

DOWNTOWN WILKES-BARRE BUSINESS IMPROVEMENT DISTRICT PRELIMINARY TEN-YEAR PLAN: 2019-2029

I. Introduction



The Downtown Wilkes-Barre Business Improvement District (DWBBID) first began operation in 2007 when property owners within the DWBBID boundaries granted their approval for its formation. Since that time, for-profit and non-profit property and business owners have supported DWBBID programs such as daily sidewalk sweeping, graffiti removal, and façade and signage improvement grants, to ensure that Downtown Wilkes-Barre is clean, safe, attractive, and vital.

During the past eleven years, DWBBID programs, administered by the Diamond

City Partnership (DCP), Wilkes-Barre's non-profit alliance for downtown revitalization, have added real value and created a better environment in Downtown Wilkes-Barre.

Here are a few facts about the work made possible by the DWBBID from 2007 to 2018:

Place Management Activities:

- Working six days a week, DCP's Clean Team has removed more than **62 tons of trash** from the District's sidewalks and doorways.
- DCP's Clean Team has removed more than **1,400 separate graffiti tags** from buildings and properties within the District; this graffiti is almost always removed within 24 hours of being reported to DCP.
- DCP's Clean Team has spread more than **20 tons** of salt on the District's sidewalks and handicapped ramps in order to improve the winter pedestrian experience.
- Each year, DCP has provided funding for an **additional 10 hours per week of downtown police patrols** - above and beyond the Police Department's base patrol levels.
- Each summer since 2013, DCP has purchased and maintained **186 seasonal floral baskets** placed on streetlamps throughout the heart of Downtown Wilkes-Barre.

- DCP secured additional grant and sponsorship funds to fund **20 new wayfinding signs** that now guide drivers and pedestrians to parking and to major public and private downtown visitor destinations.

Place Marketing Activities:

- DCP's "**downtownwilkes-barre.org**" website serves as the primary online portal for information about Downtown Wilkes-Barre's businesses, events, and attractions.
- DCP's "This Week in Downtown Wilkes-Barre" e-blast, which has promoted Downtown's businesses, events, and exhibits since 2013, is received in **more than 1,200 inboxes each week**.
- Through consumer marketing and signature events such as the "**Downtown Wilkes-Barre Holiday Pop-Up Shops**," "**Downtown Wilkes-Barre Restaurant Week**," and "**Art Block**," DCP works year-round to promote Downtown Wilkes-Barre as a regional destination for dining, shopping, arts, and entertainment.
- Since 2013, DCP has served as the Neighborhood Champion for **Small Business Saturday**, supporting Downtown's participating small independent businesses through promotional programs and activities that are marketed throughout the region.
- DCP has distributed **almost 10,000 copies** of its printed Downtown Wilkes-Barre Map and Directory through local and regional visitor destinations, hotels, and other venues.

Place Development Activities:

- DCP's staff has relentlessly promoted Downtown Wilkes-Barre as a business and investment location to local, regional, and national audiences, **making dozens of formal presentations** to potential investors, realtors, service clubs and community groups, newspaper editorial boards and roundtables, and telling Downtown Wilkes-Barre's story in venues as varied as the Penn's Northeast NEPA Real Estate Summit, *Site Selection* magazine, and global brokerage Colliers International's *Insight* magazine.
- From filling storefronts to retaining Berkshire Hathaway Guard Insurance Companies, DCP works individually and in partnership with City and public officials, the Greater Wilkes-Barre Chamber, Penn's Northeast, and the Governor's Action Team to undertake business recruitment and retention activities that benefit Downtown Wilkes-Barre.
- DCP serves as the voice of the downtown business community, regularly convening discussions about the planning and facilitation of public and private development and investment in Downtown Wilkes-Barre.
- DCP secured additional grant funds for a dedicated Façade Grant Program that has funded **48 different projects, resulting in more than \$255,000 in grants** for improvements to

ratepayer properties and leveraging more than \$1,400,000 in new private investment in Downtown Wilkes-Barre. To date, each dollar of Façade Grant funds has leveraged more than five dollars in additional investment within the District.

- DCP's efforts resulted in Wilkes-Barre being selected as a quarter-finalist during Frontier Communication's 2015 "America's Best Communities" contest, securing \$50,000 in additional grant funds to benefit our downtown economic development strategy.

The results of this work have added significant value to Downtown Wilkes-Barre. Since the DWBBID started operations in 2007:

- Downtown Wilkes-Barre has seen a net gain of 47 occupied storefronts.
- Downtown Wilkes-Barre has seen a net gain of 205 new market-rate housing units.
- There has been more than \$100 million of private investment in Downtown Wilkes-Barre.
- Two-thirds of respondents to DCP's 2018 Perception & Use Survey – including 71% of downtown workers and 94% of downtown business owners - believe that Downtown Wilkes-Barre is "headed in the right direction."
- 75% of respondents to DCP's 2018 Perception & Use Survey said that Downtown is a good place to visit for entertainment, music, arts, and culture.
- Half of the respondents to DCP's 2018 Perception & Use Survey rated Downtown as "much cleaner" than other Wilkes-Barre neighborhoods.
- 70% of the respondents to the same survey said that Downtown has "much less graffiti" than other Wilkes-Barre neighborhoods.

