with dwelling	Non-exempt	\$9,600	\$792	ROW W-OFF/STR 2STY MASONR	\$50.21
101304	ADAMS SIDNEY A	2125 72ND AVE	19138-2105		Store with dwelling	Non-exempt	\$9,600	\$792	ROW W-OFF/STR 2STY MASONR	\$50.21
101210	BEY RAHEEM	6701 OGONTZ AVE	19126-2639		Store with dwelling	Non-exempt	\$10,048	\$830	STR/OFF+APTS 3STY MASONRY	\$52.62
101210	MILLER MELVINA	6705 OGONTZ AVE	19126-2639		Store with dwelling	Non-exempt	\$10,048	\$830	STR/OFF+APTS 3STY MASONRY	\$52.62

101210	BRIDGES COMMUNITY PARTNER	6707 OGONTZ AVE	19126-2639	215-548-3383	Store with dwelling	Non-exempt	\$10,048	\$830	STR/OFF+APTS 3STY MASONRY	\$52.62
501306	LOWERY RICHARD A	7239 OGONTZ AVE	19138-1303	215-424-7690	Store with dwelling	Non-exempt	\$10,240	\$845	ROW B/OFF-STR 2STY MASONR	\$53.57
101210	CHEUNG EUGENE	6703 OGONTZ AVE	19126-2639		Store with dwelling	Non-exempt	\$10,560	\$871	STR/OFF+APTS 3STY MASONRY	\$55.22
101210	BLOOMFIELD LAWRENCE	6717 OGONTZ AVE	19126-2639		Store with dwelling	Non-exempt	\$11,040	\$911	ROW W-OFF/STR 2STY MASONR	\$57.75
101402	HAN SHUNNY	1406 W CHELTENHAM AVE	19126-1673		Store with dwelling	Non-exempt	\$11,200	\$925	STR/OFF+APTS 2.5STY MASON	\$58.64
102006	PALMIERI DANIEL M	6700 OGONTZ AVE	19126-2638	215-424-9691	Store with dwelling	Non-exempt	\$11,360	\$938	ROW B/OFF-STR 2STY MASONR	\$59.46
102008	YOON SOOK JA	6742 OGONTZ AVE	19126-2640	215-424-5175	Store with dwelling	Non-exempt	\$11,360	\$938	ROW B/OFF-STR 2STY MASONR	\$59.46
102010	HENRY BLACK &	6900 OGONTZ AVE	19138-2012	215-424-4656	Store with dwelling	Non-exempt	\$11,360	\$938	ROW B/OFF-STR 2STY MASONR	\$59.46
101214	WOOD EDITH	6929 OGONTZ AVE	19138-2011		Store with dwelling	Non-exempt	\$11,360	\$938	ROW B/OFF-STR 2STY MASONR	\$59.46
101214	WILLIAMS ERIK D	6937 OGONTZ AVE	19138-2038	215-549-5702	Store with dwelling	Non-exempt	\$11,360	\$938	ROW B/OFF-STR 2STY MASONR	\$59.46
101215	CORLEY ROBERT	6965 OGONTZ AVE	19138-2038	215-924-4096	Store with dwelling	Non-exempt	\$11,360	\$938	ROW B/OFF-STR 2STY MASONR	\$59.46
102013	PEOPLES ELIZABETH	7000 OGONTZ AVE	19138-2014	215-549-7847	Store with dwelling	Non-exempt	\$11,360	\$938	ROW B/OFF-STR 2STY MASONR	\$59.46
101211	DANG HOANG	6819 OGONTZ AVE	19138-2605		Store with dwelling	Non-exempt	\$12,800	\$1,057	ROW W-OFF/STR 2STY MASONR	\$67.01
