

City of Philadelphia



Council of the City of Philadelphia
Office of the Chief Clerk
Room 402, City Hall
Philadelphia

(Resolution No. 090719)

RESOLUTION

Initiating action to establish 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, and for which Greater Cheltenham Avenue Business Improvement District Inc., a Pennsylvania nonprofit corporation, would serve as the Neighborhood Improvement District Management Association; approving a preliminary plan for and report concerning the District; and authorizing and directing the Committee on Rules and the Clerk of Council to take all actions that are required by the Community and Economic Improvement Act prior to enactment of an ordinance that would formally establish the District.

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

WHEREAS, Before an ordinance establishing a neighborhood improvement district is enacted, the Act requires that a preliminary plan for the district be mailed to property owners within the district, and that a public hearing be held on the preliminary plan; and

WHEREAS, The purpose of this resolution is to initiate action to create a neighborhood improvement district in the Cheltenham Avenue area, to be known as "The Greater Cheltenham Avenue Business Improvement District, ("District") and to ensure that all actions required by the Act to establish such a district are taken prior to enactment of an ordinance formally establishing the district; and

City of Philadelphia

RESOLUTION NO. 090719 continued

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. also is the NIDMA for an abutting neighborhood improvement district established in Cheltenham Township that will operate cooperatively with the District; now therefore

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, THAT Council hereby initiates action to establish 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. Council hereby approves as the preliminary plan for The Greater Cheltenham Avenue Business Improvement District, the preliminary plan attached as Exhibit "A," and Council adopts as the City's report concerning The Greater Cheltenham Avenue Business Improvement District, the report included as part of that preliminary plan.

RESOLVED FURTHER, THAT The Committee on Rules is hereby authorized and directed to take all actions required by the Community and Economic Improvement Act ("Act") prior to enactment of an ordinance formally establishing The Greater Cheltenham Avenue Business Improvement District, including the holding of any and all public hearings required by the Act. The Clerk of Council shall arrange for all mailings and publication of all notices required by the Act, as directed by the Chair of the Committee on Rules.

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 an enlarged copy of the map shall be kept on file with the Chief Clerk to be made available for inspection by the public during regular office hours.
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. 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 - Customer Attraction. 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. No 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