The DWBBID is now in the process of seeking approval from its property owners to continue operation for the next ten (10) years. This document outlines the accomplishments of the DWBBID and its plans for the future as well as the procedure for renewal.

II. Background

A business improvement district, or "BID," is a legal mechanism that allows businesses and property owners to pool resources to effectively address common concerns within a specific service area. A BID is generally created in order to supplement basic municipal services within a downtown or other business district.



By establishing an improvement district, property owners decide to pay an annual, legally binding fee, or property assessment, to be used within the defined geographic area where they are located and only for activities decided upon by their representatives.

Because a BID is based upon a multi-year commitment, it provides sustainable funding so development plans, budgets, and business strategies can be made on a multi-year basis. With the same general legal standing as a water or sewer bill, the BID assessment is a value-added payment for downtown services. The cost per business is low because all benefiting properties pay their fair share of the common costs.

The most recent DWBBID operating plan, covering the period from 2012 to 2018, focused on creating new marketing and business development initiatives that would build on DCP's existing foundation of "clean and safe" activities and promote downtown to new audiences.

Now, we believe that it's time to focus on addressing the most significant challenges that continue to negatively affect Downtown Wilkes-Barre.



When DCP recently asked DWBBID ratepayers what specific improvements to Downtown Wilkes-Barre they would most like to see, their responses were dominated by concerns about conditions on Public Square, parking, and nighttime safety.

Fewer than half of all respondents to the same survey feel that Public Square is "attractive and inviting."

Similarly, fewer than half of all respondents like to take out-of-town guests to Downtown, and slightly more than half feel that it offers a pleasant urban environment where they like to walk.

With this in mind, the DWBBID's plan for the next ten years of operation includes new "placemaking" initiatives to make Downtown's public environment – including signature spaces like Public Square and the River Common – more welcoming, comfortable, and attractive throughout the year – and to work with partners to better address the social service challenges that continue to negatively affect our center city. We will do this while continuing to undertake downtown marketing and business development activities, and continuing our core work of addressing Downtown Wilkes-Barre's cleanliness and safety.

The information contained in this plan is being provided in accordance with the Pennsylvania Neighborhood Improvement District (NID) Act of 2000, P.L. 949, No. 130, Section 5.

III. Map of Proposed Service Area

The boundaries of the DWBBID will remain unchanged. A map of the DWBBID Service Area is attached as Exhibit A.

IV. Name

The name of the neighborhood improvement district shall continue to be the Downtown Wilkes-Barre Business Improvement District (DWBBID).

V. Detailed Description of Service Area

The benefiting service area of the DWBBID shall continue to include all taxable and tax-exempt (for real estate purposes) properties, except residential properties of fewer than five units, within that area of Downtown Wilkes-Barre outlined in Exhibit A. Only residential properties containing five or more residential units shall be assessed. Furthermore, all benefiting tax-exempt properties located within the service area shall be asked to contribute to the DWBBID by entering into a voluntary multiyear agreement, based on their established assessed value, with Diamond City Partnership as the designated Neighborhood Improvement District Management Association (NIDMA).

VI. List of All Properties to be Assessed

A list of all properties for which a base annual improvement district assessment has been established is attached as Exhibit B.

VII. DWBBID Programs and Uses of Funds:

During the next ten years, the DWBBID Plan proposes to expand Place Development initiatives while maintaining its core Place Management and Place Marketing activities. All of the programs provided by the DWBBID will continue to be over and above the regular services provided by the City of Wilkes-Barre.



The DWBBID Plan aligns with, and is intended to advance, the six major strategic goals of DCP's current Downtown Action Plan:

- Downtown Wilkes-Barre will be a safe, clean, and attractive place to live, work, shop, and visit.
- Downtown Wilkes-Barre will be the region's college neighborhood.
- Downtown Wilkes-Barre will be the region's "walk-to-everything" neighborhood of choice.
- Downtown Wilkes-Barre will be the region's "Innovation District": its hub for business, startup activity, and entrepreneurship.

- Downtown Wilkes-Barre's historic architecture, riverfront, colleges, and walkability will be the cornerstones of its enhanced visitor experience.
- Downtown Wilkes-Barre will be a regional center of arts, culture, dining, and entertainment.

The DWBBID Plan will accomplish this through the following activities:

Supplementary Cleaning: Via DCP, the DWBBID will continue to provide a supplementary cleaning and beautification program throughout the Service Area, emphasizing where there is greatest need so that all portions of the Downtown have a high quality, uniform appearance. This program will continue to:

- Provide supplementary sidewalk cleaning and trash removal, six days a week, for the entire DWBBID service area;
- Provide graffiti removal that is regular and efficient;
- Provide routine maintenance and beautification of public landscaping, including:
 - Downtown trees and tree wells,
 - Flower beds and flower baskets, and
 - Public streetscape elements.

Supplementary Safety: Via DCP, the DWBBID will continue to take a proactive approach to public safety that will include the following:

- Fund regular special details, at targeted dates and times, to improve police presence within Downtown Wilkes-Barre.
- Coordinate directly with the Police Department on behalf of downtown ratepayers so that any public safety issues are promptly addressed.
- Work with the Police Department, using Downtown crime statistics, to identify trends and address problems as soon as they are identified.
- Work with partners to improve coordination, delivery, and location of social services to “at-risk” populations within Downtown.