101212	ZHENG YA FANG	6901 OGONTZ AVE	19138-2011	215-424-9727	Store with dwelling	Non-exempt	\$12,800	\$1,057	ROW B/OFF-STR 2STY MASONR	\$67.01
501310	MICHEL CHRISTIAN	7359 OGONTZ AVE	19138-1305	215-549-6259	Store with dwelling	Non-exempt	\$12,800	\$1,057	ROW B/OFF-STR 2STY MASONR	\$67.01
501301	CHOICE SERVICES LLC	7518 OGONTZ AVE	19150-1815		Store with dwelling	Non-exempt	\$12,800	\$1,057	STR/OFF+APTS 2STY MASONRY	\$67.01
501301	KIM CHONG KUK	7520 OGONTZ AVE	19150-1815	215-224-8478	Store with dwelling	Non-exempt	\$12,800	\$1,057	STR/OFF+APTS 2STY MASONRY	\$67.01
501301	MCCULLOUGH DAVIDA	7602 OGONTZ AVE	19150-1817	215-927-6400	Store with dwelling	Non-exempt	\$12,800	\$1,057	STR/OFF+APTS 2STY MASONRY	\$67.01
501302	KIA ENTERPRISES INC	7606 OGONTZ AVE	19150-1817	215-424-4844	Store with dwelling	Non-exempt	\$12,800	\$1,057	STR/OFF+APTS 2STY MASONRY	\$67.01
501302	GERHARD ROBERT C +	7616 OGONTZ AVE	19150-1817	215-927-4110	Store with dwelling	Non-exempt	\$12,800	\$1,057	STR/OFF+APTS 2STY MASONRY	\$67.01
501302	LINCOW ARNOLD S	7618 OGONTZ AVE	19150-1817		Store with dwelling	Non-exempt	\$12,800	\$1,057	STR/OFF+APTS 2STY MASONRY	\$67.01
501303	WANG LI GUI	8002 OGONTZ AVE	19150-1412		Store with dwelling	Non-exempt	\$12,800	\$1,057	STR/OFF+APTS 2STY MASONRY	\$67.01
501303	JEAN LIGUORIUS B	8004 OGONTZ AVE	19150-1412	215-924-4183	Store with dwelling	Non-exempt	\$12,800	\$1,057	STR/OFF+APTS 2STY MASONRY	\$67.01
501304	DAVIS TANIKA S	8012 OGONTZ AVE	19150-1412	215-548-3174	Store with dwelling	Non-exempt	\$12,800	\$1,057	STR/OFF+APTS 2STY MASONRY	\$67.01
101403	CASE ARTHUR	1640 W CHELTENHAM AVE	19126-1675		Store with dwelling	Non-exempt	\$12,800	\$1,057	ROW W-OFF/STR 2STY MASONR	\$67.01
101404	WALLER BERYL A	1650 W CHELTENHAM AVE	19126-1675	215-424-6660	Store with dwelling	Non-exempt	\$12,800	\$1,057	ROW B/OFF-STR 2STY MASONR	\$67.01
101404	WALKER-JOHNSON STACY	1726 W CHELTENHAM AVE	19126-1546	215-224-5500	Store with dwelling	Non-exempt	\$12,800	\$1,057	STR/OFF+APTS 2STY MASONRY	\$67.01
101404	KHARE RAJ	1728 W CHELTENHAM AVE	19126-1546	215-927-2630	Store with dwelling	Non-exempt	\$12,800	\$1,057	STR/OFF+APTS 2STY MASONRY	\$67.01