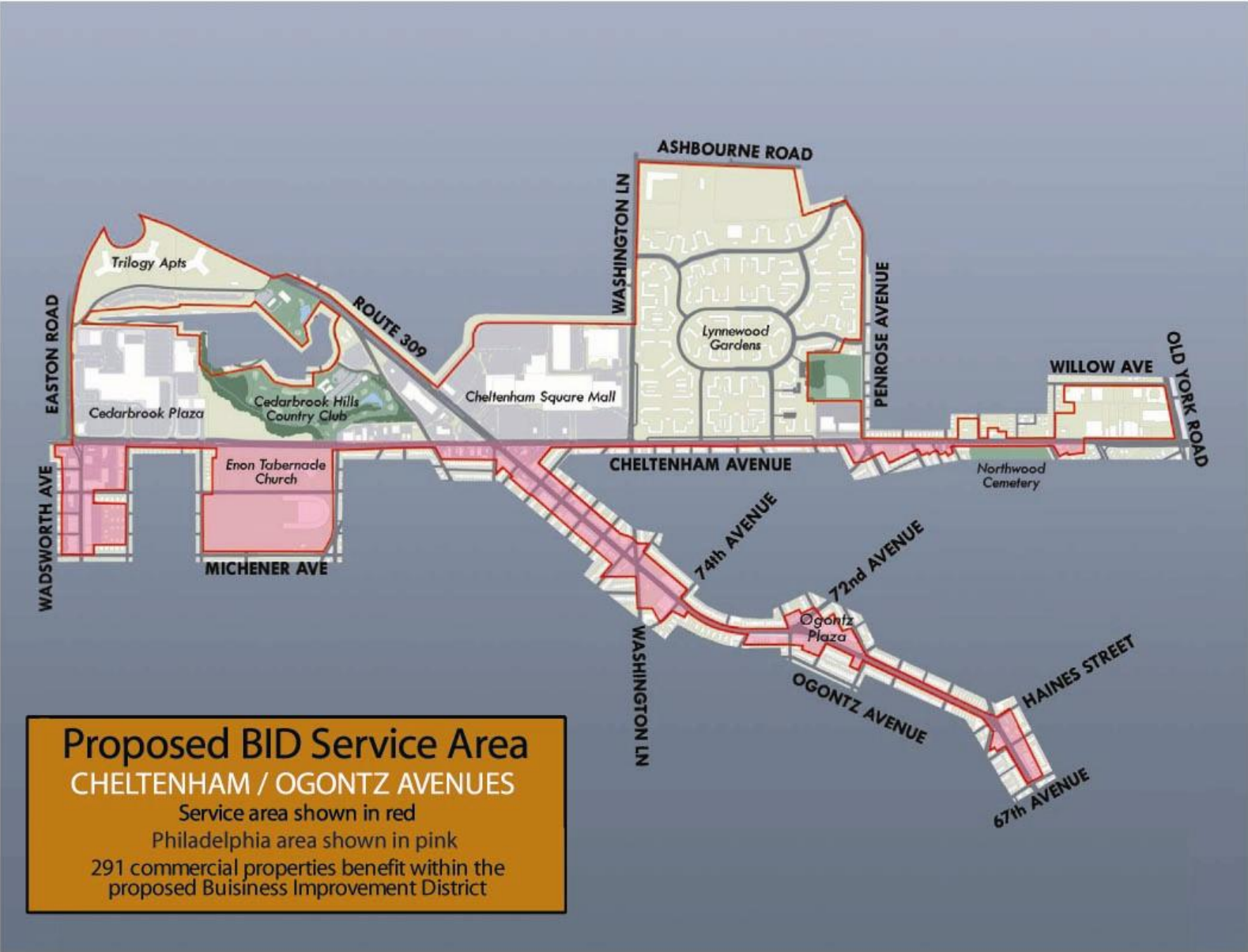


EXHIBIT A-2 PROPERTY LIST OF THE GREATER CHELTENHAM AVENUE BUSINESS IMPROVEMENT DISTRICT

Parcel #	Current Owner	Site Address	Site Zip	Phone	Property Class	Exempt Code	Assessment	Total Taxes	Building Description	BID Assessment
501300400	KALEMKERIAN MARY O WID	7452-54 OGONTZ AVE	19138-1324		Commercial	Non-exempt	\$2,560	\$210	STORE 1 STY MASONRY	\$13.31
101304800	MAIN DEVELOPMENT GROUP IN	2129 72ND AVE	19138-2105		Commercial	Non-exempt	\$9,600	\$792	HSE WORSHIP ALL2STY MASON	\$50.21
101210700	SHAH HIREN	6713-15 OGONTZ AVE	19126-2639		Commercial	Non-exempt	\$10,048	\$830	STORE 1 STY MASONRY	\$52.62
101211100	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
101211000	WOONG CHUN CHOI +	6725-27 OGONTZ AVE	19126-2639	215-548-5995	Commercial	Non-exempt	\$11,200	\$925	STORE 1 STY MASONRY	\$58.64
501312010	DIALLO BINTA	7705 OGONTZ AVE	19150-1818	215-276-2066	Commercial	Non-exempt	\$11,200	\$925	STORE 1 STY MASONRY	\$58.64
501312020	OLIVER WAYNE E	7707 OGONTZ AVE	19150-1818	215-276-1840	Commercial	Non-exempt	\$11,200	\$925	STORE 1 STY MASONRY	\$58.64
101211800	REMBERT LONNIE	6839 OGONTZ AVE	19138-2645	215-276-3840	Commercial	Non-exempt	\$11,360	\$938	AUTO REPAIR SHOP MASONRY	\$59.46
101304210	LY HOANG KHA	2117 72ND AVE	19138-2105		Commercial	Non-exempt	\$13,056	\$1,078	HSE WORSHIP ALL2STY MASON	\$68.24
101117602	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