Downtown Placemaking: Via DCP, the DWBBID will undertake new placemaking activities to improve the downtown public environment, including the following:

- Work with the City of Wilkes-Barre to rehabilitate Public Square and enhance its management, maintenance, and programming.
- Work with public and private partners to improve the maintenance and programming of the River Common.
- Work with public and private stakeholders to focus new investments in order to leverage Downtown’s major assets and create a walkable mixed-use Downtown core with a critical mass of activity.

Downtown Marketing/Promotion: Via DCP, the DWBBID will continue its downtown marketing and promotion activities, including the following:

- Undertake signature events designed to benefit Downtown properties and businesses.
- Using social and traditional media, market and promote downtown events, activities, and businesses to existing and new consumers and visitors.

- Expand the range, scope, and the promotion of existing Downtown events and festivals.

Downtown Business Recruitment & Retention: Via DCP, the DWBBID will continue its concerted effort to increase investment in downtown Wilkes-Barre by retaining and attracting businesses and facilitating new development and investment. This initiative will include the following activities:

- Maintain and advertise an inventory of available downtown office and retail space.
- Provide One-on-One Technical Assistance to existing and prospective downtown businesses.
- Work with public and private partners to meet business recruitment and retention goals.
- Maintain ongoing retail and residential recruitment efforts.



Staffing and Administration: the DWBBID will continue to be staffed by a professional director, who will work for DCP, and who will oversee DWBBID operations on a daily basis. The director will continue to answer to the DCP board and to the property owners who administer it. The director will work collaboratively with the City and all other appropriate downtown constituencies, and will work to leverage additional funds for DWBBID operations. The Downtown Manager will obtain the necessary administrative support, on a part-time basis, to assist with DWBBID operations.

No direct capital costs are contemplated in this plan.

VIII. Proposed Budget for 2019 (Year 1)

<i>Revenues</i>	
Property Assessments	\$ 215,000
Voluntary Payments	\$ 99,000
Grants	\$ 45,000
Miscellaneous Income	\$ 12,000
<hr/>	
Total Revenues	\$ 371,000
 <i>Expenses</i>	
Supplementary Clean/Safe	\$ 183,500
Dtwn. Marketing/Promotion	\$ 61,500
Dtwn. Business Recruitment/Retention	\$ 17,000
Facade Grant Program	\$ 15,000
Administration	\$ 79,000
Collectible Reserve	\$ 15,000
<hr/>	
Total Expenses	\$ 371,000

These figures are estimates, and are subject to change based upon the form taken by the Final BID Plan, the availability of leveraged funds, and other factors. Future proposed annual budgets will be determined and approved by the Board annually based on experience from prior years. Unused funds, if any, will be carried over to the next fiscal year.

IX. Estimated Timeframe for Completion of Activities

The proposed time for implementation and completion of all proposed improvements, programs, and services outlined within this plan is within ten (10) years from adoption of the ordinance. This authorization will expire ten years from the date of authorization and may be renewed with or without changes at that time.

X. Administrative Body

Pennsylvania Commonwealth law requires, in establishing a BID, that an organization be identified to manage the operation of the district. This management entity is referred to as the Neighborhood Improvement District Management Association (NIDMA), and is designated by City Council. The NIDMA for the Downtown Wilkes-Barre Business Improvement District shall continue to be the Diamond City Partnership (DCP), an existing non-profit economic development entity chartered by the Commonwealth of Pennsylvania. The Diamond City Partnership is an organization described in Section 501(c)(3) of the Internal Revenue Code, by action of the Internal Revenue Service dated as of December 3, 2002.

XI. DWBBID Governance

The DWBBID will continue to be governed by the Board of the Diamond City Partnership. DCP has a 40-person board, including five members representing the five quintiles of DWBBID assessments, as well as individual representatives appointed by Downtown's business, governmental, and institutional stakeholders. DCP's current by-laws are available for review at the Osterhout Free Library and online at <www.wbdcp.org>.

XII. Method of Determining the Amount of Assessment

All benefited properties, as described in the Neighborhood Improvement District (NID) Act of 2000, P.L. 949, No. 130, shall have an annual NID fee established for them.

This plan will utilize Luzerne County's current real estate tax assessment as as the basis for DWBBID assessment. The DWBBID assessment for each property will be calculated by multiplying the total annual budgeted ratepayer revenue by the ratio of an individual property's assessment to the total assessment of all ratepaying properties within the DWBBID. At the time that this Plan was prepared, the total assessed valuation of all benefited properties within the DWBBID was determined to be \$136,955,300.

The resulting rate is both fair and affordable: in 2019, the median annual assessment for the DWBBID's 304 ratepaying properties will be **\$265.19**, or 73 cents per day. The first-year

assessment for the lowest quartile of assessed properties will be **\$124.14 per year or less.**

The DWBBID fee was initially set in 2007 as a flat percentage of each property's Luzerne County real estate tax assessment. Fee adjustments resulting from the DWBBA's shift to pro rata share of the current total real estate tax assessment will be made in equal increments over a three-year period, beginning in 2019.