101404	WILSON HENRY A	1730 W CHELTENHAM AVE	19126-1546	215-924-8260	Store with dwelling	Non-exempt	\$12,800	\$1,057	STR/OFF+APTS 2STY MASONRY	\$67.01
101404	WILSON HENRY A	1732 W CHELTENHAM AVE	19126-1546		Store with dwelling	Non-exempt	\$12,800	\$1,057	STR/OFF+APTS 2STY MASONRY	\$67.01
101405	LE LAURA	1734 W CHELTENHAM AVE	19126-1546		Store with dwelling	Non-exempt	\$12,800	\$1,057	STR/OFF+APTS 2STY MASONRY	\$67.01
101405	PHAM TUAN ANH	1736 W CHELTENHAM AVE	19126-1546	215-276-3990	Store with dwelling	Non-exempt	\$12,800	\$1,057	STR/OFF+APTS 2STY MASONRY	\$67.01
101405	BOWDEN JOHN J JR	1738 W CHELTENHAM AVE	19126-1546	215-548-3390	Store with dwelling	Non-exempt	\$12,800	\$1,057	STR/OFF+APTS 2STY MASONRY	\$67.01
101405	BROOKS NATALIE	1832 W CHELTENHAM AVE	19126-1547	215-224-0262	Store with dwelling	Non-exempt	\$12,800	\$1,057	STR/OFF+APTS 2STY MASONRY	\$67.01
501296	PAPAGEORGIOU VASILIOS	7202 OGONTZ AVE	19138-1304	215-548-6662	Store with dwelling	Non-exempt	\$13,600	\$1,123	STR/OFF+APTS 2STY MASONRY	\$71.19
501296	SWEIDAN IMAD	7204 OGONTZ AVE	19138-1304		Store with dwelling	Non-exempt	\$13,600	\$1,123	STR/OFF+APTS 2STY MASONRY	\$71.19
501296	MAIN DEVELOPMENT GROUP IN	7206 OGONTZ AVE	19138-1304	215-549-6812	Store with dwelling	Non-exempt	\$13,600	\$1,123	STR/OFF+APTS 2STY MASONRY	\$71.19
501296	MAIN DEVELOPMENT GROUP IN	7208 OGONTZ AVE	19138-1304	215-924-1940	Store with dwelling	Non-exempt	\$13,600	\$1,123	STR/OFF+APTS 2STY MASONRY	\$71.19
501297	BEALE PAUL JR	7220 OGONTZ AVE	19138-1304	215-927-2312	Store with dwelling	Non-exempt	\$13,600	\$1,123	STR/OFF+APTS 2STY MASONRY	\$71.19
501297	HUYNH JACK DUC	7222 OGONTZ AVE	19138-1304	215-924-5095	Store with dwelling	Non-exempt	\$13,600	\$1,123	STR/OFF+APTS 2STY MASONRY	\$71.19
501297	SABBATH WALTER	7224 OGONTZ AVE	19138-1304	215-924-1107	Store with dwelling	Non-exempt	\$13,600	\$1,123	STR/OFF+APTS 2STY MASONRY	\$71.19
501297	CONWELL CHARLES E +	7226 OGONTZ AVE	19138-1304	215-924-9200	Store with dwelling	Non-exempt	\$13,600	\$1,123	STR/OFF+APTS 2STY MASONRY	\$71.19
501297	THOMAS WARREN A	7232 OGONTZ AVE	19138-1304	215-924-0884	Store with dwelling	Non-exempt	\$13,600	\$1,123	STR/OFF+APTS 2STY MASONRY	\$71.19
501298	LLOYD CAROL	7310 OGONTZ AVE	19138-1306	215-224-5805	Store with dwelling	Non-exempt	\$13,600	\$1,123	STR/OFF+APTS 2STY MASONRY	\$71.19
10218	BROWNIE<S PAR FOUR INC	7173 OGONTZ AVE	19138-2015		Store with dwelling	Non-exempt	\$14,400	\$1,189	STR/OFF+APTS 3STY MASONRY	\$75.38
101403	STENTON PROPERTY LLC	1430 W CHELTENHAM AVE	19126-1673	215-276-9141	Store with dwelling	Non-exempt	\$14,400	\$1,189	S/D OFF/STR 2.5STY MASONR	\$75.38
501269	HADLEY PAMELA L	2350 W CHELTENHAM AVE	19150-1421	215-548-0878	Store with dwelling	Non-exempt	\$14,720	\$1,216	ROW B/OFF-STR 2STY MASONR	\$77.09
102017	JAMES S MESERLIAN & MAIN DEVELOPMENT GROUP IN	7172 OGONTZ AVE	19138-2040	215-424-9481	Store with dwelling	Non-exempt	\$16,000	\$1,321	ROW W-OFF/STR 3STY MASONR	\$83.74
501310	BRUNSON CHARLES F & GBEGNON GERMAINE	7603 OGONTZ AVE	19150-1816	215-924-0777	Store with dwelling	Non-exempt	\$16,000	\$1,321	ROW W-OFF/STR 3STY MASONR	\$83.74
501310	STAZAK JOSEPH	7605 OGONTZ AVE	19150-1816	215-549-4891	Store with dwelling	Non-exempt	\$16,000	\$1,321	STR/OFF+APTS 3STY MASONRY	\$83.74
501311	BURROUGHS SHIRLEY M	7609 OGONTZ AVE	19150-1816	215-548-0696	Store with dwelling	Non-exempt	\$16,000	\$1,321	STR/OFF+APTS 3STY MASONRY	\$83.74
501312	CALIVES MARY	7903 OGONTZ AVE	19150-1409	215-224-3233	Store with dwelling	Non-exempt	\$16,000	\$1,321	STR/OFF+APTS 2STY MASONRY	\$83.74
501312	DANG HOANG NGOC	7905 OGONTZ AVE	19150-1409		Store with dwelling	Non-exempt	\$16,000	\$1,321	STR/OFF+APTS 2STY MASONRY	\$83.74
501312	SEYMOUR KIVITZ	7907 OGONTZ AVE	19150-1409	215-549-6008	Store with dwelling	Non-exempt	\$16,000	\$1,321	STR/OFF+APTS 2STY MASONRY	\$83.74

