

EXHIBIT A
PLAN FOR THE
MANAYUNK SPECIAL SERVICES DISTRICT

INTRODUCTION

The Manayunk Special Services District (“MSSD”) was established in 1997 and renewed for 10 years, in 2002. This Plan proposes to continue the services and improvements provided by the MSSD for 10 more years. The name of the district is and, upon renewal, will continue to be, the Manayunk Special Services District. A map of the district is attached as Exhibit A-1, and an enlarged copy of the map shall be kept on file at the MSSD offices and with the Clerk of City Council of the City of Philadelphia, to be made available for inspection by the public during regular office hours.

SERVICE AREA

The Service Area for the MSSD shall be the area bounded by the Schuylkill River, the Wissahickon Creek, the SEPTA Norristown Railroad right-of-way, the real properties on the west side of Baker Street and the real properties on the north side of Leverington Avenue extended to the Schuylkill River.

The map, attached to this Plan (See Exhibit A-1), further illustrates the Service Area. The list of properties within the service area was obtained from the records of the Office of Property Assessment and was reviewed and accepted by the Board of the MSSD by their confirmatory resolution prior to the sending of the Plan to impacted property owners and commercial tenants. This list shall be definitive as to whether a property is within the Service Area. The list of properties within the Service Area is attached as Exhibit A-2.

PROGRAM DESCRIPTION

The Manayunk Special Services District, Inc. will undertake three sets of activities:

- *Capital Improvements*
 1. The Board of the MSSD will name a Capital Improvements Committee consisting of Board members; Property Owners not on the MSSD Board and such other individuals as the Board may choose. The Committee shall develop and recommend to the Board a Capital Improvement Plan within one year of its formation. Prior to the adoption of the Capital Plan no new Capital expenditures will be made except as the Board may authorize to facilitate the development or recommendations of plans, cost-estimates and similar information accrual that may be need to complete a Capital Plan. Such plan to be implemented during the life of this ordinance.

2. The Committee shall consider the following focuses for a capital improvement plan and make its recommendation after considering available funding, feasibility, benefit to property owners and such other considerations as it may deem important. The Committee and Board may recommend and adopt a Capital Improvement program that includes any or all of the following activities:
 - a) Improved pedestrian lighting.
 - b) Year-round festive/seasonal lighting.
 - c) Public art, signage, other plantings and beautification.
 - d) Improve parking via improved signage, access, management, and/or the creation of additional spaces.
 - e) Security improvements.
 - f) Capital improvement expenditures necessary to support the sidewalk cleaning program.

 3. The Capital Improvements Committee in coordination with the MSSD board may seek to expand the scope of Capital Improvement activity by seeking and obtaining additional, non-assessment based funding for the planning and implementation of other Capital Improvements.

 4. The Capital Planning Committee is charged with identifying opportunities for developing a joint strategy with the Manayunk Development Corporation (“MDC”) and the City of Philadelphia for maintenance and repair of previous capital improvements.
- *Programs and Services*
 1. Sidewalk Cleaning Program
 - a) The Sidewalk Cleaning Program shall focus on continuing and improving upon on-going activity.

 - b) The Board of the MSSD shall establish a Cleaning Advisory Committee consisting of Board Members, property owners and businesses that can monitor the implementation of the activity and recommend improvements and expansion of the program as need, funding and opportunity arise. Within the charge of the Cleaning Advisory Committee the committee shall:
 - i. develop metrics to measure program effectiveness,
 - ii. recommend operational changes to the Board of the MSSD,
 - iii. consider the opportunity to increase services through the MSSD funding, fee for service or other mechanisms,
 - iv. consider opportunities for using the MSSD’s power of collective action to negotiate garbage and recycling contracts with a single hauler. This may

save members money, provide new revenue opportunities for the MSSD, and permit the reconfiguring of sites where garbage is collected on at least some blocks contributing to a more attractive area.

- *Property Owner Communications*

The Board of the MSSD will establish a Communications Committee consisting of Board Members and Property Owners not serving on the MSSD to identify a program of regular communications with property owners so as to:

1. enable the owners to know of progress that the MSSD is making in fulfilling other programmatic goals
2. opportunities to advise and otherwise participate in the governance of the MSSD.