501312200	MURPHY FELICE E	7713 OGONTZ AVE	19150-1818	215-548-8490	Commercial	Non-exempt	\$14,400	\$1,189	STORE 1 STY MASONRY	\$75.38
101405410	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
501487421	ANTONOPOULOS EFTHIMIOS	1514 E WADSWORTH AVE	19150-1616	215-248-3330	Commercial	Non-exempt	\$15,040	\$1,242	STORE 1 STY MASONRY	\$78.74
501487451	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
501487471	GRANT EARL	1530 E WADSWORTH AVE	19150-1616	215-247-1118	Commercial	Non-exempt	\$15,040	\$1,242	STORE 1 STY MASONRY	\$78.74
501487481	HARALAMPIDES GEORGE	1532 E WADSWORTH AVE	19150-1616	215-242-3100	Commercial	Non-exempt	\$15,040	\$1,242	STORE 1 STY MASONRY	\$78.74
501487551	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
882734345	WALTON KEVIN	2538 W CHELTENHAM AVE	19150-1403	215-548-4100	Commercial	Non-exempt	\$15,040	\$1,242	STORE 1 STY MASONRY	\$78.74
501487541	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
501488360	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
501488370	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
501311300	APSIS ALEXANDROS	7617 OGONTZ AVE	19150-1816	215-549-1646	Commercial	Non-exempt	\$16,000	\$1,321	STORE 1 STY MASONRY	\$83.74
501311500	MOON BYUNG KYU	7621 OGONTZ AVE	19150-1816	215-548-8070	Commercial	Non-exempt	\$16,000	\$1,321	STORE 1 STY MASONRY	\$83.74
501311600	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-	215-549-	Commercial	Non-	\$16,000	\$1,321	STORE 1 STY MASONRY	\$83.74