501304	AKBAR MOHAMMED	8010 OGONTZ AVE	19150-1412	215-224-8464	Store with dwelling	Non-exempt	\$16,000	\$1,321	STR/OFF+APTS 2STY MASONRY	\$83.74
501304	KO HUYN SOOK	8014 OGONTZ AVE	19150-1412	215-548-5860	Store with dwelling	Non-exempt	\$16,000	\$1,321	STR/OFF+APTS 2STY MASONRY	\$83.74
501310	JENKINS MORRIS T +	7601 OGONTZ AVE	19150-1816	215-549-3230	Store with dwelling	Non-exempt	\$17,600	\$1,454	STR/OFF+APTS 3STY MASONRY	\$92.17
101210	SCOTT HENRY	6657 OGONTZ AVE	19126-2637	215-224-0300	Store with dwelling	Non-exempt	\$17,920	\$1,480	ROW B/OFF-STR 2STY MASONR	\$93.82
501313	WARNER JOSEPH E	7909 OGONTZ AVE	19150-1409	215-224-0300	Store with dwelling	Non-exempt	\$18,560	\$1,533	STR/OFF+APTS 2STY MASONRY	\$97.18
501296	CAFFIE DIANE	7200 OGONTZ AVE	19138-1304	215-224-6369	Store with dwelling	Non-exempt	\$19,200	\$1,586	STR/OFF+APTS 2STY MASONRY	\$100.54
501311	LEE JEAPIL	7701 OGONTZ AVE	19150-1818	215-276-3060	Store with dwelling	Non-exempt	\$20,800	\$1,718	STR/OFF+APTS 2STY MASONRY	\$108.91
501303	USTAYEV RUBEN	8000 OGONTZ AVE	19150-1412	215-224-4938	Store with dwelling	Non-exempt	\$20,800	\$1,718	STR/OFF+APTS 2STY MASONRY	\$108.91
501301	DARAZ MOUSTAFAM	7600 OGONTZ AVE	19150-1817	215-548-3777	Store with dwelling	Non-exempt	\$22,400	\$1,850	STR/OFF+APTS 2STY MASONRY	\$117.28
501302	COLEMAN KEITH	7612-14 OGONTZ AVE	19150-1817	215-927-7110	Store with dwelling	Non-exempt	\$22,400	\$1,850	STR/OFF+APTS 2STY MASONRY	\$117.28
501304	BLOUNT MICHAEL L	8006-08 OGONTZ AVE	19150-1412		Store with dwelling	Non-exempt	\$24,000	\$1,982	STR/OFF+APTS 2STY MASONRY	\$125.65
102015	JOHNSON YOLANDA R	7034 OGONTZ AVE	19138-2014		Store with dwelling	Non-exempt	\$28,800	\$2,379	ROW B/OFF-STR 2STY MASONR	\$150.81
501302	LINCOW ARNOLD S	7620-24 OGONTZ AVE	19150-1817		Store with dwelling	Non-exempt	\$30,720	\$2,538	STR/OFF+APTS 3STY MASONRY	\$160.89
501302	LU PHILIP	7608-10 OGONTZ AVE	19150-1817		Store with dwelling	Non-exempt	\$32,000	\$2,643	STR/OFF+APTS 2STY MASONRY	\$167.55
501312	KIVITZ JAY E	7901 OGONTZ AVE	19150-1409	215-549-2525	Store with dwelling	Non-exempt	\$32,640	\$2,696	STR/OFF+APTS 2STY MASONRY	\$170.91
102018	STOVALL BRENDA	7182-84 OGONTZ AVE	19138-2040		Store with dwelling	Non-exempt	\$35,200	\$2,908	STR/OFF+APTS 3STY MASONRY	\$184.35
101304	CLACK HENRY AND	2131 72ND AVE	19138-2105		Vacant land	Non-exempt	\$1,600	\$131	VAC LAND COMM. < ACRE	\$8.30
501270	KRAIN LAWRENCE M	2352 W CHELTENHAM AVE	19150-1421		Vacant land	Non-exempt	\$1,600	\$131	VAC LAND RES < ACRE	\$8.30
501300	MARY O KELEMKERIAN WID	7456 OGONTZ AVE	19138-1324		Vacant land	Non-exempt	\$2,944	\$243	VAC LAND RES < ACRE	\$15.40
101405	CITY OF PHILADELPHIA	1814-28 W CHELTENHAM AVE	19126-1547		Vacant land	Non-exempt	\$14,400	\$1,189	VAC LAND COMM. < ACRE	\$75.38
775107	ENON TABERNACLE	2800 W CHELTENHAM AVE			Vacant land	Exempt	\$480,000	exempt	VAC LAND COMM. ACRE+	\$0.00
									Total	\$39,035.78
							Total assessed	Total taxes		
							\$9,714,297	\$628,46		
							0	0		