- *Personnel and Administration*

It is anticipated that the MSSD will continue to contract with the MDC for the purpose of staffing the above delineated programmatic initiatives. The Personnel and Administration function and budget include communications activities associated with keeping assessees informed as to the activities being undertaken by the MSSD.

SOURCE OF FUNDS

In accordance with the provisions of the Municipality Authorities Act, 53 Pa.C.S. § 5601 *et seq.* (“Act”), all funds currently identified as part of the Plan are expected to be raised through a special assessment on property owners within the above identified MSSD. Additionally the MSSD expects to have a strong grant-seeking posture and will consider entrepreneurial relationships that are of benefit to individual members and the organization as a whole as part of its work in implementing the above programs.

The Year One and successor budgets proposed as part of this Plan are reflective of the long partnership between the MSSD and the MDC in meeting the needs and interests of property owners in the Service Area. The budget, attached as Exhibit A-3, indicates funds that will be raised by the MSSD Special Assessment.

It is understood by the Boards of both the MSSD and the MDC that additional funds to support the Programs and Services and Personnel and Administration functions will be required in order to fulfill this Plan. This Plan and the recommended budgets contained herein, reflect an understanding by the MSSD Board that the funds necessary to fulfill these activities will be provided by the MDC.

Should such funding become unavailable the Board of the MSSD reserves the right to seek an ordinance amendment to revise this Plan or budget, make a request to the City government that the MSSD be dissolved or take such other actions as maybe necessary and proper.

FISCAL YEAR

In accordance with the Act, the fiscal year of the MSSD shall annually commence on January 1 of each year of the organization’s operations.

METHOD OF DETERMING INITIAL (2013) ASSESSMENT

The Assessment for the MSSD shall be calculated by multiplying the total improvement or service cost by the ratio of the assessed value of the benefited property to the total assessed valuation of all benefited properties in the district. More simply, the assessment due to the MSSD in 2013 is estimated to be 1.0765 percent of the assessed value of the benefited property based on 2012 tax year assessments.

EXAMPLE OF ASSESSMENT CALCULATION

As specified by law, the MSSD assessment is determined by a formula that divides the assessment of a property by the total assessment of all properties in the MSSD to determine that property’s share of the district. The annual MSSD Bill for that property is the product of that rate multiplied by the annual MSSD Budget. This formula is illustrated below:

Assessment of Owner’s property (example: \$132,000.00)	=	Owner’s Share of the District (example: .00581)
<hr style="width: 50%; margin: 0 auto;"/> Assessment of All Properties in the Manayunk Special Services District (example: \$22,700,000.00)		
2013 MSSD Budget →		\$240,000.00
X Share of the District →		X .00581
<hr style="width: 50%; margin: 0 auto;"/> 2013 MSSD Bill →		<hr style="width: 50%; margin: 0 auto;"/> \$1,394.00

METHOD OF DETERMINING FUTURE ASSESSMENTS

Future assessments shall be based on future budgets. However, this plan caps budget growth at 3% annually, barring changes in the overall assessed value within the District that exceed 3% in any given year. In any given year covered by this Plan individual properties may see an increase or decrease in their assessment as the value of their property annually changes relative to the total assessed value in the district. However the Board shall have the authority to raise funds sufficient to fund all planned activities and all budget increases anticipated by this Plan.

1. Changes in individual assessment may rise or fall by more than 3% as a function of changing valuation as established by the City of Philadelphia. Funds raised via fund raising, contracts,

grants and other non-assessment sources of income to the MSSD shall not be a part of this calculation.

2. As notice against past practice, the MSSD will not base assessments on tax payment or tax abatements, but rather on the assessed value of the property.
3. In addition to the power to lien property for failure to pay an assessment or any balance due on prior assessments, the MSSD hereby adopts a late fee schedule such that interest on unpaid assessments will be 1.5% per month assessed on the first of each month beginning April 1 of the year in which the assessment is due and continuing until the assessment is paid. In addition to the assessment and any interest penalties, a penalty of \$350 per lien shall be added to principal and interest to cover costs associated with the filing of the lien. All lien satisfactions must be paid in cash or with certified funds.

PROPERTIES SUBJECT TO THE ASSESSMENT

All taxable properties within the Service Area shall be subject to the MSSD assessment. Owner-occupied residential properties including, single-family homes and residential condominiums shall be the only classes of taxable property exempt from the MSSD assessment. Tax exempt properties shall also be exempt from the MSSD assessment. Neither vacancy nor non-use of a property qualifies it for an exemption under any circumstance.