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

101405 500	NA YONG S	1812 W CHELTENHAM AVE	19126- 1547		Commercial	Non- exempt	\$19,200	\$1,586	REST'RNT W/BAR MASONRY	\$100.54
501489 800	MODERN SHOPPERS WORLD	1515 E WADSWORTH AVE	19150- 1620	215-248- 2984	Commercial	Non- exempt	\$19,520	\$1,613	STORE 1 STY MASONRY	\$102.25
501489 900	MODERN SHOPPERS WORLD	1517 E WADSWORTH AVE	19150- 1620	215-248- 3551	Commercial	Non- exempt	\$19,520	\$1,613	STORE 1 STY MASONRY	\$102.25
501490 000	MODERN SHOPPERS WORLD	1519 E WADSWORTH AVE	19150- 1620	215-247- 0883	Commercial	Non- exempt	\$19,520	\$1,613	STORE 1 STY MASONRY	\$102.25
501490 100	MODERN SHOPPERS WORLD	1521 E WADSWORTH AVE	19150- 1620	215-248- 5515	Commercial	Non- exempt	\$19,520	\$1,613	STORE 1 STY MASONRY	\$102.25
501490 200	MODERN SHOPPERS WORLD	1523 E WADSWORTH AVE	19150- 1620	215-248- 0445	Commercial	Non- exempt	\$19,520	\$1,613	STORE 1 STY MASONRY	\$102.25
501490 300	MODERN SHOPPERS WORLD	1525 E WADSWORTH AVE	19150- 1620	215-247- 2490	Commercial	Non- exempt	\$19,520	\$1,613	STORE 1 STY MASONRY	\$102.25
501490 400	MODERN SHOPPERS WORLD	1527 E WADSWORTH AVE	19150- 1620	215-753- 0591	Commercial	Non- exempt	\$19,520	\$1,613	STORE 1 STY MASONRY	\$102.25
501302 000	MCCULLOUGH DAVIDA	7604 OGONTZ AVE	19150- 1817	215-548- 9960	Commercial	Non- exempt	\$20,160	\$1,665	MISC. DAY CARE MASONRY	\$105.55
882844 110	WEINER CHARLES	1910 W CHELTENHAM AVE	19138- 2237	215-924- 8445	Commercial	Non- exempt	\$20,800	\$1,718	STORE 1 STY MASONRY	\$108.91
501278 700	ADDIS HOLDINGS INC	3230 W CHELTENHAM AVE	19150- 1003	215-242- 6650	Commercial	Non- exempt	\$20,800	\$1,718	HEALTH FAC. MASONRY +	\$108.91
501489 700	MODERN SHOPPERS WORLD	1513 E WADSWORTH AVE	19150- 1620	215-247- 5670	Commercial	Non- exempt	\$23,360	\$1,929	STORE 1 STY MASONRY	\$122.29
501490 500	MODERN SHOPPERS WORLD	1529 E WADSWORTH AVE	19150- 1620	215-248- 5420	Commercial	Non- exempt	\$23,360	\$1,929	STORE 1 STY MASONRY	\$122.29
101211 710	POON MAN KIT	6825 OGONTZ AVE	19138- 2605	215-424- 1966	Commercial	Non- exempt	\$24,000	\$1,982	STORE 1 STY MASONRY	\$125.65
102009 100	SMITH WINSTON G SR	6830 OGONTZ AVE	19138- 2644	215-424- 2974	Commercial	Non- exempt	\$24,000	\$1,982	STORE 2 STY MASONRY	\$125.65
501312 300	WAZOLEK MICHAEL	7715 OGONTZ AVE	19150- 1818	215-424- 4300	Commercial	Non- exempt	\$24,000	\$1,982	AUTO TIRE CENTER MASONRY	\$125.65
501398 600	DUONG HUNG	2300-02 74TH AVE	19138- 1316	215-549- 8088	Commercial	Non- exempt	\$24,000	\$1,982	AUTO REPAIR SHOP MASONRY	\$125.65
501489 500	FOREMAN MARVIN	1507 E WADSWORTH AVE	19150- 1615	215-247- 7386	Commercial	Non- exempt	\$24,640	\$2,035	STORE 1 STY MASONRY+OTHER	\$129.01
101211 205	MAIN DEVELOPMENT GROUP IN	6731-41 OGONTZ AVE	19126- 2639		Commercial	Non- exempt	\$25,600	\$2,115	STORE 1 STY MASONRY	\$134.08
501489 000	ROYAL HAL	1503 E WADSWORTH AVE	19150- 1615	215-242- 8508	Commercial	Non- exempt	\$25,600	\$2,115	HEALTH FAC.MED.CENT MASON	\$134.08