**EXHIBIT A-3
PHILADELPHIA
PROPOSED BUDGET FOR
THE GREATER CHELTENHAM AVENUE BUSINESS IMPROVEMENT
DISTRICT**

	Year 1	Phila. Yr. 1
1.) Supplementary Security Ambassadors		
Sub-Total	\$132,000	\$12,881.81
2.) Maintenance, Operations, and Beautification		
Hire private street cleaning firm		
Sub-Total	\$100,000	\$9,758.95
3.) Marketing – Customer Attraction		
Conducting surveys and producing public relations materials		
Sub-Total	\$100,000	\$9,758.95
4.) Administration		
Contract for administrative services as needed		
Marketing and producing regular e-mail newsletter		
Performance of annual audit		
Preparation of annual report		
Grant writing and sponsorship solicitation		
Assisting board and committees		
Planning and overseeing events		
Contractor selection and oversight		
Sub-Total	\$ 68,000	\$6,636.07
5.) Capital Improvements		
No physical improvements are planned		
No capital expenditures are planned		
Sub-Total	<u>\$ -0-</u>	<u>\$ -0-</u>
TOTAL	\$400,000	\$39,035.78

It is anticipated the proposed budget for subsequent years will remain as follows:

	Total	Philadelphia
Year 2	\$400,000	\$40,597.21
Year 3	\$400,000	\$42,221.10
Year 4	\$400,000	\$43,909.95
Year 5	\$400,000	\$45,666.34

The assessment will equal to 6.3394% of real estate taxes due on benefiting commercial properties within the service area, and residential properties containing five (5) or more units will be assessed at half the cost of what commercial properties pay, which equates to 3.1697% of the real estate taxes owed.

EXHIBIT A-4

**BY-LAWS OF GREATER CHELTENHAM AVENUE
BUSINESS IMPROVEMENT DISTRICT, INC.**

ARTICLE I

SECTION 1.01 – NAME

The name of this Corporation is the Greater Cheltenham Avenue Business Improvement District, Inc. ("Corporation").

SECTION 1.01 - OFFICES; REGISTERED AGENT

The principal office of the Corporation shall be located at such location or locations in Philadelphia, PA and/or Cheltenham Township, PA as the Board of Directors ("Board" or "Directors") may hereafter designate. A registered agent may be designated by the Corporation.

ARTICLE II

SECTION 2.01 - PURPOSES. The Corporation shall:

- a. Operate a Business Improvement District and function as a Neighborhood Improvement District Management Association (NIDMA) under the applicable Pennsylvania laws.
- b. Formulate, promote and implement the economic revitalization of the designated commercial area adjoining Cheltenham Avenue in Philadelphia, PA and Cheltenham Township, PA.
- c. Provide a self-help mechanism to help expand business opportunities and sales, improve property values and enhance the environment for residents, shoppers and visitors;
- d. Mobilize public and private resources for this purpose and maintain communication with property owners and tenants within the District.
- e. Implement the activities described in the authorizing ordinance of each municipality.

SECTION 2.02 - TAX CODE. Said Corporation is organized exclusively for charitable, educational, religious or scientific purposes, within the meaning of section 501 (c)3 of the Internal Revenue code (or corresponding section of any future Federal Tax code). Notwithstanding any other provision of these articles, the Corporation shall not carry on any other activities not permitted to be carried on by a corporation exempt from Federal income tax under Section 501 (c)3 of the Internal Revenue code.

No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office.

SECTION 2.03 - DISSOLUTION. In the event of dissolution of the Corporation, all of its assets, after satisfying any creditors, shall be distributed to the assessed properties in proportion to their shares of total assessments.

SECTION 2.04 - MEMBERSHIP. Owners of assessed properties that have paid all assessments due shall be members of the Corporation. Corporation members may vote for Board members, may be selected as Board members, attend Board meetings and serve on committees.

2.05 INCORPORATION. The Corporation is formed under and has been chartered by the Secretary of State of the Commonwealth of Pennsylvania. (Date)

ARTICLE III

SECTION 3.01 - GOVERNANCE. The Board of Directors is responsible for setting priorities and planning the BID's work. It is responsible for the annual audit and for an annual report of BID activities. The Board selects the Executive Director, sets staff compensation and oversees the performance of the principal employee. The Board selects from among its members the chairs of program and standing committees.

- A. There will be nine voting members of the Board of Directors, elected by the Corporation members.
 - 1. Six will represent property owners paying BID assessments and will include at least one assessed property owner from each municipality.
 - 2. One will represent institutions agreeing to a Voluntary Multi-Year Contribution and will be selected by the Board.
 - 3. Two will represent tenants in properties whose owners pay BID assessments
- B. Non-voting Board members will include representatives of the Cheltenham Township municipal corporation and the City of Philadelphia selected by those governments as required by the NID statute. Non voting members may be selected by the Board for one-year terms. Non-voting board members shall be selected so as to broaden representation in the Board's work and may serve as committee chairs and may participate in all Board discussions. Other owners, tenants and officials may be selected by the Board.