At each operating year's end, the NIDMA will review and adjust the budgeted ratepayer revenue, as necessary, to reflect the annual percentage change in the U.S. Bureau of Labor Statistics' Consumer Price Index for All Urban Consumers (CPI-U). This will enable the NID to maintain a constant level of services from year to year throughout the life of the program. Each property's assessment will continue to be determined by multiplying the total budgeted ratepayer revenue by the ratio of that property's assessment to the total assessment of all ratepaying properties within the DWBBID.

XIII. Duties and Responsibilities of the NIDMA and the City of Wilkes-Barre

In accordance with the Pennsylvania Neighborhood Improvement District (NID) Act of 2000, P.L. 949, No. 130, the City of Wilkes-Barre shall have all powers and authorities reserved to it respectively under Section 4 of the Act, and as to the Diamond City Partnership, operating as the Neighborhood Improvement District Management Association (NIDMA), under Sections 6(c) and 7 of the Act as to the powers of the NIDMA.

XIV. Maintenance of Services by Municipal Corporation

This plan stipulates, and Pennsylvania state law mandates, that the City of Wilkes-Barre maintain the same level of municipal programs and services within the business improvement district after establishment of the DWBBID as before designation. In accordance with those provisions, the NIDMA and the City of Wilkes-Barre has prepared, and as needed will amend, an agreement reflecting the general principles above. The City will agree not to reduce services in the DWBBID, as required by the NID law. A copy of the agreement may be examined at the City Clerk's Office, 40 East Market Street, Wilkes-Barre, PA 18711.

XV. Voluntary Payments

All tax-exempt properties within the NID will continue to be asked to make a voluntary payment, based on their established assessed value, in accordance with this plan. These voluntary multi-year (ten-year) agreements (VMAs) will run concurrently with the ten-year assessment obligations of the taxable benefited properties. Each property owner for whom this section is applicable will be contacted individually by the NIDMA to negotiate a payment in lieu of the assessment. This section will only be applicable if the plan is approved in accordance with the procedures defined herein.

Should the tax status of a given property change during the life of this Plan, the property's DWBBID obligation will change accordingly. For example, a tax-exempt property that is sold to a new owner for commercial use would then become a benefited DWBBID ratepayer.

XVI. Collection of the Assessment

The City of Wilkes-Barre, a municipal corporation, will continue to bill, collect, and place liens for non-payment, or it shall contract for the billing, collection, and placement of liens for non-payment, with regard to all assessment fees associated with the DWBBID. The cost for these services shall be paid for out of the DWBBID budget. The City shall create a separate account for that purpose, and will disperse the funds only to the NIDMA (DCP) no less frequently than quarterly. Such accounting services may be contracted to third party providers. Failure on the part of a benefited property owner to pay the NID assessment will subject the property to the filing of a lien.

XVII. DWBBID Renewal Process

Unless forty percent (40%) or more – in terms of total properties within the DWBBID boundary – of the assessed owners of property within the DWBBID boundary cast votes against the renewal of the DWBBID, the DWBBID shall be renewed for another five years of operation. A negative vote of a property owner shall be registered when the property owner files a written objection with the City Clerk of the City of Wilkes-Barre within 45 calendar days of the presentation of the Final DWBBID Plan. Each individual, or ownership entity, owning a benefited property within the DWBBID shall be entitled to cast one vote for each parcel of property owned. Each property owner eligible to cast a vote shall be notified by U.S. Mail as to the specific date by which a negative vote must be cast. A vote shall be considered when the objection includes the following:

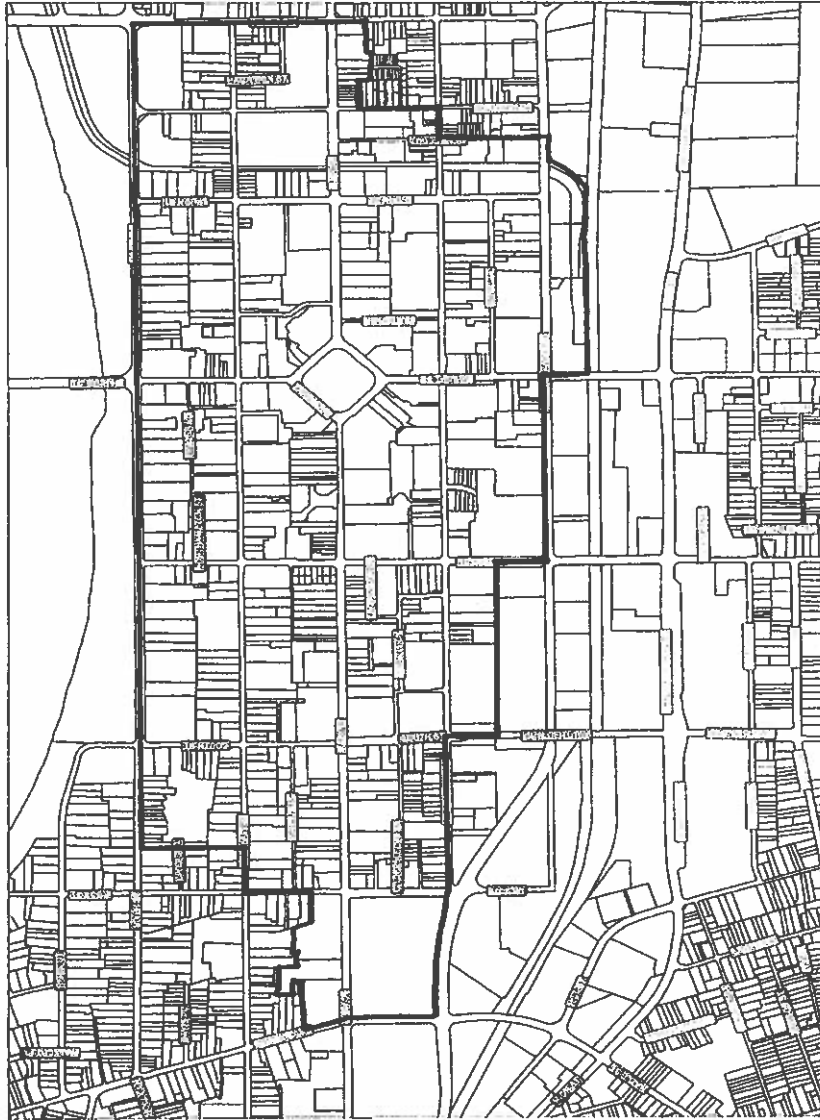
- The property's Luzerne County tax parcel identification number.
- The names and address of the legal owner(s) of the property.
- A written statement indicating that the property owner objects to the Final NID Plan. Please note that if the property is owned by more than one person, by a partnership, or by a corporate structure, the objection must be signed by all of the owners, partners, or include a resolution of the corporation's Board of Directors.

