

City of Philadelphia



(Bill No. 080376)

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

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

City of Philadelphia

BILL NO. 080376 continued

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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 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

City of Philadelphia

BILL NO. 080376 continued

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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.

EXHIBIT A**FINAL 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: \$12,551.21)

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: \$9,508.49)

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: \$9,508.49)

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: \$6,356.86)

e. Capital Improvements. No physical improvements are planned. No capital expenditures are planned. (\$0)

5. The proposed budget for the first fiscal year is \$37,925.05 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: \$39,442.05; Year 3: \$41,019.73; Year 4: \$43,071.90; Year 5: \$44,794.77.

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:

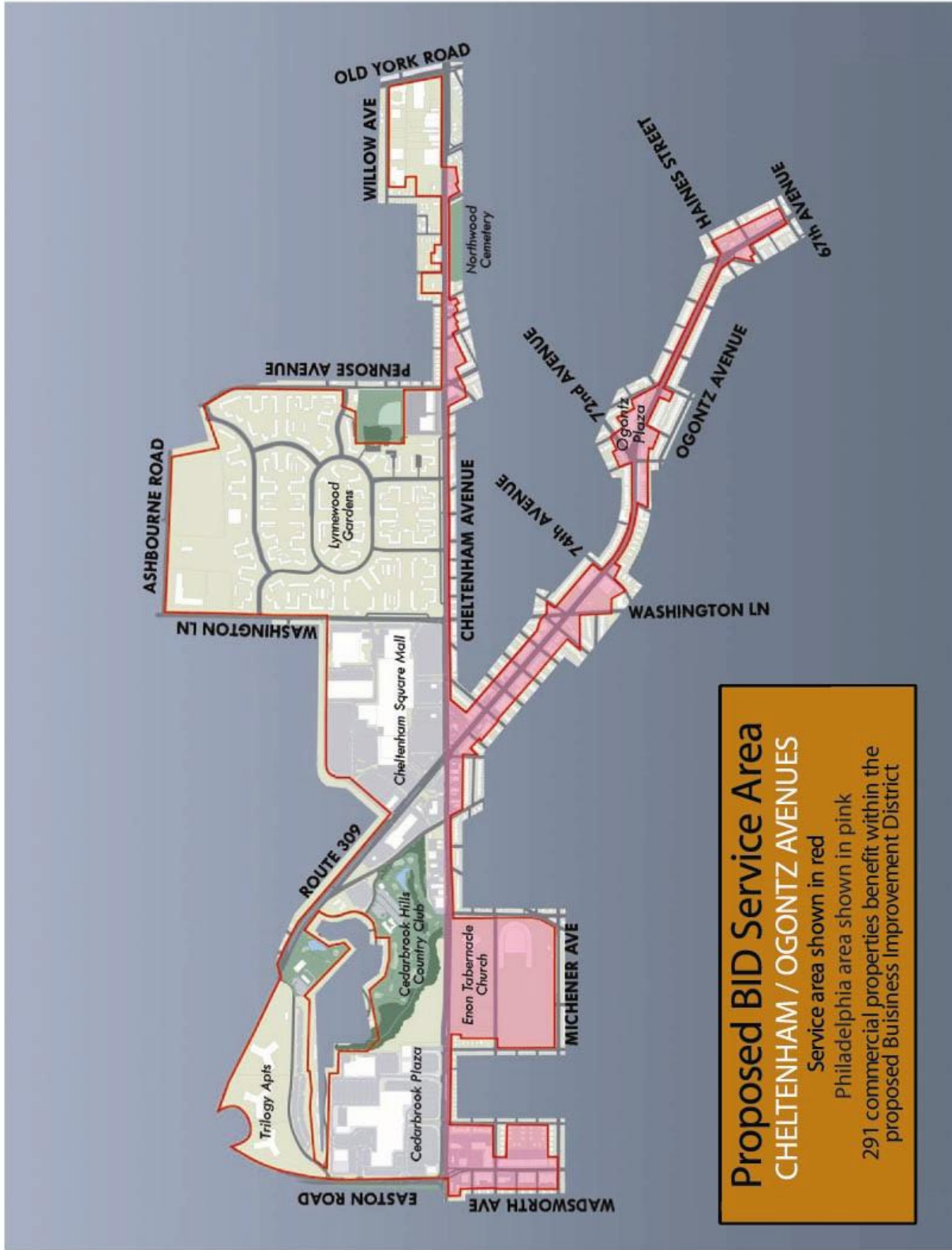
- a. The City will be responsible for maintaining the same level of municipal programs and services within the District after its designation as a neighborhood improvement district as before such designation. The City also will be responsible for applying liens on properties for non-payment of property 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 and to 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 Clerk of City Council and to 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



Proposed BID Service Area
CHELTENHAM / OGONTZ AVENUES
 Service area shown in red
 Philadelphia area shown in pink
 291 commercial properties benefit within the
 proposed Buisness Improvement District