SECTION 3.02 - TERM OF OFFICE. The elected Directors shall be divided into two classes by the Chairman, with half of the directors in the first class and the balance in the second class. The term of office of the first class shall expire at the next annual meeting of the Corporation after their selection, and the term of office of the second shall expire at the second succeeding annual meeting. At each subsequent annual meeting, directors shall be elected by vote of the Board of Directors for terms of two years. The incorporators shall serve as Directors until the first annual meeting at which the first and second classes shall be elected by the members. The Board shall elect members to fill any vacancies by majority vote of those Board members present and voting.

SECTION 3.03 -REMOVAL OF DIRECTORS. At any meeting of the Directors, duly called and at which a quorum is present, the Directors may, by a majority vote of the entire Board, remove with or without cause any Director from office and may elect a successor to serve for the balance of the term of such removed Director. Vacancies occurring on the Board for any reason may be filled by a vote of a majority of the Directors then in office. A Director elected to fill a vacancy shall be elected to hold office for the unexpired term of his predecessor.

SECTION 3.04 - MEETINGS. The annual meeting of the Corporation shall be held each year at a time and place established by the officers. The Secretary (or the Manager) shall cause to be mailed to every member in good standing at his (her) address as it appears on the membership roll book of

the Corporation, a notice stating the time and place of the Annual Meeting. Regular meetings may be scheduled at any meeting by the Board of Directors, and no notice of place, day and hour of regularly scheduled meetings need be given to any Director. Special meetings may be called by the Chairman of the Board. Notice of the place, day and hour of such special meeting shall be given to each Director at least three (3) days before the meeting, by delivering the same to him personally, or by leaving the same at his residence or usual place of business, by contacting him by telephone, or in the alternative by mailing such notice at least six (6) days before the meeting, postage prepaid, and addressed to him at his last known address. Any notice of a special meeting shall state the business to be transacted. Meetings may be conducted by conference call if all "present" can hear and participate. E-mail or fax notification may be substituted for notification by mail.

SECTION 3.05 - QUORUM. A majority of the voting membership of the Board shall constitute a quorum for the transaction of business. Except in cases in which it is by statute, by the Certificate of Incorporation or by the By-Laws otherwise prohibited, the vote of a majority of such quorum at a duly constituted meeting shall be sufficient to pass any measure. In the absence of a quorum, the Members present by a majority vote and without notice other than by announcement may adjourn the meeting from time to time until a quorum shall attend. At any such adjourned meeting at which a quorum shall be present, any business may be transacted which might have been transacted at the meeting as originally notified. No proxies may be accepted.

SECTION 3.06 - BUDGET APPROVAL. Upon preliminary approval by the Board of a proposed annual budget, all members shall be invited to a meeting at a specified place and at a time at least two weeks following the notice. At this meeting, public comment on the condition of the district, on the need for changed services and on the proposed budget will be solicited. A proposed budget, including any modification made by the voting Board members following this public meeting, may thereafter be adopted by the affirmative vote of a majority of all voting members of the Board of Directors.

SECTION 3.07- COMPENSATION. No part of the net earnings of the Corporation shall inure to the benefit of, or be distributable to its members, trustees, directors, officers or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of Section 501 (c)3 purposes.

ARTICLE IV

SECTION 4.01 - COMMITTEES GENERALLY. The Board of Directors may provide for standing or special committees with such powers and duties as it deems desirable and may discontinue the same at its pleasure. The members of all such committees may include voting and non-voting members and shall be appointed and the committee chairmen named by the Chairman of the Board of Directors. At least one member of each standing committee or special committee shall be a voting or non-voting member of the Board of Directors; the remaining members of such committees may, but need not, be members of the Board of Directors. Vacancies on any committee shall be filled by the Chairman of the Board of Directors.

SECTION 4.02 - COMMITTEE REPORTS. All recommendations by a committee shall be reported, during a board meeting, to the Board of Directors.

SECTION 4.03 - MEETINGS OF COMMITTEES. Each committee shall meet at the call of the chairman of the committee or any two members of the committee.

SECTION 4.04 - PARTICIPATION IN COMMITTEES. In selecting members of committees, the Board shall encourage widespread participation among members of the business community,

commercial property owners, residents, and others concerned about the economic advancement of the District. From time to time, special committees may be named to advise the Board on issues on which additional perspective may be required and public meetings may be held to solicit advice from those concerned about the economic well-being of the District.

SECTION 4.05 – EXECUTIVE COMMITTEE. There shall be an Executive Committee consisting of a Chairman, Vice-Chairman, Secretary, Treasurer, Executive Director, and up to two (2) subordinate members, if any. The elected members of the Executive Committee shall be elected pursuant to Article V of these bylaws.