Any property within the Service Area that is not subject to the MSSD assessment, but which at a subsequent date converts its usage to a usage that is subject to MSSD assessment shall immediately become subject to that assessment. Conversely, any property that is currently subject to the MSSD assessment and is converted to an exempt purpose may petition the MSSD board to be designated exempt; with such exemption to commence with the next MSSD fiscal year.

YEAR ONE BUDGET(2013)

<u>ACTIVITY</u>	<u>BUDGET</u>	<u>PERCENTAGE OF BUDGET*</u>
Capital Improvements	\$ 90,000	37.5%
Programs and Services	\$ 130,000	54.2
Personnel and Administration	\$ 20,000	8.3
<u>Total</u>	<u>\$240,000</u>	<u>100%</u>

*includes only revenues raised from assessments.

**See Method of Determining Assessments, item 3.

POST-YEAR ONE BUDGETS

The Year One Budget is a statement of continuing MSSD priorities and a recognition of the partnership between the MSSD and the MDC. Therefore:

1. It is anticipated that the MSSD budget will increase by 3% annually and that assessment levels will be adjusted up or down to reflect the relationship between this budget growth and the changing total assessed value within the District.
2. Beginning in 2014 in any given year should the total assessed value of the District increase by more than 3% over the previous year the Board may amend its Plan budget for that year to reflect MSSD's larger base assessment. However, in increasing the Plan budget the Board may only provide additional funding for those activities specified in the Plan and the increase in budget shall not result in an increase in the assessment rate paid by assessees.
3. To fulfill its partnership agreement with MDC, post-year one budgets shall include a three percent (3%) increase in support of the existing sidewalk cleaning program to reflect rising costs and the MSSD's commitment to eventually taking over full fiscal responsibility for this program.
4. Consistent with providing for 3% increases for the sidewalk cleaning program the percentages of funds allocated among Capital Improvements, Programs and Services and Personnel and Administration shall not deviate by more than five percent (5%) from the relative allocations made in the first budget. This provision shall not apply to funds derived from Section 2 of this Section.
5. This provision will only apply to funds raised via assessments and shall not include any grants, fee for services, or other revenues that MSSD may generate from time-to-time.
6. Each assessment authorized pursuant to the MSSD Ordinance is collectable. Experience gained since 1997 indicates, however, that delinquent payments can adversely affect execution of the Programs and Services set forth above. To assure that the MSSD Budget is fully funded, the 2013 assessment rate shall incorporate a six and one-quarter percent (0.0625) of the Budget as a delinquency offset. Thereafter, based on actual assessment receipts, this delinquency offset may be adjusted downward for each following year to reflect additional collections and ensure that assessment receipts do not exceed the planned Budget and its planned growth of 3 percent per year. At no time may the delinquency offset exceed the 2013 amount.