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

Parcel #	Current Owner	Site Address	Site ZIP	Phone	Property Class	Exempt Code	Assessment	Total Taxes	Building Description	BID Assess
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
101175010	CONCERNED BLACK MEN INC	7200 N 21ST ST	19138-2102		Commercial	Exempt	\$19,520	exempt	MISC-ADMIN.BIDG MASONRY	exempt
101210000	SCOTT KRISTOPHER H	6657 OGO NTZ AVE	19126-2637	215-549-3230	Store with dwelling	Non-exempt	\$17,920	\$1,480	ROW B/OFF-STR 2STY MASONR	\$93.82
101210100	BEY RAHEEM	6701 OGO NTZ AVE	19126-2639		Store with dwelling	Non-exempt	\$10,048	\$830	STR/OFF+APTS 3STY MASONRY	\$52.62
101210200	CHEUNG EUGENE	6703 OGO NTZ AVE	19126-2639		Store with dwelling	Non-exempt	\$10,560	\$871	STR/OFF+APTS 3STY MASONRY	\$55.22
101210300	MAIN DEVELOPMENT GROUP IN	6705 OGO NTZ AVE	19126-2639		Store with dwelling	Non-exempt	\$10,048	\$830	STR/OFF+APTS 3STY MASONRY	\$52.62
101210400	BROOKS CHARLES E	6707 OGO NTZ AVE	19126-2639	215-548-3383	Store with dwelling	Non-exempt	\$10,048	\$830	STR/OFF+APTS 3STY MASONRY	\$52.62
101210700	SHAH HIREN	6713 OGO NTZ AVE # 15	19126-2639		Commercial	Non-exempt	\$10,048	\$830	STORE 1 STY MASONRY	\$52.62
101210800	CHIN HORACE	6717 OGO NTZ AVE	19126-2639		Store with dwelling	Non-exempt	\$11,040	\$911	ROW W-OFF/STR 2STY MASONR	\$57.75
101211000	WOONG CHUN CHOI +	6725 OGO NTZ AVE # 27	19126-2639	215-548-5995	Commercial	Non-exempt	\$11,200	\$925	STORE 1 STY MASONRY	\$58.64
101211100	WISTER BAPTIST CHURCH	6729 OGO NTZ AVE	19126-2639	215-424-9665	Commercial	Non-exempt	\$10,048	\$830	HSE WORSHIP ALL 1 STY MAS	\$52.62
101211205	AL-MAKHADHI SAMI	6731 OGO NTZ AVE # 41	19126-2639		Commercial	Non-exempt	\$25,600	\$2,115	STORE 1 STY MASONRY	\$134.08
101211500	HERDER MARIAN	6813 OGO NTZ AVE # 17	19138-2605	215-549-7783	Commercial	Non-exempt	\$19,200	\$1,586	STORE 2 STY MASONRY	\$100.54
101211600	DANG HOANG	6819 OGO NTZ AVE	19138-2605		Store with dwelling	Non-exempt	\$12,800	\$1,057	ROW W-OFF/STR 2STY MASONR	\$67.01
101211710	POON MAN KIT	6825 OGO NTZ AVE	19138-2605	215-424-1966	Commercial	Non-exempt	\$24,000	\$1,982	STORE 1 STY MASONRY	\$125.65
101211800	REMBERT LONNIE	6839 OGO NTZ AVE	19138-2645	215-276-3840	Commercial	Non-exempt	\$11,360	\$938	AUTO REPAIR SHOP MASONRY	\$59.46
101212900	CHEN XIONG	6901 OGO NTZ AVE	19138-2011	215-424-9727	Store with dwelling	Non-exempt	\$12,800	\$1,057	ROW B/OFF-STR 2STY MASONR	\$67.01
101214300	CROSBY PATRICIA	6929 OGO NTZ AVE	19138-2011		Store with dwelling	Non-exempt	\$11,360	\$938	ROW B/OFF-STR 2STY MASONR	\$59.46
101214400	WILLIAMS ERIC D	6937 OGO NTZ AVE	19138-2038	215-549-5702	Store with dwelling	Non-exempt	\$11,360	\$938	ROW B/OFF-STR 2STY MASONR	\$59.46
101215800	BONNER ACCIE S SR	6965 OGO NTZ AVE	19138-2038	215-924-4096	Store with dwelling	Non-exempt	\$11,360	\$938	ROW B/OFF-STR 2STY MASONR	\$59.46
101218002	ZAG DEVELOPMENT	7165 OGO NTZ AVE # 67	19138-2015	215-224-6754	Commercial	Non-exempt	\$32,000	\$2,643	A16	\$167.55
101218400	BROWNIE<S PAR FOUR INC	7173 OGO NTZ AVE	19138-2015		Store with dwelling	Non-exempt	\$14,400	\$1,189	HSE WORSHIP ALL2STY MASON	\$75.38
101304210	LY HOANG KHA	2117 72ND AVE	19138-2105		Commercial	Non-exempt	\$13,056	\$1,078	STR/OFF+APTS 2STY MASONRY	\$68.34
101304300	KOLLER EDWARD	2119 72ND AVE	19138-2105		Store with dwelling	Non-exempt	\$9,600	\$792	ROW W-OFF/STR 2STY MASONR	\$50.21
101304400	KOLLER EDWARD	2121 72ND AVE	19138-2105	215-276-0070	Store with dwelling	Non-exempt	\$9,600	\$792	ROW W-OFF/STR 2STY MASONR	\$50.21
101304500	ADAMS SIDNEY A	2123 72ND AVE	19138-2105		Store with dwelling	Non-exempt	\$9,600	\$792	ROW W-OFF/STR 2STY MASONR	\$50.21
101304600	ADAMS SIDNEY A	2125 72ND AVE	19138-2105		Store with dwelling	Non-exempt	\$9,600	\$792	HSE WORSHIP ALL2STY MASON	\$50.21
101304800	OGO NTZ AVENUE REVITILIZAT	2129 72ND AVE	19138-2105		Commercial	Non-exempt	\$9,600	\$792	VAC LAND COMM. < ACRE	\$50.21
101304900	CLACK HENRY AND	2131 72ND AVE	19138-2105		Vacant land	Non-exempt	\$1,600	\$131	STR/OFF+APTS 2.5STY MASON	\$8.30
101402800	HAN SHUNNY	1406 W CHELTENHAM AVE	19126-1673		Store with dwelling	Non-exempt	\$11,200	\$925	AUTO USED CAR LOT FRAME	\$58.64
101403010	TSIPORI AVI	1410 W CHELTENHAM AVE #	19126-1673	215-549-1463	Commercial	Non-exempt	\$27,200	\$2,246	S/D OFF/STR 2.5STY MASONR	\$142.38
101403100	TSIPORI AVI	1428 W CHELTENHAM AVE	19126-1673		Store with dwelling	Non-exempt	\$9,280	\$766	S/D OFF/STR 2.5STY MASONR	\$48.56
101403210	AMMONS KENNETH L	1430 W CHELTENHAM AVE	19126-1673	215-276-9141	Store with dwelling	Non-exempt	\$14,400	\$1,189	ROW W-OFF/STR 2STY MASONR	\$75.38
101403800	CASE ARTHUR	1640 W CHELTENHAM AVE	19126-1675		Store with dwelling	Non-exempt	\$12,800	\$1,057	ROW B/OFF-STR 2STY MASONR	\$67.01