501311 200	CANTER MINNIE	7613-15 OGONTZ AVE	19150- 1816	215-927- 1380	Commercial	Non- exempt	\$27,200	\$2,246	STORE 1 STY MASONRY	\$142.38
501488 380	HORWITZ HARRIS N	1628 E WADSWORTH AVE	19150- 1020	215-248- 5700	Commercial	Non- exempt	\$27,200	\$2,246	STR/OFF 1 STY MASONRY	\$142.38
101403 010	MESSINA MARCO	1410-26 W CHELTENHAM AVE	19126- 1673	215-549- 1463	Commercial	Non- exempt	\$27,200	\$2,246	AUTO USED CAR LOT FRAME	\$142.38
501487 431	HAHM DAE-DUG	1516-18 E WADSWORTH AVE	19150- 1616		Commercial	Non- exempt	\$30,400	\$2,512	STORE 1 STY MASONRY	\$159.25
501487 441	YOON JUNG ROK	1520-22 E WADSWORTH AVE	19150- 1616		Commercial	Non- exempt	\$30,400	\$2,512	STORE 1 STY MASONRY	\$159.25
501487 461	CHO IN SON	1526-28 E WADSWORTH AVE	19150- 1616	215-248- 0807	Commercial	Non- exempt	\$30,400	\$2,512	STORE 1 STY MASONRY	\$159.25
501487 521	BROWN WILLARD	1542-44 E WADSWORTH AVE	19150- 1616		Commercial	Non- exempt	\$30,400	\$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	\$167.55
501278 100	3212 ASSOCIATES LLC	3212-16 W CHELTENHAM AVE	19150- 1003		Commercial	Non- exempt	\$33,600	\$2,776	OFF/BLDG COMM NO GAR MASO	\$175.98
501466 100	DVORCHAK JAMES	1614 E UPSAL ST	19150- 1426	215-276- 9090	Commercial	Non- exempt	\$35,200	\$2,908	STR/OFF 1 STY 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
501490 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	REST'RNT 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	REST'RNT 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	REST'RNT 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	
882655			19150-			Non-				
800	7-ELEVEN INC	7714-20 OGONTZ AVE	1819		Commercial	exempt	\$65,280	\$5,393	SUP.MARK.3STY BRICK	\$341.88
882526		2540 W CHELTENHAM	19150-	215-927-		Non-			AUTO REPAIR SHOP	
500	WALKER BRENTON	AVE	1403	5464	Commercial	exempt	\$68,416	\$5,653	MASONRY	\$358.37
882062		1555 E WADSWORTH	19150-	215-242-		Non-				
910	KAHN CHARLES JR	AVE	1023	0472	Commercial	exempt	\$69,760	\$5,764	STORE 1 STY MASONRY	\$365.40
882681		3200-10 W	19150-			Non-			GAS STAT PUMP/MART	
500	ATLANTIC REFINING +	CHELTENHAM AVE	1003		Commercial	exempt	\$81,920	\$6,768	MASONR	\$429.05
501491		1619-25 E	19150-			Non-				
100	HOFFMAN GERTRUDE TR	WADSWORTH AVE	1026		Commercial	exempt	\$82,400	\$6,808	STORE 1 STY MASONRY	\$431.59
882843		OGONTZ AVE	19138-	215-276-		Non-			REST'RNT FASTFOOD	
700	REVITALIZATION	7152-70 OGONTZ AVE	2016	4663	Commercial	exempt	\$83,200	\$6,875	MASONRY	\$435.83
883557		1620-22 E	19150-	215-242-		Non-			BANK/OFF 1 STY	
800	WADSWORTH REALTY L L C	WADSWORTH AVE	1020	0500	Commercial	exempt	\$88,000	\$7,272	MASONRY	\$461.00
883375		2510-16 W	19150-	215-224-		Non-			BANK/OFF 2 STY	
700	FRASCELLA ENTERPRISES	CHELTENHAM AVE	1403	2900	Commercial	exempt	\$88,000	\$7,272	MASONRY	\$461.00
882063		7900 OGONTZ AVE	19150-	215-424-		Non-			GAS STA PUMP/WASH	