ESTIMATED TIME FOR COMPLETION OF ALL PROPOSED IMPROVEMENTS, PROGRAMS AND SERVICES

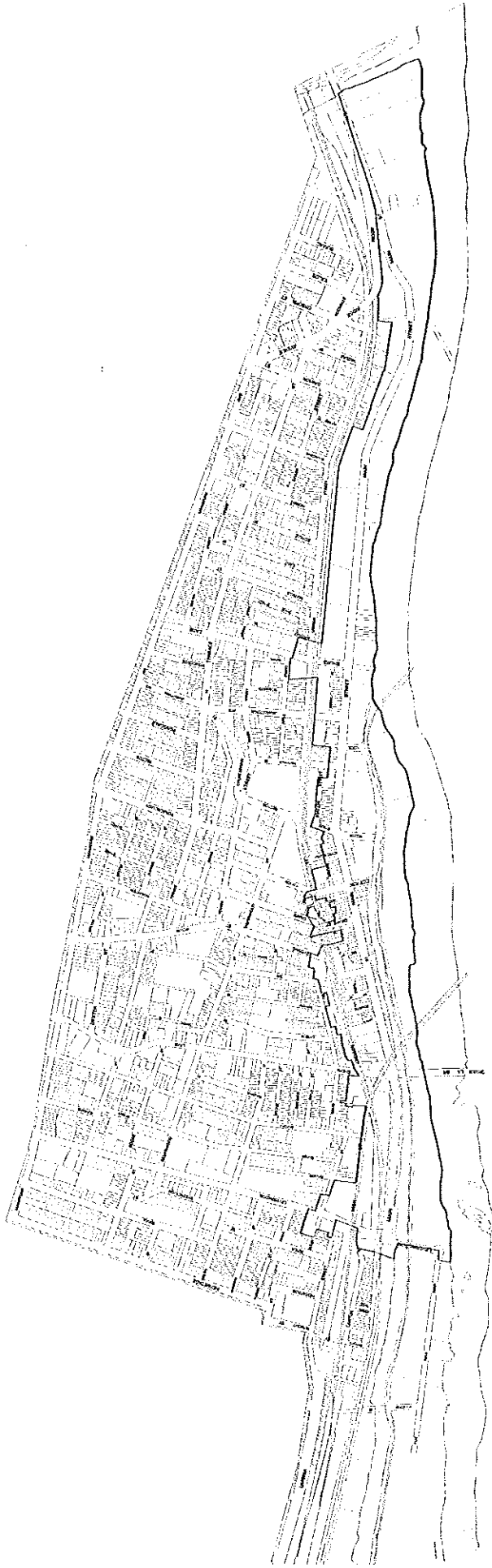
Improvements, programs and services identified in the Plan Description will commence during the first year of Neighborhood Improvement District activity. All activities will be ongoing for approximately 10 years, until December 31, 2022.

BY-LAWS OF THE MANAYUNK SPECIAL SERVICES DISTRICT

Copies of the bylaws of the Manayunk Special Services District are available upon request or at the official website of the district at www.manayunk.com

BOARD OF DIRECTORS

A list of the current Board of Directors is attached as Exhibit A-4.



MANAYUNK SPECIAL SERVICES DISTRICT
Exhibit A-1

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Manayunk Special Services District (MSSD)**Properties List****COTTON**

103 COTTON ST
 106 COTTON ST
 106 COTTON ST #A
 107 COTTON ST
 108 COTTON ST
 109 COTTON ST
 111 COTTON ST
 112 COTTON ST
 114 COTTON ST

CRESSON

4045 CRESSON ST
 4047 CRESSON ST
 4051 CRESSON ST
 4101 CRESSON ST
 4304 CRESSON ST
 4323 CRESSON ST
 4340 CRESSON ST
 4341 CRESSON ST
 4345 CRESSON ST
 4356 CRESSON ST
 4361 CRESSON ST
 4363 CRESSON ST
 4365 CRESSON ST
 4371 CRESSON ST
 4401 CRESSON ST
 4442 CRESSON ST
 4444 CRESSON ST
 4446 CRESSON ST

GAY

106 GAY ST
 113 GAY ST
 114 GAY ST

GRAPE

105 GRAPE ST
 106 GRAPE ST

GRAPE

110 GRAPE ST
 116 GRAPE ST
 117 GRAPE ST
 118 GRAPE ST

GREEN

107 GREEN LA
 109 GREEN LA
 114 GREEN LA
 115 GREEN LA
 117 GREEN LA
 120 GREEN LA

JAMESTOWN

102 JAMESTOWN AVE
 106 JAMESTOWN AVE

LEVERING

104 LEVERING ST
 106 LEVERING ST
 108 LEVERING ST
 114 LEVERING ST
 115 LEVERING ST
 119 LEVERING ST
 121 LEVERING ST

LEVERINGTON

1 LEVERINGTON AVE
 1R LEVERINGTON AVE
 2 LEVERINGTON AVE #20
 2 LEVERINGTON AVE #21
 2 LEVERINGTON AVE #22
 2 LEVERINGTON AVE #23
 2 LEVERINGTON AVE #24
 2 LEVERINGTON AVE #25
 2 LEVERINGTON AVE #26
 2 LEVERINGTON AVE #27