101404300	WALLER BERYL A	1650 W CHELTENHAM AVE	19126-1675	215-424-6660	Store with dwelling	Non-exempt	\$12,800	\$1,057	STR/OFF+APTS 2STY MASONRY	\$67.01
101404600	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
101404700	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
101404800	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
101404900	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
101405000	LE LAURA	1734 W CHELTENHAM AVE	19126-1546		Store with dwelling	Non-exempt	\$12,800	\$1,057	STR/OFF+APTS 2STY MASONRY	\$67.01
101405100	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
101405200	BOWDEN JOHN J JR	1738 W CHELTENHAM AVE	19126-1546	215-548-3390	Store with dwelling	Non-exempt	\$12,800	\$1,057	AUTO REPAIR SHOP MASONRY	\$67.01
101405300	PIRRONE JOSEPH A	1800 W CHELTENHAM AVE	19126-1547	215-224-7780	Commercial	Non-exempt	\$19,200	\$1,586	HSE WORSHIP ALL 1 STY MAS	\$100.54
101405410	ALSTON GWENDOLYN	1808 W CHELTENHAM AVE #	19126-1547		Commercial	Non-exempt	\$14,720	\$1,216	RESTRNT W/BAR MASONRY	\$77.09
101405500	1812 W G S INC	1812 W CHELTENHAM AVE	19126-1547		Commercial	Non-exempt	\$19,200	\$1,586	VAC LAND COMM. < ACRE	\$100.54
101405600	CITY OF PHILADELPHIA	1814 W CHELTENHAM AVE #	19126-1547		Vacant land	Non-exempt	\$14,400	\$1,189	STR/OFF+APTS 2STY MASONRY	\$75.38
101405800	BROOKS NATALIE	1832 W CHELTENHAM AVE	19126-1547	215-224-0262	Store with dwelling	Non-exempt	\$12,800	\$1,057	STORE 1 STY MASONRY	\$67.01
101405900	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
101406000	CHUNG CHOONG OK	1838 W CHELTENHAM AVE #	19126-1547		Commercial	Non-exempt	\$17,600	\$1,454	ROW B/OFF-STR 2STY MASONR	\$92.17
102006600	PALMERI DANIEL M	6700 OGONITZ AVE	19126-2638	215-424-9691	Store with dwelling	Non-exempt	\$11,360	\$938	ROW B/OFF-STR 2STY MASONR	\$59.46
102008700	YOON SOOK JA	6742 OGONITZ AVE	19126-2640	215-424-5175	Store with dwelling	Non-exempt	\$11,360	\$938	AUTO PARTS/SUPPLY MASONRY	\$59.46
102008800	WEINSTEIN STANLEY M	6800 OGONITZ AVE # 06	19138-2606	215-548-3220	Commercial	Non-exempt	\$48,000	\$3,966	STORE 2 STY MASONRY	\$251.42
102009100	SMITH SYLVIA	6830 OGONITZ AVE	19138-2644	215-424-2974	Commercial	Non-exempt	\$24,000	\$1,982	ROW B/OFF-STR 2STY MASONR	\$125.65
102010000	HENRY BLACK &	6900 OGONITZ AVE	19138-2012	215-424-4656	Store with dwelling	Non-exempt	\$11,360	\$938	ROW B/OFF-STR 2STY MASONR	\$59.46
102013400	PEOPLES ELIZABETH	7000 OGONITZ AVE	19138-2014	215-549-7847	Store with dwelling	Non-exempt	\$11,360	\$938	ROW B/OFF-STR 2STY MASONR	\$59.46
102015220	M O C INC	7034 OGONITZ AVE	19138-2014		Store with dwelling	Non-exempt	\$28,800	\$2,379	ROW W-OFF/STR 3STY MASONR	\$150.81
102017700	JAMES S MESERIAN &	7172 OGONITZ AVE	19138-2040	215-424-9481	Store with dwelling	Non-exempt	\$16,000	\$1,321	ROW W-OFF/STR 3STY MASONR	\$83.74
102018100	CUADRADO DAVID	7180 OGONITZ AVE	19138-2040	215-924-0777	Store with dwelling	Non-exempt	\$16,000	\$1,321	ROW B/OFF-STR 2STY MASONR	\$83.74
102018320	STOVALL BRENDA	7182 OGONITZ AVE # 84	19138-2040		Store with dwelling	Non-exempt	\$35,200	\$2,908	VAC LAND RES < ACRE	\$184.35
501269900	HADLEY PAMELA L	2350 W CHELTENHAM AVE	19150-1421	215-548-0878	Store with dwelling	Non-exempt	\$14,720	\$1,216	OFF/BLDG COMM NO GAR MASO	\$77.09
501270300	KRAIN LAWRENCE M	2352 W CHELTENHAM AVE	19150-1421		Vacant land	Non-exempt	\$1,600	\$131	STR/OFF 1 STY MASONRY	\$8.30
501278100	PRESSLEY CANDIS J	3212 W CHELTENHAM AVE #	19150-1003		Commercial	Non-exempt	\$33,600	\$2,776	STR/OFF 1 STY MASONRY	\$175.98
501278300	GOODMAN SHERMAN	3222 W CHELTENHAM AVE	19150-1003		Commercial	Non-exempt	\$16,960	\$1,401	STR/OFF 1 STY MASONRY	\$88.81
501278400	LAWSON MARK	3224 W CHELTENHAM AVE	19150-1003		Commercial	Non-exempt	\$16,960	\$1,401	STR/OFF 1 STY MASONRY	\$88.81
501278500	AMERICAN CHRISTIAN INSTIT	3226 W CHELTENHAM AVE	19150-1003	215-381-0774	Commercial	Non-exempt	\$16,960	\$1,401	HEALTH FAC. MASONRY +	\$88.81
501278600	BOYD ANDREW	3228 W CHELTENHAM AVE	19150-1003	215-248-6200	Commercial	Non-exempt	\$16,960	\$1,401	STR/OFF 1 STY MASONRY	\$88.81
501278700	IJELU GORDON K	3230 W CHELTENHAM AVE	19150-1003	215-242-6650	Commercial	Non-exempt	\$20,800	\$1,718	STR/OFF+APTS 2STY MASONRY	\$108.91
501278800	GOODMAN TANYA	3232 W CHELTENHAM AVE	19150-1003		Commercial	Non-exempt	\$17,920	\$1,480	STR/OFF+APTS 2STY MASONRY	\$93.82
501296500	CAFFIE DIANE	7200 OGONITZ AVE	19138-1304	215-224-6369	Store with dwelling	Non-exempt	\$19,200	\$1,586	STR/OFF+APTS 2STY MASONRY	\$100.54
501296600	PAPAGEORGIOU VASILIOS	7202 OGONITZ AVE	19138-1304	215-548-6662	Store with dwelling	Non-exempt	\$13,600	\$1,123	STR/OFF+APTS 2STY MASONRY	\$71.19
501296700	SWEIDAN IWAD	7204 OGONITZ AVE	19138-1304		Store with dwelling	Non-exempt	\$13,600	\$1,123	STR/OFF+APTS 2STY MASONRY	\$71.19
501296800	TATE LENZIE &	7206 OGONITZ AVE	19138-1304	215-549-6812	Store with dwelling	Non-exempt	\$13,600	\$1,123	STR/OFF+APTS 2STY MASONRY	\$71.19
501296900	MURPHY JOHN	7208 OGONITZ AVE	19138-1304	215-924-1940	Store with dwelling	Non-exempt	\$13,600	\$1,123	STR/OFF+APTS 2STY MASONRY	\$71.19