A copy of any objection must also be sent to the Diamond City Partnership via postal mail.

Exhibit A: Map of the proposed Downtown Wilkes-Barre Business Improvement District:

This map of the Downtown Wilkes-Barre Business Improvement District details the boundaries of the business improvement district – and the properties located within those boundaries – for which this plan has been prepared.

Exhibit A: Map of the proposed Downtown Wilkes-Barre Business Improvement District:



This map of the proposed Downtown Wilkes-Barre Business Improvement District details the boundaries of the business improvement district – and the properties located within those boundaries – for which this Final Plan has been prepared.

Exhibit B: List of All Properties to be Assessed (on following pages):

Property PIN	Property Address	Property Owner of Record
73-H10NW4-012-008-000	182 N FRANKLIN ST	MASLOW-KERN MELANIE
73-H10SW1-014-001-000	COR E MARKET & PENNA A	TABELLA WBP FUNDING REAL ESTATE 3
73-H10SW1-014-003-000	PARCEL 37B N PENNA AVE	TABELLA WBP FUNDING REAL ESTATE 3
73-H10SW1-014-004-000	PARCEL 37C N PENNA AVE	TABELLA WBP FUNDING REAL ESTATE 3
73-H10SW1-015-002-000	50 N PENNA AVE	GPH WILKES BARRE II LP
73-H10SW1-015-003-000	68 N PENNA AVE	THOMAS C THOMAS REALTY CO
73-H10SW1-015-007-000	73-75 N STATE ST	THOMAS C THOMAS REALTY CO
73-H10SW1-015-008-000	N STATE ST	THOMAS C THOMAS REALTY CO
73-H10SW1-015-009-000	81-87 N STATE ST	THOMAS C THOMAS REALTY CO
73-H10SW1-015-010-000	89 N STATE ST	THOMAS C THOMAS REALTY CO
73-H10SW1-015-011-000	91 N STATE ST	THOMAS C THOMAS REALTY CO
73-H10SW1-015-012-000	93-97 N STATE ST	THOMAS C THOMAS REALTY CO
73-H10SW1-015-013-000	98-100 N PENN AVE	THOMAS C THOMAS REALTY CO
73-H10SW1-015-014-000	84-92 N PENNA AVE	THOMAS C THOMAS REALTY CO
73-H10SW1-015-015-000	80-82 N PENNA AVE	THOMAS C THOMAS REALTY CO
73-H10SW1-015-016-000	70 N PENNA AVE	THOMAS C THOMAS REALTY CO
73-H10SW1-016-005-000	35-37 N WASHINGTON ST	QUAD THREE GROUP INC
73-H10SW1-016-006-000	43-45 N WASHINGTON ST	QUAD THREE GROUP INC
73-H10SW1-016-007-000	51 N WASHINGTON ST	GRECO HOLDINGS
73-H10SW1-016-008-000	55-57 N WASHINGTON ST	BRADY & HOLLAND
73-H10SW1-016-009-000	59-61 N WASHINGTON ST	BRADY & HOLLAND
73-H10SW1-016-010-000	65 N WASHINGTON ST	LOFTUS-VERGARI JOSEPH & MARYCYNTHIA
73-H10SW1-016-012-000	73-75 N WASHINGTON ST	SCRANTON TIMES LP
73-H10SW1-016-014-000	COR WASH & E UNION STS	PHOENIX ESTATES
73-H10SW1-016-015-000	68-70 N STATE ST	TALLISON LLC
73-H10SW1-016-016-000	62-66 N STATE ST	TALLISON LLC
73-H10SW1-016-017-000	56-60 N STATE ST	GRECO HOLDINGS INC
73-H10SW1-016-05A-000	39 N WASHINGTON ST	QUAD THREE GROUP
73-H10SW1-017-008-000	53-55 N MAIN ST	SPECIAL PROJECTS 88 LLC
73-H10SW1-017-010-000	67-63-65 N MAIN ST	THREE GUYS WILKES-BARRE LLC
73-H10SW1-017-011-000	69-71-73 N MAIN ST	BALL FOUR, INC
73-H10SW1-017-08A-000	R 53-55 N MAIN ST	ANTHRACITE HOLDINGS LLC
73-H10SW1-017-09A-000	N MAIN ST	THREE GUYS WILKES-BARRE LLC
73-H10SW1-017-09B-000	61 N MAIN ST	GREENBERG DOUGLAS
73-H10SW1-017-14A-000	E UNION ST	BALL FOUR INC
73-H10SW1-019-001-000	81-93 N MAIN ST	PAPADOPOLIS ANASTASIOS & THEO JR
73-H10SW1-019-002-000	N MAIN ST N WASH ST	PAPADOPLAS ANASTASIOS & THEO JR
73-H10SW1-019-003-000	N MAIN ST	GRECO THOMAS
73-H10SW1-019-004-000	105-107 N MAIN ST	GRECO THOMAS
73-H10SW1-019-005-000	109 N MAIN ST	RENAUD LLC
73-H10SW1-019-014-000	32 E UNION ST	HARKINS REALTY INC
73-H10SW1-019-015-000	16 E UNION ST	CM BURNS LLC
73-H10SW1-020-004-000	152 N WASHINGTON ST	CARPENTER CRAIG M
73-H10SW1-021-001-000	133-135 N MAIN ST	SENUNAS JOHN J & ROSEMARY L
73-H10SW1-021-002-000	137 N MAIN ST	CHANGEABLE SKIES LLC
73-H10SW1-021-003-000	141 N MAIN ST	SCHMID JOSEPH L & ERNEST L SCHMID JR
73-H10SW1-021-004-000	143 N MAIN ST	SCHMID JOSEPH L & ERNEST L SCHMID JR
73-H10SW1-021-005-000	145 N MAIN ST	SCHMID JOSEPH L & ERNEST L SCHMID JR