125	7900 OGONTZ ENTERPRISES		1410	1709	Commercial	exempt	\$128,544	\$10,622	MAS+OTH	\$673.37
882734		7446 OGONTZ AVE	19138-	215-223-		Non-			AUTO TIRE CENTER	
400	MC LEOD SHERMAN		1324	1414	Commercial	exempt	\$129,600	\$10,709	MASONRY	\$678.89
882063		1630-36 E	19150-			Non-			REST'RNT FASTFOOD	
175	WADSWORTH 1630 REALTY	WADSWORTH AVE	1020		Commercial	exempt	\$139,840	\$11,556	MASONRY	\$732.58
882063		7911-17 OGONTZ AVE	19150-	215-424-		Non-			REST'RNT FASTFOOD	
155	MC DONALDS CORP		1409	8810	Commercial	exempt	\$176,000	\$14,544	MASONRY	\$922.00
882092		7400-30 OGONTZ AVE	19138-			Non-			AUTO DEALER/AGCY	
000	AREC 13 LLC		1324		Commercial	exempt	\$180,864	\$14,946	MASONRY	\$947.49
882063		1600 E WADSWORTH	19150-	215-242-		Non-			SUP.MARK 1STY	
115	J S EQUITIES INC	AVE	1020	0229	Commercial	exempt	\$250,560	\$20,705	MASONRY	\$1,312.57
882734		8005 OGONTZ AVE	19150-	215-424-		Non-			GAS STAT F/SERV	
600	GETTY PETROLEUM		1411	1770	Commercial	exempt	\$260,800	\$21,552	MASONRY	\$1,366.27
882041		7101-63 OGONTZ AVE	19138-			Non-				
850	HAINES EASTBURN STENTON		2015		Commercial	exempt	\$435,840	\$36,017	STORE 3 STY MASONRY	\$2,283.26
882127		7401 OGONTZ AVE	19138-	215-224-		Non-				
000	WEC 97A-13 INVESTMENT		1323	9997	Commercial	exempt	\$640,000	\$52,889	STORE 2 STY MASONRY	\$3,352.85
775252		6709 OGONTZ AVE	19126-	215-224-		Exempt	\$34,880	exempt	MISC. DAY CARE	
000	THE HOLY TEMPLE OF GOD		2639	2575	Commercial	Exempt	\$34,880	exempt	MASONRY	\$0.00
775253		6711 OGONTZ AVE	19126-	215-924-		Exempt	\$34,944	exempt	HSE WORSHIP ALL3STY	
000	HOLY TEMPLE OF GOD		2639	0710	Commercial	Exempt	\$34,944	exempt	MASON	\$0.00
775254		6719 OGONTZ AVE	19126-	215-927-		Exempt	\$80,032	exempt	HSE WORSHIP ALL 1	
000	OAK LANE CONGREGATION		2639	5112	Commercial	Exempt	\$80,032	exempt	STY MAS	\$0.00
775255		6828 OGONTZ AVE	19138-			Exempt	\$51,040	exempt	MISC. NOT CODED	
000	MT AIRY BAPTIST CHURCH		2644		Commercial	Exempt	\$51,040	exempt		\$0.00
775256		6841 OGONTZ AVE	19138-			Exempt	\$32,448	exempt	HSE WORSHIP ALL2STY	
000	WEST OAK LANE BAPTIST		2645		Commercial	Exempt	\$32,448	exempt	MASON	\$0.00
775257		6848 OGONTZ AVE	19138-	215-549-		Exempt	\$129,920	exempt	HSE WORSHIP ALL2STY	
000	THE DELIVERANCE		2644	6610	Commercial	Exempt	\$129,920	exempt	MASON	\$0.00
775712		7210-18 OGONTZ AVE	19138-	215-685-		Exempt	\$96,000	exempt		
500	PHILADELPHIA		1304	2870	Commercial	Exempt	\$96,000	exempt	MISC. NOT CODED	\$0.00
775258		7230 OGONTZ AVE	19138-	215-424-		Non-	\$8,911	\$522	HSE WORSHIP ALL2STY	
000	ST JAMES HOLY CHURCH		1304	3588	Commercial	exempt	\$8,911	\$522	MASON	\$33.09
775259		7236-40 OGONTZ AVE	19138-	215-549-		Exempt	\$161,376	exempt	HSE WORSHIP ALL2STY	
000	UPPER ROOM BAPTIST		1304	7311	Commercial	Exempt	\$161,376	exempt	MASON	\$0.00
775260		7253-65 OGONTZ AVE	19138-			Non-	\$94,080	\$1,481	HSE WORSHIP ALL2STY	
010	MT CALVARY APOSTOLIC		1303		Commercial	exempt	\$94,080	\$1,481	MASON	\$93.89