501297200	BEALE PAUL JR	7220 OGONITZ AVE	19138-1304	215-927-2312	Store with dwelling	Non-exempt	\$13,600	\$1,123	STR/OFF+APTS 2STY MASONRY	\$71.19
501297300	HUYNH JACK DUC	7222 OGONITZ AVE	19138-1304	215-924-5095	Store with dwelling	Non-exempt	\$13,600	\$1,123	STR/OFF+APTS 2STY MASONRY	\$71.19
501297400	SABBATH WALTER	7224 OGONITZ AVE	19138-1304	215-924-1107	Store with dwelling	Non-exempt	\$13,600	\$1,123	STR/OFF+APTS 2STY MASONRY	\$71.19
501297500	CONWELL CHARLES E +	7226 OGONITZ AVE	19138-1304	215-924-9200	Store with dwelling	Non-exempt	\$13,600	\$1,123	STR/OFF+APTS 2STY MASONRY	\$71.19
501297600	ZHU YUAN JING	7228 OGONITZ AVE	19138-1304	215-224-8680	Store with dwelling	Non-exempt	\$9,600	\$792	STR/OFF+APTS 2STY MASONRY	\$50.21
501297800	THOMAS WARREN A	7232 OGONITZ AVE	19138-1304	215-924-0884	Store with dwelling	Non-exempt	\$13,600	\$1,123	STR/OFF 1 STY MASONRY	\$71.19
501297900	BARNARD ARTHUR J	7234 OGONITZ AVE	19138-1304	215-924-6954	Store with dwelling	Non-exempt	\$8,000	\$660	STR/OFF+APTS 2STY MASONRY	\$41.84
501298110	MAIN DEVELOPMENT GROUP IN	7300 OGONITZ AVE # 08	19138-1306		Commercial	Non-exempt	\$40,000	\$3,305	STORE 1 STY MASONRY	\$209.52
501298200	LLOYD CAROL	7310 OGONITZ AVE	19138-1306	215-224-5805	Store with dwelling	Non-exempt	\$13,600	\$1,123	VAC LAND RES < ACRE	\$71.19
501300400	KALEWKERIAN MARY O WID	7452 OGONITZ AVE # 54	19138-1324		Commercial	Non-exempt	\$2,560	\$210	STR/OFF+APTS 2STY MASONRY	\$13.31
501300500	MARY O KELEMKERIAN WID	7456 OGONITZ AVE	19138-1324		Vacant land	Non-exempt	\$2,944	\$243	STR/OFF+APTS 2STY MASONRY	\$15.40
501301500	CHOICE SERVICES LLC	7518 OGONITZ AVE	19150-1815		Store with dwelling	Non-exempt	\$12,800	\$1,057	STORE 1 STY MASONRY	\$67.01
501301600	KIM CHONG KUK	7520 OGONITZ AVE	19150-1815	215-224-8478	Store with dwelling	Non-exempt	\$12,800	\$1,057	STR/OFF+APTS 2STY MASONRY	\$67.01
501301700	KIM CHONG KUK	7522 OGONITZ AVE	19150-1815	215-224-4080	Commercial	Non-exempt	\$43,200	\$3,569	STR/OFF+APTS 2STY MASONRY	\$226.25
501301800	DARAZ MOUSTAFA M	7600 OGONITZ AVE	19150-1817	215-224-4938	Store with dwelling	Non-exempt	\$22,400	\$1,850	MISC. DAY CARE MASONRY	\$117.28
501301900	BRODY HENRY H &	7602 OGONITZ AVE	19150-1817	215-927-6400	Store with dwelling	Non-exempt	\$12,800	\$1,057	STR/OFF+APTS 2STY MASONRY	\$67.01
501302000	THOMPSON JACQUELINE	7604 OGONITZ AVE	19150-1817	215-548-9960	Commercial	Non-exempt	\$20,160	\$1,665	STR/OFF+APTS 2STY MASONRY	\$105.55
501302100	MT PLEASANT MEDICAL INC	7606 OGONITZ AVE	19150-1817	215-424-4844	Store with dwelling	Non-exempt	\$12,800	\$1,057	STR/OFF+APTS 2STY MASONRY	\$67.01
501302200	LU PHILIP	7608 OGONITZ AVE # 10	19150-1817		Store with dwelling	Non-exempt	\$32,000	\$2,643	STR/OFF+APTS 2STY MASONRY	\$167.55
501302300	COLEMAN KEITH	7612 OGONITZ AVE # 14	19150-1817	215-548-3777	Store with dwelling	Non-exempt	\$22,400	\$1,850	STR/OFF+APTS 2STY MASONRY	\$117.28
501302400	GERHARD ROBERT C +	7616 OGONITZ AVE	19150-1817	215-927-4110	Store with dwelling	Non-exempt	\$12,800	\$1,057	STR/OFF+APTS 3STY MASONRY	\$67.01
501302500	LINCOW ARNOLD S	7618 OGONITZ AVE	19150-1817		Store with dwelling	Non-exempt	\$12,800	\$1,057	STORE 1 STY MASONRY	\$67.01
501302600	LINCOW ARNOLD S	7620 OGONITZ AVE # 24	19150-1817		Store with dwelling	Non-exempt	\$30,720	\$2,538	STORE 1 STY MASONRY	\$160.89
501302800	KIM STEPHEN E	7704 OGONITZ AVE	19150-1819	215-548-4321	Commercial	Non-exempt	\$16,000	\$1,321	STORE 1 STY MASONRY	\$83.74
501302900	GOLDSHTEYN IRINA	7706 OGONITZ AVE	19150-1819	215-548-0700	Commercial	Non-exempt	\$16,000	\$1,321	STR/OFF+APTS 2STY MASONRY	\$83.74
501303025	REMNANT CHURCH OF GOD SEV	7708 OGONITZ AVE	19150-1819	215-927-7600	Commercial	Non-exempt	\$16,000	\$1,321	STR/OFF+APTS 2STY MASONRY	\$83.74
501303700	USTAYEV RUBEN	8000 OGONITZ AVE	19150-1412		Store with dwelling	Non-exempt	\$20,800	\$1,718	STR/OFF+APTS 2STY MASONRY	\$108.91
501303800	WANG LI GUI	8002 OGONITZ AVE	19150-1412		Store with dwelling	Non-exempt	\$12,800	\$1,057	STR/OFF+APTS 2STY MASONRY	\$67.01
501303900	JEAN UIGUORIUS B	8004 OGONITZ AVE	19150-1412	215-924-4183	Store with dwelling	Non-exempt	\$12,800	\$1,057	STR/OFF+APTS 2STY MASONRY	\$67.01
501304000	BLOUNT MICHAEL L	8006 OGONITZ AVE # 08	19150-1412	215-927-7110	Store with dwelling	Non-exempt	\$24,000	\$1,982	STR/OFF+APTS 2STY MASONRY	\$125.65
501304100	AKBAR MOHAMMED	8010 OGONITZ AVE	19150-1412	215-224-8464	Store with dwelling	Non-exempt	\$16,000	\$1,321	STR/OFF+APTS 2STY MASONRY	\$83.74
501304200	DAVIS TANIKA S	8012 OGONITZ AVE	19150-1412	215-548-3174	Store with dwelling	Non-exempt	\$12,800	\$1,057	STR/OFF 1 STY MASONRY	\$67.01
501304300	LEE PETER K	8014 OGONITZ AVE	19150-1412	215-548-5860	Store with dwelling	Non-exempt	\$16,000	\$1,321	ROW B/OFF-STR 2STY MASONR	\$83.74
501304400	LEE PETER K	8016 OGONITZ AVE	19150-1412	215-924-5111	Commercial	Non-exempt	\$19,200	\$1,586	ROW B/OFF-STR 2STY MASONR	\$100.54
501306400	LOWERY RICHARD A	7239 OGONITZ AVE	19138-1303	215-424-7690	Store with dwelling	Non-exempt	\$10,240	\$84.5	STR/OFF+APTS 3STY MASONRY	\$53.57
501310200	MICHEL CHRISTIAN	7359 OGONITZ AVE	19138-1305	215-549-6259	Store with dwelling	Non-exempt	\$12,800	\$1,057	STR/OFF+APTS 3STY MASONRY	\$67.01
501310700	JENKINS MORRIS T +	7601 OGONITZ AVE	19150-1816		Store with dwelling	Non-exempt	\$17,600	\$1,454	ROW W-OFF/STR 3STY MASONR	\$92.17
501310800	BRUNSON CHARLES F &	7603 OGONITZ AVE	19150-1816	215-549-4891	Store with dwelling	Non-exempt	\$16,000	\$1,321	STR/OFF+APTS 3STY MASONRY	\$83.74
501310900	GBEGNON GERMAINE	7605 OGONITZ AVE	19150-1816		Store with dwelling	Non-exempt	\$16,000	\$1,321	STR/OFF+APTS 3STY MASONRY	\$83.74