73-H10SW1-021-006-000	147-149 N MAIN ST	SCHMID JOSEPH L & ERNEST L SCHMID JR
73-H10SW1-021-02A-000	139 N MAIN ST	CHANGEABLE SKIES LLC
73-H10SW1-023-01B-000	REAR N PENN AVE	PPL ELECTRIC UTILITIES CORP
73-H10SW1-024-001-000	56-58 UNION ST	THOMAS C THOMAS CO INC
73-H10SW1-024-002-000	BENNETT ST	G NET COMMCO INC
73-H10SW1-024-005-000	PENNA AVE	THOMAS C THOMAS CO INC
73-H10SW1-024-006-000	92-102 E UNION ST	THOMAS C THOMAS CO INC
73-H10SW1-024-007-000	64-66 E UNION ST	THOMAS C THOMAS CO INC
73-H10SW1-024-008-000	62-E UNION ST	THOMAS C THOMAS CO INC
73-H10SW1-024-009-000	N PENNA AVE	THOMAS C THOMAS CO INC
73-H9SE2 -003-001-000	47 N RIVER ST	GREATER W-B DEVELOPMENT CORP
73-H9SE2 -003-002-000	55 N RIVER ST	STRAUB JAMES F & YOSHIMI
73-H9SE2 -003-003-000	63 N RIVER ST	FIDELITY DEPOSIT & DISCOUNT BANK
73-H9SE2 -003-004-000	69 N RIVER ST	PENNA MILLERS MUTUAL FIRE INC CO
73-H9SE2 -003-005-000	75 N RIVER ST	PENNA MILLERS MUTUAL FIRE INC CO
73-H9SE2 -003-006-000	83 N RIVER ST	DOMBROSKI RONALD W & THOMAS J JR
73-H9SE2 -003-007-000	72 1/2-80 W UNION ST	WEST UNION APARTMENTS LLC
73-H9SE2 -003-008-000	72 W UNION ST	72 W UNION STREET LLC
73-H9SE2 -003-009-000	60-64 & 68-70 W UNION	SMITH PAUL R
73-H9SE2 -003-012-000	94 N FRANKLIN ST	THOMAS JAMES E
73-H9SE2 -003-013-000	88 N FRANKLIN ST	GONOS ROBERT A
73-H9SE2 -003-014-000	84 N FRANKLIN ST	GONOS ROBERT A
73-H9SE2 -003-015-000	80 N FRANKLIN ST	PENNA MILLER MUTUAL INS CO
73-H9SE2 -003-016-000	78 N FRANKLIN ST	PENN MILLERS MUTUAL FIRE INS
73-H9SE2 -003-017-000	72 N FRANKLIN ST	PENNA MILLERS MUTUAL FIRE INS CO
73-H9SE2 -003-018-000	60-62-64 N FRANKLIN ST	FIDELITY DEPOSIT & DISCOUNT BANK
73-H9SE2 -003-021-000	46-56 N FRANKLIN ST	GREATER W-B DEVELOPMENT CORP
73-H9SE2 -003-06A-000	89-91 N RIVER ST	DOMBROSKI RONALD W & THOMAS J JR
73-H9SE2 -003-06B-000	97 N RIVER ST	DOMBROSKI RONALD W & THOMAS J JR
73-H9SE2 -003-06C-000	84 W UNION ST	DOMBROSKI RONALD W & THOMAS J JR
73-H9SE2 -005-001-000	54-6-8 PUBLIC SQUARE	MARIANO MARTIN P & ANTONIO RADO
73-H9SE2 -005-002-000	PUBLIC SQUARE	PSA REALTY COMPANY
73-H9SE2 -007-006-000	63-65 E MARKET	CITY OF W B INDUST DEV AUTH
73-H9SE2 -007-007-000	67-69-71 E MARKET	CITY OF W B INDUST DEV AUTH
73-H9SE2 -007-008-000	73-75-77 E MARKET	CITY OF W B INDUST DEV AUTH
73-H9SE2 -007-009-000	13 S PENNA AVE	CITY OF W B INDUST DEV AUTH
73-H9SE2 -007-05A-000	53-61 E MARKET	CITY OF W B INDUST DEV AUTH
73-H9SE2 -007-10A-000	15 S PENNA AVE	CITY OF W B INDUST DEV AUTH
73-H9SE2 -009-002-000	102-04 S MAIN ST	MISCAVAGE MICHAEL F
73-H9SE2 -009-003-000	98 S MAIN ST	TINSON CARMEN L
73-H9SE2 -009-004-000	94-96 S MAIN	D & D ALLEGHANY LLC
73-H9SE2 -009-005-000	92 S MAIN ST	CASEY JAMES
73-H9SE2 -009-006-000	90 S MAIN ST	MASI JOSEPH & PAMELA
73-H9SE2 -009-007-000	86 S MAIN ST	COVERT JACK P ET AL
73-H9SE2 -009-008-000	82 S MAIN ST	FCD REALTY INCORPORATED
73-H9SE2 -009-01A-000	106-08-10 S MAIN ST	106 SOUTH MAIN LP
73-H9SE2 -009-03A-000	100 S MAIN ST	MISCAVAGE EDWARD S & ELEANOR
73-H9SE2 -010-003-000	200 S FRANKLIN ST	TALON INVESTMENT LP
73-H9SE2 -010-007-000	186 S FRANKLIN ST	KISHEL ALBERT & JUDITH A