ARTICLE V

SECTION 5.01 - EXECUTIVE OFFICERS. By a majority vote of the full voting membership of the Board of Trustees at the Annual Meeting, the Board shall elect a Chairman of the Board and a Vice-chairman of the Board from among the voting Directors to serve for one-year terms. By a majority vote of the full membership of the Board, the Board may appoint a Secretary and Treasurer and such other subordinate officers as it may desire either from within or without its membership, also to serve for one-year terms. Any two or more of the above mentioned offices, except those of Chairman and Secretary, may be held by the same person provided that no officer shall execute, acknowledge or verify any instrument in more than one capacity.

SECTION 5.02 - CHAIRMAN AND VICE-CHAIRMAN OF THE BOARD. The Chairman of the Board shall preside at all meetings of the Board at which he/she shall be present. He/she shall have and may exercise such powers as are from time to time assigned by the Board of Trustees.

The Vice-Chairman of the Board, at the request of the Chairman or in his absence, or during his/her inability to act, shall perform the duties and exercise the functions of the Chairman of the Board, and when so acting shall have the powers of the Chairman of the Board. The Vice-Chairman shall have such other duties as may be assigned to him by the Chairman.

The Chairman shall have general charge and supervision of the activities and affairs of the Corporation. When authorized by the Board of Trustees, he may sign and execute in the name of the Corporation all authorized instruments, except in cases in which the signing and execution thereof shall have been expressly delegated by resolution of the Board of Directors to some other officer or agent of the Corporation.

SECTION 5.03 - MANAGER. A Manager (or Director) may be appointed by the Board of Directors. He or she shall perform all duties incident to the office of Manager, including supervision of services, contract management, grant solicitation, committee support, maintenance of accounts, notices and such other duties as from time to time may be assigned by the Board of Directors.

SECTION 5.04 - SECRETARY. The Secretary shall keep the minutes of the meetings of the Board of Directors in books provided for the purpose. He/she shall see that all notices are duly given in accordance with the provision of the By-Laws or as required by law. He shall be custodian of the records of the Corporation; see that the corporate seal is affixed to all documents which require said seal and which has been authorized to execute on behalf of the Corporation and when so affixing may attest to same; and, in general, perform all duties as, from time to time, may be assigned by the Board of Directors or the Chairman. The Manager may serve as the Board Secretary or assume some responsibilities of the Secretary if so designated by the Board.

SECTION 5.05 - TREASURER. The Treasurer shall have charge of and be responsible for all funds, securities, receipts and disbursements of the Corporation, and shall deposit or cause to be deposited in the name of the Corporation all monies and other valuable effects in such bank, or other

depositories as shall, from time to time, be collected by the Board of Trustees. Whenever required, he/she shall provide an account of the financial condition of the Corporation, and, in general, shall perform all duties incident to the office of a treasurer of a Corporation and such other duties as may be assigned to him by the Board of Trustees or the Chairman. He/she shall make a presentation on the fiscal condition of the Corporation at the annual meeting.

ARTICLE VI

SECTION 6.01 - CHECKS, DRAFTS, ETC. All checks, drafts, or other orders for payment of money, and all notes, bonds, or other evidences of indebtedness issued in the name of the Corporation in excess of Five Hundred Dollars (\$500.00) shall be signed by two (2) members of the Executive Committee, who shall be identified as signators, and whose signatures shall be on file with the Corporation's bank. All checks, drafts, or other orders for payment of money, and all notes, bonds, or other evidence of indebtedness issued in the name of the Corporation in amounts less than Five Hundred Dollars (\$500.00) shall be signed by one (1) of the two (2) aforementioned members of the Executive Committee.

SECTION 6.02 - ANNUAL REPORTS AND AUDITS. There shall be prepared annually a full and correct statement of the affairs of the Corporation, including a balance sheet and a statement of operations from the preceding year audited and certified by an independent Certified Public Accountant, whose report shall be submitted at a regular meeting of the directors and filed immediately thereafter at the principal office of the Corporation. Such statement shall be prepared by the Chairman or such other executive officer of the Corporation as may be designated by the Board of Directors. This report shall be mailed to all members of the Corporation and other interested public and private sector persons and filed with the municipal corporations and Secretary of the Commonwealth.

SECTION 6.03 - FISCAL YEAR. The fiscal year of the Corporation shall begin January 1, unless otherwise specified by the Board of Directors by resolution.

ARTICLE VII

SECTION 7.01 - SEAL. The Board of Directors shall provide a suitable seal, bearing the name of the Corporation, which shall be in the custody and charge of the Secretary.

SECTION 7.02 - INSURANCE. The District shall insure itself for liability of its Directors and Officers and may require bonding where deemed necessary by the Board.