501311000	STAZAK JOSEPH	7607 OGONITZ AVE	19150-1816	Store with dwelling	Non-exempt	\$16,000	\$1,321	STORE 1 STY MASONRY	\$83.74
501311100	BURROUGHS SHIRLEY M	7609 OGONITZ AVE	19150-1816 215-548-0696	Store with dwelling	Non-exempt	\$16,000	\$1,321	STORE 1 STY MASONRY	\$83.74
501311200	CANTER MINNIE	7613 OGONITZ AVE # 15	19150-1816 215-927-1380	Commercial	Non-exempt	\$27,200	\$2,246	STORE 1 STY MASONRY	\$142.38
501311300	APSI ALEXANDROS	7617 OGONITZ AVE	19150-1816 215-549-1646	Commercial	Non-exempt	\$16,000	\$1,321	STORE 1 STY MASONRY	\$83.74
501311400	IRVING CANTER	7619 OGONITZ AVE	19150-1816 215-424-9249	Commercial	Non-exempt	\$16,640	\$1,375	STORE 1 STY MASONRY	\$87.17
501311500	MOON BYUNG KYU	7621 OGONITZ AVE	19150-1816 215-548-8070	Commercial	Non-exempt	\$16,000	\$1,321	STORE 1 STY MASONRY	\$83.74
501311600	MOON KYU BYUNG	7623 OGONITZ AVE	19150-1816	Commercial	Non-exempt	\$16,000	\$1,321	STR/OFF+APTS 2STY MASONRY	\$83.74
501311700	LINCOW ARNOLD S	7625 OGONITZ AVE	19150-1816 215-224-9515	Commercial	Non-exempt	\$36,800	\$3,040	STORE 1 STY MASONRY	\$192.72
501311800	LEE JEAPIL	7701 OGONITZ AVE	19150-1818 215-276-3060	Store with dwelling	Non-exempt	\$20,800	\$1,718	STORE 1 STY MASONRY	\$108.91
501311900	ANNI PATRICK B	7703 OGONITZ AVE	19150-1818 215-549-2120	Commercial	Non-exempt	\$16,000	\$1,321	STORE 1 STY MASONRY	\$83.74
501312010	DIALLO BINTA	7705 OGONITZ AVE	19150-1818 215-276-2066	Commercial	Non-exempt	\$11,200	\$925	STORE 1 STY MASONRY	\$58.64
501312020	OLIVER WAYNE E	7707 OGONITZ AVE	19150-1818 215-276-1840	Commercial	Non-exempt	\$11,200	\$925	STR/OFF 2 STY MASONRY	\$58.64
501312110	HONG CHAL KOL	7709 OGONITZ AVE	19150-1818 215-224-3050	Commercial	Non-exempt	\$16,000	\$1,321	STORE 1 STY MASONRY	\$83.74
501312120	HONG CHAN KOL	7711 OGONITZ AVE	19150-1818 215-549-9666	Commercial	Non-exempt	\$16,000	\$1,321	AUTO TIRE CENTER MASONRY	\$83.74
501312200	MURPHY FELICE E	7713 OGONITZ AVE	19150-1818 215-548-8490	Commercial	Non-exempt	\$14,400	\$1,189	STR/OFF+APTS 2STY MASONRY	\$75.38
501312300	WAZOLEK MICHAEL	7715 OGONITZ AVE	19150-1818 215-424-4300	Commercial	Non-exempt	\$24,000	\$1,982	STR/OFF+APTS 2STY MASONRY	\$125.65
501312600	SMJ INVESTMENT COMPANY	7901 OGONITZ AVE	19150-1409 215-549-2525	Store with dwelling	Non-exempt	\$32,640	\$2,696	STR/OFF+APTS 2STY MASONRY	\$170.91
501312700	CALIVES MARY	7903 OGONITZ AVE	19150-1409 215-224-3233	Store with dwelling	Non-exempt	\$16,000	\$1,321	STR/OFF+APTS 2STY MASONRY	\$83.74
501312800	DANG HOANG NGOC	7905 OGONITZ AVE	19150-1409	Store with dwelling	Non-exempt	\$16,000	\$1,321	STR/OFF+APTS 2STY MASONRY	\$83.74
501312900	SEYMOUR KIVITZ	7907 OGONITZ AVE	19150-1409 215-549-6008	Store with dwelling	Non-exempt	\$16,000	\$1,321	AUTO REPAIR SHOP MASONRY	\$83.74
501313000	WARNER JOSEPH E	7909 OGONITZ AVE	19150-1409 215-224-0300	Store with dwelling	Non-exempt	\$18,560	\$1,533	STR/OFF 1 STY MASONRY	\$97.18
501398600	NGUYEN THO DINH	2300 74TH AVE # 02	19138-1316 215-549-8088	Commercial	Non-exempt	\$24,000	\$1,982	STORE 1 STY MASONRY	\$125.65
501466100	DVORCHAK JAMES	1614 E UPSAL ST	19150-1426 215-276-9090	Commercial	Non-exempt	\$35,200	\$2,908	STORE 1 STY MASONRY	\$184.35
501487411	HARRIS DRUGS INC	1512 E WADSWORTH AVE	19150-1616 215-247-7761	Commercial	Non-exempt	\$16,960	\$1,401	STORE 1 STY MASONRY	\$88.81
501487421	ANTONPOULOS EFTHIMIOS	1514 E WADSWORTH AVE	19150-1616 215-248-3330	Commercial	Non-exempt	\$15,040	\$1,242	STORE 1 STY MASONRY	\$78.74
501487431	HAHM DAE-DUG	1516 E WADSWORTH AVE #	19150-1616	Commercial	Non-exempt	\$30,400	\$2,512	STORE 1 STY MASONRY	\$159.25
501487441	YOON JUNG ROK	1520 E WADSWORTH AVE #	19150-1616	Commercial	Non-exempt	\$30,400	\$2,512	STORE 1 STY MASONRY	\$159.25
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
501487461	CHO IN SON	1526 E WADSWORTH AVE #	19150-1616 215-248-0807	Commercial	Non-exempt	\$30,400	\$2,512	STORE 1 STY MASONRY	\$159.25
501487471	LEE JOHN H	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
501487491	SMUKLER HARRY	1534 E WADSWORTH AVE #	19150-1616	Commercial	Non-exempt	\$32,000	\$2,643	STORE 1 STY MASONRY	\$167.55
501487501	STEVENSON THOMAS	1538 E WADSWORTH AVE	19150-1616 215-247-4795	Commercial	Non-exempt	\$16,000	\$1,321	STORE 1 STY MASONRY	\$83.74
501487511	UNITED BANK OF PHILADELPH	1540 E WADSWORTH AVE	19150-1616	Commercial	Non-exempt	\$16,960	\$1,401	STORE 1 STY MASONRY	\$88.81
501487521	BROWN WILLARD	1542 E WADSWORTH AVE #	19150-1616	Commercial	Non-exempt	\$30,400	\$2,512	STORE 1 STY MASONRY	\$159.25
501487531	LEE JOHN H	1546 E WADSWORTH AVE #	19150-1616 215-242-3000	Commercial	Non-exempt	\$45,440	\$3,754	STORE 1 STY MASONRY	\$237.98
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
501487551	ROSS EARLY	1554 E WADSWORTH AVE	19150-1616 215-242-0202	Commercial	Non-exempt	\$15,040	\$1,242	STORE 1 STY MASONRY	\$78.74
501487561	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