775260 500	PHILA DELIVERANCE	7501 OGONTZ AVE	19150- 1814	215-224- 1375	Commercial	Exempt	\$128,000	exempt	HSE WORSHIP ALL2STY MASON	\$0.00
784337 000	CITY OF PHILA	7515-23 OGONTZ AVE	19150- 1814		Commercial	Exempt	\$224,000	exempt	MISC.FIRE/POL.MASONR Y	\$0.00
775261 000	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 000	REMNANT CHURCH OF GOD	7710-12 OGONTZ AVE	19150- 1819		Commercial	Exempt	\$20,800	exempt	HSE WORSHIP ALL 1 STY MAS	\$0.00
775263 000	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 000	WAYFARING MINSTRIES	2127 72ND AVE	19138- 2105	215-224- 9460	Commercial	Exempt	\$22,624	exempt	HSE WORSHIP ALL2STY MASON	\$0.00
101175 010	CONCERNED BLACK MEN INC	7200 N 21ST ST	19138- 2102		Commercial	Exempt	\$19,520	exempt	MISC.ADMIN.BLDG MASONRY	\$0.00
784469 800	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 700	AGAPE MINISTRIES/AGAPE BA	1601 E WADSWORTH AVE	19150- 1019	215-247- 4770	Commercial	Exempt	\$52,800	exempt	STORE 1 STY MASONRY	\$0.00
501490 900	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 000	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 110	CHELTENHAM 3110 REALTY LL	3120 W CHELTENHAM AVE	19150- 1101	215-248- 1268	Commercial	Exempt	\$55,242	exempt	STORE 1 STY MASONRY	\$289.39
775107 500	COVINGTON REGINALD	3218 W CHELTENHAM AVE	19150- 1003	215-248- 6042	Commercial	Non- exempt	\$39,424	\$1,085	HSE WORSHIP ALL 1 STY MAS	\$68.78
886614 800	OGONTZ HALL ASSOCIATES	7169 OGONTZ AVE	19138- 2040		Hotels & Apartments	Non- exempt	\$38,400	\$3,173	APTS	\$100.57
881151 507	AIRY AVE LP	1501-31 E MOUNT AIRY AVE	19150- 1713		Hotels & Apartments	Non- exempt	\$230,400	\$19,040	APTS	\$603.51
881151 508	AIRY AVE LP	1533-63 E MOUNT AIRY AVE	19150- 1713		Hotels & Apartments	Non- exempt	\$230,400	\$19,040	APTS	\$603.51
101218 003	ZAG DEVELOPMENTS	7165-67 OGONTZ AVE	19138- 2015		Residential	Non- exempt	\$38,400	\$3,173	O18	\$167.55
102017 803	ZAG DEVELOPMENT	7174-78 OGONTZ AVE	19138- 2040	215-224- 9846	Residential	Non- exempt	\$41,600	\$3,437	O18	\$108.95
501297 900	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 100	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 600	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 300	CARANCI JOHN D	2119 72ND AVE	19138- 2105		Store with dwelling	Non- exempt	\$9,600	\$792	STR/OFF+APTS 2STY MASONRY	\$50.21
101304 400	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 500	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 600	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 100	BEY RAHEEM	6701 OGONTZ AVE	19126- 2639		Store with dwelling	Non- exempt	\$10,048	\$830	STR/OFF+APTS 3STY MASONRY	\$52.62
101210 300	MILLER MELVINA	6705 OGONTZ AVE	19126- 2639		Store with dwelling	Non- exempt	\$10,048	\$830	STR/OFF+APTS 3STY MASONRY	\$52.62