73-H9SE2 -012-022-000	68-70 W SOUTH ST	SNYDER DARREN G & CHRISTOPHER A
73-H9SE2 -015-013-000	123 S FRANKLIN ST	RUTT THOMAS J & MARY T
73-H9SE2 -016-008-000	57-59 FRANKLIN ST	WESTMORELAND CLUB
73-H9SE2 -016-010-000	83 S FRANKLIN ST	FIRST PRES CHURCH PARSONAGE
73-H9SE2 -016-012-000	71-73 W NORTHAMPTON ST	TRUSTEE OF THE JEWISH COMMUNITY CTR
73-H9SE2 -016-013-000	77-79 W NORTHAMPTON ST	CHANGEABLE SKIES LLC
73-H9SE2 -016-014-000	R 83 S FRANKLIN ST	FIRST PRESBYTERIAN CHURCH
73-H9SE2 -017-003-000	16 S RIVER ST	WEST GUARD INSURANCE CO
73-H9SE2 -017-004-000	60-68 W MARKET ST	WEST GUARD INSURANCE CO
73-H9SE2 -017-005-000	50-58 W MARKET ST	WEST GUARD INSURANCE CO
73-H9SE2 -017-006-000	44-46 W MARKET ST	WEST GUARD INSURANCE CO
73-H9SE2 -017-008-000	38 W MARKET ST	SCAVONE SHAWN
73-H9SE2 -017-009-000	36 W MARKET ST	126 S 45TH STREET LLC
73-H9SE2 -017-010-000	24 W MARKET ST	126 S 45TH STREET LLC
73-H9SE2 -017-011-000	15 S FRANKLIN ST	ROSENN JENKINS & GREENWALD REAL EST
73-H9SE2 -017-012-000	21 S FRANKLIN ST	ROSENN JENKINS & GREENWALD REAL EST
73-H9SE2 -017-014-000	27-29 S FRANKLIN ST	27-29 S FRANKLIN ST CORP
73-H9SE2 -017-03A-000	24 S RIVER ST	WEST GUARD INSURANCE CO
73-H9SE2 -017-16A-000	19-25 FRAZIER LANE	WEST GUARD INSURANCE CO
73-H9SE2 -018-001-000	W MARKET ST	H&N INVESTMENTS LLC
73-H9SE2 -018-005-000	37-39 N RIVER ST	CLEARBROOK INC
73-H9SE2 -018-007-000	38 N FRANKLIN ST	HONESDALE NATIONAL BANK
73-H9SE2 -018-008-000	34 N FRANKLIN ST	HONESDALE NATIONAL BANK
73-H9SE2 -018-011-000	23 W MARKET ST	ARIA REAL ESTATE LLC
73-H9SE2 -018-012-000	25 W MARKET ST	SARTORIO PETER A & ALDO J
73-H9SE2 -018-015-000	W MARKET ST	H&N INVESTMENTS LLC
73-H9SE2 -018-01A-000	N FRANKLIN ST	H&N INVESTMENTS LLC
73-H9SE2 -018-01B-000	33 W MARKET ST	KAZIMI ALI & FATIMA
73-H9SE2 -018-01C-000	35 W MARKET ST	KAZIMI & CHAFIEIAN LLC
73-H9SE2 -018-01D-000	19 N RIVER ST	G2A-B REALTY, LLC
73-H9SE2 -019-001-000	11-19 W MARKET ST	LRD FRANKLIN ASSOCIATES LP
73-H9SE2 -019-001-101		RIVERVIEW WEST I LLC
73-H9SE2 -019-016-000	1 W MARKET ST	PUBLIC SQUARE PARTNERS LP
73-H9SE2 -019-017-000	7-9 W MARKET ST	LRD FRANKLIN ASSOCIATES LP
73-H9SE2 -019-017-101		RIVERVIEW WEST I LLC
73-H9SE2 -021-002-000	65 PUBLIC SQ	65 PUBLIC SQUARE ASSOC
73-H9SE2 -021-002-001	65-67 PUBLIC SQ	SPRINT/SPECTRUM LP
73-H9SE2 -021-002-002	65-67 PUBLIC SQ	AT&T WIRELESS
73-H9SE2 -021-002-004	65-67 PUBLIC SQ	T-MOBILE USA INC
73-H9SE2 -021-002-005	65-67 PUBLIC SQ	BLUE WIRELESS
73-H9SE2 -021-005-000	E MARKET & S WASHINGTO	TSIOLES NICHOLAS
73-H9SE2 -021-014-000	35 S WASHINGTON ST	65 PUBLIC SQUARE ASSOC
73-H9SE2 -021-05B-000	1 E MARKET ST	BOVOLICK BETTYE LOU & A M BOSSARD
73-H9SE2 -021-05G-000	9 E MARKET ST	TSIOLES NICK & GEORGE
73-H9SE2 -022-007-000	E MARKET ST	CITY OF W B INDUST DEV AUTH
73-H9SE2 -022-07A-000	E MARKET ST	GENETTI JR GUS
73-H9SE2 -023-016-000	71-73 S WASHINGTON ST	LADIES PENNA SLOVAK CATHOLIC UNION
73-H9SE2 -023-017-000	75 S WASHINGTON ST	WASHINGTON ST RENEWAL
73-H9SE2 -023-018-000	77-79 S WASHINGTON ST	BLOCK HARRI & PAMELA L