501487573	KLAUSMAN MARK	1558 E WADSWORTH AVE	19150-1616	215-248-2536	Commercial	Non-exempt	\$16,960	\$1,401	STR/OFF 1 STY MASONRY	\$88.81
501487575	LEE JOHN H	1560 E WADSWORTH AVE	19150-1616		Commercial	Non-exempt	\$16,960	\$1,401	STR/OFF 1 STY MASONRY	\$88.81
501488360	MILLER DARRYL K	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	HEALTH FAC.MED.CENT MASON	\$82.10
501488380	HORWITZ HARRIS N	1628 E WADSWORTH AVE	19150-1020	215-248-5700	Commercial	Non-exempt	\$27,200	\$2,246	STORE 1 STY MASONRY	\$142.38
501489000	ROYAL HAL	1503 E WADSWORTH AVE	19150-1615	215-242-8508	Commercial	Non-exempt	\$25,600	\$2,115	STORE 1 STY MASONRY	\$134.08
501489100	KIM SUK JOON	1503 E WADSWORTH AVE	19150-1615		Commercial	Non-exempt	\$18,560	\$1,533	STORE 1 STY MASONRY	\$97.18
501489200	CARLONE MICHAEL J	1503 E WADSWORTH AVE	19150-1615		Commercial	Non-exempt	\$18,880	\$1,559	STORE 1 STY MASONRY	\$98.83
501489300	THOMPkins LAKISHA	1503 E WADSWORTH AVE	19150-1615		Commercial	Non-exempt	\$17,920	\$1,480	STORE 1 STY MASONRY+OTHER	\$93.82
501489400	FRED RONEY &	1505 E WADSWORTH AVE	19150-1615	215-242-5650	Commercial	Non-exempt	\$18,880	\$1,559	STORE 1 STY MASONRY+OTHER	\$98.83
501489500	FOREMAN MARVIN	1507 E WADSWORTH AVE	19150-1615	215-247-7386	Commercial	Non-exempt	\$24,640	\$2,035	STORE 1 STY MASONRY	\$129.01
501489600	FISHER JACK	1509 E WADSWORTH AVE #	19150-1615		Commercial	Non-exempt	\$37,120	\$3,067	STORE 1 STY MASONRY	\$194.43
501489700	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
501489800	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
501489900	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
501490000	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
501490100	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
501490200	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
501490300	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
501490400	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
501490500	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
501490700	AGAPE MINISTRIES/AGAPE BA	1601 E WADSWORTH AVE	19150-1019	215-247-4770	Commercial	Exempt	\$52,800	exempt	exempt	exempt
501490800	AGAPE MINISTRIES	1603 E WADSWORTH AVE #	19150-1019	215-242-6100	Commercial	Non-exempt	\$42,560	\$3,516	STR/OFF 2 STY MASONRY	\$222.89
501490900	AGAPE MINISTRIES	1609 E WADSWORTH AVE #	19150-1019	215-247-1613	Commercial	Exempt	\$29,600	exempt	exempt	exempt
501491000	AGAPE MINISTRIES	1613 E WADSWORTH AVE #	19150-1019	215-248-0989	Commercial	Exempt	\$38,400	exempt	exempt	exempt
501491100	HOFFMAN GERTRUDE TR FOR	1619 E WADSWORTH AVE #	19150-1026		Commercial	Non-exempt	\$82,400	\$6,808	HSE WORSHIP ALL 1 STY MAS	\$431.59
775107300	ENON TABERNACLE	2800 W CHELTENHAM AVE			Vacant land	Exempt	\$480,000	exempt	exempt	exempt
775107500	VICTORY CHURCH OF GOD	3218 W CHELTENHAM AVE #	19150-1003	215-248-6042	Commercial	Exempt	\$39,424	exempt	exempt	exempt
775252000	THE HOLY TEMPLE OF GOD	6709 OGONITZ AVE	19126-2639	215-224-2575	Commercial	Exempt	\$34,880	exempt	exempt	exempt
775253000	HOLY TEMPLE OF GOD	6711 OGONITZ AVE	19126-2639	215-924-0710	Commercial	Exempt	\$34,944	exempt	exempt	exempt
775254000	OAK LANE CONGREGATION	6719 OGONITZ AVE	19126-2639	215-927-5112	Commercial	Exempt	\$80,032	exempt	exempt	exempt
775255000	MT AIRY BAPTIST CHURCH	6828 OGONITZ AVE	19138-2644		Commercial	Exempt	\$51,040	exempt	exempt	exempt
775256000	WEST OAK LANE BAPTIST	6841 OGONITZ AVE	19138-2645		Commercial	Exempt	\$32,448	exempt	exempt	exempt
775257000	THE DELIVERANCE	6848 OGONITZ AVE	19138-2644	215-549-6610	Commercial	Exempt	\$129,920	exempt	exempt	exempt
775258000	ST JAMES HOLY CHURCH	7230 OGONITZ AVE	19138-1304	215-424-3588	Commercial	Exempt	\$8,911	exempt	exempt	exempt
775259000	UPPER ROOM BAPTIST CHURCH	7236 OGONITZ AVE # 40	19138-1304	215-549-7311	Commercial	Exempt	\$161,376	exempt	exempt	exempt
775260010	MT CALVARY APOSTOLIC	7253 OGONITZ AVE # 65	19138-1303		Commercial	Exempt	\$94,080	exempt	exempt	exempt
775260500	PHILA DELIVERANCE	7501 OGONITZ AVE	19150-1814	215-224-1375	Commercial	Exempt	\$128,000	exempt	exempt	exempt
775261000	MASJIDULLAH INC	7700 OGONITZ AVE # 02	19150-1819	215-424-8022	Commercial	Exempt	\$34,368	exempt	exempt	exempt