LEVERINGTON

2 LEVERINGTON AVE #28
 2 LEVERINGTON AVE #30
 2 LEVERINGTON AVE #31
 2 LEVERINGTON AVE #32
 2 LEVERINGTON AVE #33
 2 LEVERINGTON AVE #34
 2 LEVERINGTON AVE #35
 2 LEVERINGTON AVE #36
 2 LEVERINGTON AVE #37
 2 LEVERINGTON AVE #38
 2 LEVERINGTON AVE #39
 2 LEVERINGTON AVE #40
 2 LEVERINGTON AVE #41
 2 LEVERINGTON AVE #42
 2 LEVERINGTON AVE #43
 2 LEVERINGTON AVE #44
 2 LEVERINGTON AVE #45
 2 LEVERINGTON AVE #46
 2 LEVERINGTON AVE #47
 2 LEVERINGTON AVE #48
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 2 LEVERINGTON AVE #53
 2 LEVERINGTON AVE #54
 2 LEVERINGTON AVE #55
 2 LEVERINGTON AVE #56
 2 LEVERINGTON AVE #57
 2 LEVERINGTON AVE #58
 2 LEVERINGTON AVE #59
 2 LEVERINGTON AVE #PH1
 2 LEVERINGTON AVE #PH10
 2 LEVERINGTON AVE #PH11
 2 LEVERINGTON AVE #PH12
 2 LEVERINGTON AVE #PH13
 2 LEVERINGTON AVE #PH14
 2 LEVERINGTON AVE #PH15
 2 LEVERINGTON AVE #PH16
 2 LEVERINGTON AVE #PH17
 2 LEVERINGTON AVE #PH18
 2 LEVERINGTON AVE #PH19
 2 LEVERINGTON AVE #PH2

LEVERINGTON

2 LEVERINGTON AVE #PH20
 2 LEVERINGTON AVE #PH3
 2 LEVERINGTON AVE #PH4
 2 LEVERINGTON AVE #PH5
 2 LEVERINGTON AVE #PH6
 2 LEVERINGTON AVE #PH7
 2 LEVERINGTON AVE #PH8
 2 LEVERINGTON AVE #PH9
 4 LEVERINGTON AVE
 59 LEVERINGTON AVE
 104 LEVERINGTON AVE
 114 LEVERINGTON AVE
 123 LEVERINGTON AVE
 125 LEVERINGTON AVE
 126 LEVERINGTON AVE

MAIN

3715 MAIN ST
 3720 MAIN ST
 3741 MAIN ST
 3742 MAIN ST
 3747 MAIN ST
 3750 MAIN ST #201
 3750 MAIN ST #202
 3750 MAIN ST #203
 3750 MAIN ST #204
 3750 MAIN ST #205
 3750 MAIN ST #206
 3750 MAIN ST #207
 3750 MAIN ST #208
 3750 MAIN ST #209
 3750 MAIN ST #210
 3750 MAIN ST #301
 3750 MAIN ST #302
 3750 MAIN ST #303
 3750 MAIN ST #304
 3750 MAIN ST #305
 3750 MAIN ST #306
 3750 MAIN ST #307
 3750 MAIN ST #308
 3750 MAIN ST #309
 3750 MAIN ST #310