SECTION 7.03 - PERSONAL LIABILITY OF DIRECTORS. A director of this Corporation shall not be personally liable for monetary damages as such for any action taken, or any failure to take any action, unless:

- A. the director has breached or failed to perform the duties of his or her office under 15 PA C.S.A. Section 511 (which, as amended from time to time, is hereafter called Section 511); and
- B. the breach or failure to perform constitutes self-dealing, willful misconduct or recklessness.
- C. This Section 7.03 shall not limit a director's liability for monetary damages to the extent prohibited by the provisions of the Pennsylvania Nonprofit Corporation Law of 1988.

The provisions of this Section shall not apply to the responsibility or liability of a director pursuant to any criminal statute.

SECTION 7.04 – PROCEDURE. The most recent edition of “Roberts’ Rules of Order” shall govern any course of procedure not otherwise provided for in these By-laws.

SECTION 7.05 - AMENDMENTS. A motion to amend, alter, repeal, or enact a new By-Law may be introduced, considered and discussed, but not voted on, at any meeting of the Board of Directors, provided that at least ten (10) days prior to such meeting a full written statement of the exact language of the motion and the time, place and day of the meeting when the motion will be introduced has been delivered to every member of the Board by certified mail. Provided the above said motion is duly seconded, the Chairman of the Board shall fix and announce a subsequent meeting date within a reasonable number of days when the motion shall be brought to a vote. An affirmative vote of a majority of the entire Board shall be required to carry said motion. The procedures and notice of requirements shall apply irrespective of any contrary provisions which may be contained in these by-laws.

SECTION 7.06 – FINANCIAL REPORTS. The directors of the Corporation shall cause to be prepared an annual financial report which shall be disseminated, among all assessment-paying property owners, (those paying assessments within the BID boundary).

SECTION 7.07 – CONFLICT OF INTEREST. Any material conflict of interest based on a financial interest or benefit, on the part of any director or committee member shall be disclosed, in writing, to the Board of Directors, and except for a continuing disclosed conflict, whenever any Corporation contract or transaction in which a director or committee member has a financial interest or benefit becomes a matter of Board, committee, or Corporation action. Any director having a financial interest or benefit in any contract or transaction being considered at a committee meeting or meeting of the Board of Directors shall not vote or use his or her personal influence in the meeting, even where such actions are otherwise permitted by law. The minutes of the meeting shall record compliance with these requirements. The section shall not be construed as to prevent the interested director or committee member from briefly stating his or her position regarding the contract and transaction, nor from answering pertinent questions of other directors or committee members, since his or her knowledge may be of great assistance. All new committee members and directors shall be immediately advised of the requirements of this Section.

GREATER CHELTENHAM AVENUE BUSINESS IMPROVEMENT DISTRICT, INC.

ORGANIZATION ACTION OF THE INCORPORATOR

The undersigned, being Incorporators and interim Board of Directors of the Greater Cheltenham Business Improvement District, Inc., a Pennsylvania non-profit corporation, hereby consent to the following action:

1. The Bylaws presented to the undersigned are hereby adopted and ratified as the Bylaws of the Greater Cheltenham Avenue Business Improvement District, Inc., and a copy of such Bylaws shall be filed with the Secretary of the Corporation and inserted in the minute book of the Corporation.

Names and Addresses of Incorporators

1.

Lino Solis, Incorporator	Date
Thor Equities, Cheltenham Square Mall	
2985 Cheltenham Avenue, Philadelphia, Pa 19150-1506	

2.

Rev. Dr. Alyn E. Waller, Incorporator	Date
Enon Tabernacle Baptist Church	
2800-2900 W. Cheltenham Avenue, Philadelphia, PA 19150	

3.

John Kitchen, Incorporator	Date
Ogontz Avenue Revitalization Corporation	
1536 Haines Street, Philadelphia, PA 19126	

4.

John Ungar, Incorporator	Date
Mt. Airy Revitalization Corporation	
2001 E. Tulpehocken Street, Philadelphia, PA 19138	

5.

Sandra Rahman, Incorporator	Date
Lynnewood Gardens Apartments	
2047-C Mather Way, Elkins Park, PA 19027	

6.

Michael J. Swavola, Incorporator	Date
Cheltenham Township Board of Commissioners President	
Cheltenham Township, 8230 Old York Road, Elkins Park, PA 19027	

7.

Ken Youngblood, Incorporator	Date
McDonald's	
7911/8001 Ogontz Avenue, Philadelphia, PA 19150	

8.

Hank Wilson, Incorporator	Date
Wilson Insurance	
1730 W Cheltenham Ave # 32, Philadelphia, PA 19126	

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Lori Stopyra, Incorporator	Date
Nassimi Realty Corp., Cedarbrook Plaza	
1000 Easton Road, Wyncote, PA 19095	

City of Philadelphia

BILL NO. 090704, as amended continued