775262000	REMNANT CHURCH OF GOD	7710 OGONITZ AVE # 12	19150-1819	Commercial	Exempt	\$20,800	exempt	exempt	exempt
775263000	MT AIRY CHURCH OF PHILA	7800 OGONITZ AVE	19150-1408	Commercial	Exempt	\$231,616	exempt	exempt	exempt
775384000	WAYFARING MINISTRIES	2127 72ND AVE	19138-2105	Commercial	Exempt	\$22,624	exempt	exempt	exempt
775712500	PHILADELPHIA CORPORATION	7210 OGONITZ AVE # 18	19138-1304	Commercial	Exempt	\$96,000	exempt	exempt	exempt
784337000	CITY OF PHILA	7515 OGONITZ AVE # 23	19150-1814	Commercial	Exempt	\$224,000	exempt	exempt	exempt
784469800	CITY OF PHILA	1500 E WADSWORTH AVE #	19150-1616	Commercial	Exempt	\$83,200	exempt	exempt	exempt
882041850	OGONITZ ASSOC	7101 OGONITZ AVE # 63	19138-2015	Commercial	Non-exempt	\$435,840	\$36,017	SUP.MARK 1 STY MASONRY	\$2,283.26
882041870	OGONITZ ASSOCIATES	7175 OGONITZ AVE	19138-2044	Commercial	Non-exempt	\$43,200	\$3,569	GAS STA PUMP/WASH MAS+OTH	\$226.25
882062910	KAHN CHARLES JR	1555 E WADSWORTH AVE	19150-1023	Commercial	Non-exempt	\$69,760	\$5,764	RESTRNT FASTFOOD MASONRY	\$365.40
882063110	CHELTENHAM 3110 REALTY LL	3120 W CHELTENHAM AVE	19150-1101	Commercial	Exempt	\$55,242	exempt	RESTRNT W/O BAR METAL	exempt
882063115	J S EQUITIES INC	1600 E WADSWORTH AVE	19150-1020	Commercial	Non-exempt	\$250,560	\$20,705	RESTRNT FASTFOOD MASONRY	\$1,312.57
882063125	7900 OGONITZ ENTERPRISES I	7900 OGONITZ AVE	19150-1410	Commercial	Non-exempt	\$128,544	\$10,622	RESTRNT FASTFOOD MASONRY	\$673.37
882063155	MC DONALDS CORP	7911 OGONITZ AVE # 17	19150-1409	Commercial	Non-exempt	\$176,000	\$14,544	AUTO DEALER/AGCY MASONRY	\$922.00
882063157	MATHEOS ELIAS	8001 OGONITZ AVE	19150-1411	Commercial	Non-exempt	\$60,768	\$5,021	STORE 2 STY MASONRY	\$318.30
882063175	WADSWORTH 1630 REALTY LLC	1630 E WADSWORTH AVE #	19150-1020	Commercial	Non-exempt	\$139,840	\$11,556	AUTO REPAIR SHOP MASONRY	\$732.58
882063195	2548 CHELTENHAM ASSOCIATE	2548 W CHELTENHAM AVE	19150-1403	Commercial	Non-exempt	\$57,504	\$4,751	AUTO REPAIR SHOP MASONRY	\$301.18
882092000	AREC 13 LLC	7400 OGONITZ AVE # 30	19138-1324	Commercial	Non-exempt	\$180,864	\$14,946	SUP.MARK.3STY BRICK	\$947.49
882127000	WEC 97A-13 INVESTMENT TRU	7401 OGONITZ AVE	19138-1323	Commercial	Non-exempt	\$640,000	\$52,889	GAS STAT PUMP/MART MASONR	\$3,352.85
882526500	WALKER BRENTON	2540 W CHELTENHAM AVE	19150-1403	Commercial	Non-exempt	\$68,416	\$5,653	GAS STAT PUMP/MART MASONR	\$358.37
882527000	IACONO RICHARD ETUX	7825 OGONITZ AVE	19150-1407	Commercial	Non-exempt	\$60,224	\$4,976	GAS STAT PUMP/MART MASONR	\$315.45
882655800	7-ELEVEN INC	7714 OGONITZ AVE # 20	19150-1819	Commercial	Non-exempt	\$65,280	\$5,393	GAS STAT PUMP/MART MASONR	\$341.88
882681500	ATLANTIC REFINING +	3200 W CHELTENHAM AVE #	19150-1003	Commercial	Non-exempt	\$81,920	\$6,768	GAS STAT F/SERV MASONRY	\$429.05
882681600	ATLANTIC REFINING +	7432 OGONITZ AVE # 40	19138-1324	Commercial	Non-exempt	\$61,920	\$5,116	GAS STAT PUMP/MART MASONR	\$324.32
882722500	AMOCO OIL CO	1704 W CHELTENHAM AVE	19126-1545	Commercial	Non-exempt	\$61,600	\$5,089	GAS STAT F/SERV MASONRY	\$322.61
882722600	MERIT OIL OF PA INC	1436 W CHELTENHAM AVE	19126-1673	Commercial	Non-exempt	\$45,408	\$3,752	RESTRNT W/O BAR MAS.+OTH	\$237.85
882722800	A T R + C CORP	6801 OGONITZ AVE	19138-2605	Commercial	Non-exempt	\$44,000	\$3,635	STORE 1 STY MASONRY	\$230.44
882722900	LEE MIN HYUNG	7100 OGONITZ AVE	19138-2016	Commercial	Non-exempt	\$45,760	\$3,780	STORE 1 STY MASONRY	\$239.63
882734300	2500 W CHELTENHAM AVE PHI	2500 W CHELTENHAM AVE	19150-1403	Commercial	Non-exempt	\$58,240	\$4,812	AUTO TIRE CENTER MASONRY	\$305.05
882734310	KRATCHMAN FRED	2502 W CHELTENHAM AVE #	19150-1403	Commercial	Non-exempt	\$48,000	\$3,966	GAS STAT F/SERV MASONRY	\$251.42
882734340	KIM CHOON R	2518 W CHELTENHAM AVE	19150-1403	Commercial	Non-exempt	\$56,320	\$4,653	GAS STAT F/SERV MASONRY	\$294.97
882734345	WALTON KEVIN	2538 W CHELTENHAM AVE	19150-1403	Commercial	Non-exempt	\$15,040	\$1,242	BANK/OFF 1 STY MASONRY	\$78.74
882734400	MC LEOD SHERMAN	7446 OGONITZ AVE	19138-1324	Commercial	Non-exempt	\$129,600	\$10,709	RESTRNT FASTFOOD MASONRY	\$678.89
882734500	NAM MIN LLC	7801 OGONITZ AVE	19150-1407	Commercial	Non-exempt	\$61,600	\$5,089	STORE 1 STY MASONRY	\$322.61
882734600	GETTY PETROLEUM MARKETING	8005 OGONITZ AVE	19150-1411	Commercial	Non-exempt	\$260,800	\$21,552	STORE 1 STY MASONRY	\$1,366.27
882757400	CHASE FEDERAL	1562 E WADSWORTH AVE #	19150-1616	Commercial	Non-exempt	\$56,000	\$4,627	BANK/OFF 2 STY MASONRY	\$293.32
882843700	OGONITZ AVE REVITALIZATION	7152 OGONITZ AVE # 70	19138-2016	Commercial	Non-exempt	\$83,200	\$6,875	OFF/BID N/PKG N/COM MASON	\$435.83
882844100	WEINER CHARLES	1900 W CHELTENHAM AVE #	19138-2222	Commercial	Non-exempt	\$51,200	\$4,230	OFF/BID N/PKG N/COM MASON	\$268.16
882844110	WEINER CHARLES	1910 W CHELTENHAM AVE	19138-2237	Commercial	Non-exempt	\$20,800	\$1,718	BANK/OFF 1 STY MASONRY	\$108.91
883375700	FRASCILLA ENTERPRISES INC	2510 W CHELTENHAM AVE #	19150-1403	Commercial	Non-exempt	\$88,000	\$7,272	APTS	\$461.00