Manayunk Special Services District (MSSD)**Properties List**

<u>MAIN</u>	<u>MAIN</u>	<u>MAIN</u>	<u>MAIN</u>
3750 MAIN ST #401	3791 MAIN ST	4163 MAIN ST	4301 MAIN ST
3750 MAIN ST #402	3791R MAIN ST	4165 MAIN ST	4303 MAIN ST
3750 MAIN ST #403	3800 MAIN ST	4167 MAIN ST	4305 MAIN ST
3750 MAIN ST #404	3809 MAIN ST	4168 MAIN ST	4307 MAIN ST
3750 MAIN ST #405	3811 MAIN ST	4169 MAIN ST	4309 MAIN ST
3750 MAIN ST #406	3900 MAIN ST	4201 MAIN ST	4311 MAIN ST
3750 MAIN ST #407	3901 MAIN ST	4202 MAIN ST	4313 MAIN ST
3750 MAIN ST #408	3960 MAIN ST	4203 MAIN ST	4319 MAIN ST
3750 MAIN ST #409	4000 MAIN ST	4205 MAIN ST	4320 MAIN ST
3750 MAIN ST #410	4001 MAIN ST	4211 MAIN ST	4321 MAIN ST
3750 MAIN ST #501	4011 MAIN ST	4212 MAIN ST	4322 MAIN ST
3750 MAIN ST #502	4015 MAIN ST	4212R MAIN ST	4323 MAIN ST
3750 MAIN ST #503	4026 MAIN ST	4213 MAIN ST	4324 MAIN ST
3750 MAIN ST #504	4030 MAIN ST	4215 MAIN ST	4325 MAIN ST
3750 MAIN ST #505	4032 MAIN ST	4217 MAIN ST	4326 MAIN ST
3750 MAIN ST #506	4034 MAIN ST	4218 MAIN ST	4327 MAIN ST
3750 MAIN ST #507	4036 MAIN ST	4219 MAIN ST	4328 MAIN ST
3750 MAIN ST #508	4040 MAIN ST	4221 MAIN ST	4329 MAIN ST
3750 MAIN ST #509	4042 MAIN ST	4223 MAIN ST	4330 MAIN ST
3750 MAIN ST #510	4044 MAIN ST	4225 MAIN ST	4331 MAIN ST
3750 MAIN ST #601	4045 MAIN ST	4226 MAIN ST	4333 MAIN ST
3750 MAIN ST #602	4046 MAIN ST	4227 MAIN ST	4334 MAIN ST
3750 MAIN ST #603	4048 MAIN ST	4228R MAIN ST	4335 MAIN ST
3750 MAIN ST #604	4050 MAIN ST	4228 MAIN ST	4337 MAIN ST
3750 MAIN ST #605	4074 MAIN ST	4229 MAIN ST	4339 MAIN ST
3750 MAIN ST #606	4100 MAIN ST	4230 MAIN ST	4341 MAIN ST
3750 MAIN ST #607	4101 MAIN ST	4231 MAIN ST	4343 MAIN ST
3750 MAIN ST #608	4103 MAIN ST	4233 MAIN ST	4344 MAIN ST
3750 MAIN ST #609	4105 MAIN ST	4235 MAIN ST	4345 MAIN ST
3750 MAIN ST #610	4107 MAIN ST	4236 MAIN ST	4346 MAIN ST
3750 MAIN ST #701	4109 MAIN ST	4237 MAIN ST	4347 MAIN ST
3750 MAIN ST #702	4111 MAIN ST	4239 MAIN ST	4348 MAIN ST
3750 MAIN ST #703	4113 MAIN ST	4241 MAIN ST	4349 MAIN ST
3750 MAIN ST #704	4120 MAIN ST	4243 MAIN ST	4351 MAIN ST
3750 MAIN ST #705	4127 MAIN ST	4245 MAIN ST	4352 MAIN ST
3750 MAIN ST #706	4129 MAIN ST	4247 MAIN ST	4353 MAIN ST
3750 MAIN ST #707	4137 MAIN ST	4249 MAIN ST	4355 MAIN ST
3750 MAIN ST #708	4143 MAIN ST	4250 MAIN ST	4356 MAIN ST
3750 MAIN ST #709	4145 MAIN ST	4251 MAIN ST	4357 MAIN ST
3750 MAIN ST #710	4147 MAIN ST	4255 MAIN ST	4359 MAIN ST
3759 MAIN ST	4151 MAIN ST	4257 MAIN ST	4361 MAIN ST
3780 MAIN ST	4161 MAIN ST	4258 MAIN ST	4363 MAIN ST
3780 MAIN ST #B	4162 MAIN ST	4259 MAIN ST	4365 MAIN ST

Manayunk Special Services District (MSSD)

Properties List

MAIN

4367 MAIN ST
4368 MAIN ST
4369 MAIN ST
4370 MAIN ST
4371 MAIN ST
4373 MAIN ST
4375 MAIN ST
4376 MAIN ST
4382 MAIN ST
4386 MAIN ST
4400R MAIN ST
4400 MAIN ST
4401 MAIN ST
4403 MAIN ST
4405 MAIN ST
4406 MAIN ST
4407 MAIN ST
4409 MAIN ST
4411 MAIN ST
4412 MAIN ST
4415 MAIN ST
4416 MAIN ST
4417 MAIN ST
4418 MAIN ST
4419 MAIN ST
4421 MAIN ST
4423 MAIN ST
4425 MAIN ST
4427 MAIN ST
4429 MAIN ST
4430 MAIN ST
4431 MAIN ST
4432 MAIN ST
4436 MAIN ST
4436R MAIN ST
4439 MAIN ST
4441 MAIN ST
4444 MAIN ST
4447 MAIN ST
4450R MAIN ST
4450 MAIN ST
4453 MAIN ST
4457 MAIN ST