101210 400	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 400	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 200	CHEUNG EUGENE	6703 OGONTZ AVE	19126- 2639		Store with dwelling	Non- exempt	\$10,560	\$871	STR/OFF+APTS 3STY MASONRY	\$55.22
101210 800	BLOOMFIELD LAWRENCE	6717 OGONTZ AVE	19126- 2639		Store with dwelling	Non- exempt	\$11,040	\$911	ROW W-OFF/STR 2STY MASONR	\$57.75
101402 800	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 600	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 700	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 000	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 300	WOOD EDITH	6929 OGONTZ AVE	19138- 2011		Store with dwelling	Non- exempt	\$11,360	\$938	ROW B/OFF-STR 2STY MASONR	\$59.46
101214 400	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 800	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 400	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 600	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 900	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 200	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 500	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 600	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 900	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 100	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 400	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 500	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 800	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 900	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 200	DAVIS TANIK A 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 800	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 300	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 600	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 700	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 800	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 900	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 000	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 100	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 200	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 800	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 600	PAPAGEORGIUO 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 700	SWEIDAN IMAD	7204 OGONTZ AVE	19138- 1304		Store with dwelling	Non- exempt	\$13,600	\$1,123	STR/OFF+APTS 2STY MASONRY	\$71.19
501296 800	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 900	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 200	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 300	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 400	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 500	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 800	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 200	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
101218 400	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 210	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 900	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 700	JAMES S MESERLIAN &	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
102018 100	MAIN DEVELOPMENT GROUP IN	7180 OGONTZ AVE	19138- 2040	215-924- 0777	Store with dwelling	Non- exempt	\$16,000	\$1,321	ROW W-OFF/STR 3STY MASONR	\$83.74
501310 800	BRUNSON CHARLES F &	7603 OGONTZ AVE	19150- 1816	215-549- 4891	Store with dwelling	Non- exempt	\$16,000	\$1,321	STR/OFF+APTS 3STY MASONRY	\$83.74
501310 900	GBEGNON GERMAINE	7605 OGONTZ AVE	19150- 1816		Store with dwelling	Non- exempt	\$16,000	\$1,321	ROW W-OFF/STR 3STY MASONR	\$83.74
501311 000	STAZAK JOSEPH	7607 OGONTZ AVE	19150- 1816		Store with dwelling	Non- exempt	\$16,000	\$1,321	STR/OFF+APTS 3STY MASONRY	\$83.74
501311 100	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 700	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 800	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 900	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 100	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 300	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 700	JENKINS MORRIS T +	7601 OGONTZ AVE	19150- 1816		Store with dwelling	Non- exempt	\$17,600	\$1,454	STR/OFF+APTS 3STY MASONRY	\$92.17
101210 000	SCOTT HENRY	6657 OGONTZ AVE	19126- 2637	215-549- 3230	Store with dwelling	Non- exempt	\$17,920	\$1,480	ROW B/OFF-STR 2STY MASONR	\$93.82
501313 000	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 500	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 800	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 700	USTAYEV RUBEN	8000 OGONTZ AVE	19150- 1412		Store with dwelling	Non- exempt	\$20,800	\$1,718	STR/OFF+APTS 2STY MASONRY	\$108.91
501301 800	DARAZ MOUSTAFA M	7600 OGONTZ AVE	19150- 1817	215-224- 4938	Store with dwelling	Non- exempt	\$22,400	\$1,850	STR/OFF+APTS 2STY MASONRY	\$117.28
501302 300	COLEMAN KEITH	7612-14 OGONTZ AVE	19150- 1817	215-548- 3777	Store with dwelling	Non- exempt	\$22,400	\$1,850	STR/OFF+APTS 2STY MASONRY	\$117.28
501304 000	BLOUNT MICHAEL L	8006-08 OGONTZ AVE	19150- 1412	215-927- 7110	Store with dwelling	Non- exempt	\$24,000	\$1,982	STR/OFF+APTS 2STY MASONRY	\$125.65
102015 220	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 600	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 200	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 600	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 320	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 900	CLACK HENRY AND	2131 72ND AVE	19138- 2105		Vacant land	Non- exempt	\$1,600	\$131	VAC LAND COMM. < ACRE	\$8.30
501270 300	KRAIN LAWRENCE M	2352 W CHELTENHAM AVE	19150- 1421		Vacant land	Non- exempt	\$1,600	\$131	VAC LAND RES < ACRE	\$8.30
501300 500	MARY O KELEMKERIAN WID	7456 OGONTZ AVE	19138- 1324		Vacant land	Non- exempt	\$2,944	\$243	VAC LAND RES < ACRE	\$15.40
101405 600	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 300	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		

**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 Chariman, 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

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

City of Philadelphia

RESOLUTION NO. 090719 continued

CERTIFICATION: This is a true and correct copy of the original Resolution, Adopted by the Council of the City of Philadelphia on the eighth of October, 2009.

Anna C. Verna
PRESIDENT OF THE COUNCIL

Michael A. Decker
CHIEF CLERK OF THE COUNCIL

Introduced by: Councilmember Tasco

Sponsored by: Councilmember Tasco