883557400	REGINALD BLAKE EDMONDS	1501 E WADSWORTH AVE	19150-1615	215-247-1040	Commercial	Non-exempt	\$56,000	\$4,627	APTS	\$293.32
883557700	FARROW ANTHONY	1510 E WADSWORTH AVE	19150-1616	215-247-9060	Commercial	Non-exempt	\$48,000	\$3,966	APTS	\$251.42
883557800	WADSWORTH REALTY L L C	1620 E WADSWORTH AVE #	19150-1020	215-242-0500	Commercial	Non-exempt	\$88,000	\$7,272	O18	\$461.00
Residential Properties										
101218003	ZAG DEVELOPMENTS	7165 OGONTZ AVE # 67	19138-2015		Residential	Non-exempt	\$38,400	\$3,173	STR/OFF+APTS 3STY MASONRY	\$100.57
102017803	ZAG DEVELOPMENT	7174 OGONTZ AVE # 78	19138-2040	215-224-9846	Residential	Non-exempt	\$41,600	\$3,437	STR/OFF+APTS 3STY MASONRY	\$108.94
881151507	MT AIRY COURT ASSOCIATES	1501 E MOUNT AIRY AVE #	19150-1713		Hotels & Apartments	Non-exempt	\$230,400	\$19,040	STORE 1 STY MASONRY	\$603.51
881151508	MT AIRY COURT ASSOCIATES	1533 E MOUNT AIRY AVE #	19150-1713		Hotels & Apartments	Non-exempt	\$230,400	\$19,040	STORE 1 STY MASONRY	\$603.51
886614800	OGONTZ HALL ASSOCIATES	7169 OGONTZ AVE	19138-2040		Hotels & Apartments	Non-exempt	\$38,400	\$3,173	O18	\$100.57

Total assessed	\$9,735,097
Total taxes	\$623,893
Total	\$37,925.05

Residential rate	3.1697%
Commercial rate	6.3394%

**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	\$12,551.21
2.) Maintenance, Operations, and Beautification		
Hire private street cleaning firm		
Sub-Total	\$100,000	\$9,508.49
3.) Marketing – Customer Attraction		
Conducting surveys and producing public relations materials		
Sub-Total	\$100,000	\$9,508.49
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	\$6,356.86
5.) Capital Improvements		
No physical improvements are planned		
No capital expenditures are planned		
Sub-Total	<u>\$ -0-</u>	<u>\$ -0-</u>
TOTAL	\$400,000	\$37,925.05

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

Year 2	\$400,000	\$39,442.05
Year 3	\$400,000	\$41,019.73
Year 4	\$400,000	\$43,071.90
Year 5	\$400,000	\$44,794.77

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

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

BILL NO. 080376 continued

Certified Copy

City of Philadelphia

BILL NO. 080376 continued

Certified Copy

CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on November 13, 2008. The Bill was Signed by the Mayor on December 3, 2008.



Patricia Rafferty
Chief Clerk of the City Council