MAIN

4460R MAIN ST
4468 MAIN ST
4468R MAIN ST
4500 MAIN ST
4590 MAIN ST
4595 MAIN ST
4597 MAIN ST
4168 MAIN ST

RECTOR

1 RECTOR ST
2 RECTOR ST
3 RECTOR ST
3R RECTOR ST
100 RECTOR ST
104 RECTOR ST
104R RECTOR ST

RIDGE

5000R RIDGE AVE
5000 RIDGE AVE

SHURS

11 SHURS LA
105 SHURS LA
107 SHURS LA
120 SHURS LA

Exhibit A3

Manayunk Special Services District 10 Year Estimated Project Budget

Category	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total
Capital Improvements	\$ 90,000.00	\$ 92,700.00	\$ 95,481.00	\$ 98,245.43	\$ 101,295.79	\$ 104,334.57	\$ 107,464.71	\$ 110,688.65	\$ 114,009.31	\$ 117,429.59	\$ 1,031,749.14
Cleaning	\$ 130,000.00	\$ 133,900.00	\$ 137,917.00	\$ 142,054.51	\$ 146,316.15	\$ 150,705.63	\$ 155,226.80	\$ 159,883.60	\$ 164,680.11	\$ 169,620.51	\$ 1,490,304.31
Communications	\$ 20,000.00	\$ 20,600.00	\$ 21,218.00	\$ 21,854.54	\$ 22,510.18	\$ 23,185.48	\$ 23,881.05	\$ 24,597.48	\$ 25,335.40	\$ 26,095.46	\$ 229,277.59
Total	\$ 240,000.00	\$ 247,200.00	\$ 254,616.00	\$ 262,254.48	\$ 270,122.11	\$ 278,225.78	\$ 286,572.55	\$ 295,169.73	\$ 304,024.82	\$ 313,145.56	\$ 2,751,331.03

Exhibit A-4

CURRENT MSSD BOARD MEMBERS

Board Member	Business Name	Address	City, State, Zip	term end date
Cooper, Bruce	Cooper's Brickovern Wine Bar	4367 Main Street	Philadelphia, PA 19127	12/31/2012
Dougherty, Mary	Nicole Miller	4249 Main Street	Philadelphia, PA 19127	1/2/2012
Goldberg, Jack	The Eyeglass Works	4407 Main Street	Philadelphia, PA 19127	12/31/2012
Kroungold, Sam	Propper Brothers Furniture	115 Levering Street	Philadelphia, PA 19127	12/31/2012
Lipton, Andrew		1539 Flat Rock Road	Penn Valley, PA 19072	12/31/2012
Loring, Terri	Loring Building Products	4441-45 Main Street	Philadelphia, PA 19127	12/31/2012
Madrak, Irene	North Light Community Center	175 Green Lane	Philadelphia, PA 19127	1/3/2011
McGill, Christopher	East River Bank	4341 Ridge Avenue	Philadelphia, PA 19129	1/2/2012
Neducsin, Dan	Neducsin Properties	161 Leverington Avenue	Philadelphia, PA 19127	12/31/2012
Neducsin, Rob	Neducsin Properties	161 Leverington Avenue	Philadelphia, PA 19127	1/2/2012
Newman, Allen	Neducsin Properties	161 Leverington Avenue	Philadelphia, PA 19127	1/3/2011
O'Brien, William J	Manayunk Law Office	4322 Main Street	Philadelphia, PA 19127	1/2/2012
Ostroff, Victor	A.I. Poland Jewelers	4347 Main Street	Philadelphia, PA 19127	1/3/2011
Rivera, Rich	Belvedere Business Group	4323 Cresson Street	Philadelphia, PA 19127	12/31/2012
Rose, Mike	Manayunk Brewery & Restaurant	4120 Main Street	Philadelphia, PA 19127	12/31/2012
Solkov, Gertrude	Manayunk Development Corporation	111 Grape Street	Philadelphia, PA 19127	12/31/2012
Swarbrick, Bob	RJS Properties	3901 B Main Street	Philadelphia, PA 19127	12/31/2012