73-H9SE2 -023-01A-000	47 S WASHINGTON ST	WASHINGTON STREET RENEWAL ASSOC LTD
73-H9SE2 -024-001-000	46 S MAIN	CITY CENTRE LP
73-H9SE2 -024-001-101	S MAIN ST	CITY CENTRE LP
73-H9SE2 -024-001-102	S MAIN ST	CITY CENTRE LP
73-H9SE2 -024-001-103	S MAIN ST	CITY CENTRE LP
73-H9SE2 -024-001-104	S MAIN ST	CITY CENTRE LP
73-H9SE2 -024-001-105	S MAIN ST	CITY CENTRE LP
73-H9SE2 -024-001-106	S MAIN ST	CITY CENTRE LP
73-H9SE2 -024-001-107	S MAIN ST	CITY CENTRE LP
73-H9SE2 -024-001-108	S MAIN ST	CITY CENTRE LP
73-H9SE2 -024-001-109	S MAIN ST	CITY CENTRE LP
73-H9SE2 -024-001-110	S MAIN ST	CITY CENTRE LP
73-H9SE2 -024-001-111	S MAIN ST	CITY CENTRE LP
73-H9SE2 -024-001-112	S MAIN ST	CITY CENTRE LP
73-H9SE2 -024-001-113	S MAIN ST	CITY CENTRE LP
73-H9SE2 -024-001-114	S MAIN ST	CITY CENTRE LP
73-H9SE2 -025-001-000	156 S FRANKLIN ST	THE STEGMAIER MANSION LLC
73-H9SE2 -025-004-000	142 S FRANKLIN ST	2 B REALTY LLC
73-H9SE2 -025-005-000	136 S FRANKLIN ST	LBM REALTY
73-H9SE2 -025-006-000	132 S FRANKLIN ST	FRANKLIN STREET LIMITED PARTNERSHIP
73-H9SE2 -025-007-000	126 S FRANKLIN ST	KANJORSKI PAUL E
73-H9SE2 -025-014-000	91-93 S MAIN ST	MISCAVAGE MARK & CANDICE M
73-H9SE2 -025-015-000	95 97 S MAIN ST	COOPER PROPERTY MANAGEMENT LLC
73-H9SE2 -025-016-000	103 S MAIN ST	BELL DIVA LLC
73-H9SE2 -025-018-000	107 S MAIN ST	BELL DIVA LLC
73-H9SE2 -025-019-000	111-113 S MAIN ST	BELL DIVA LLC
73-H9SE2 -025-01A-000	RR S FRANKLIN ST	HOEGEN HOEGEN & KELLEY
73-H9SE2 -025-020-000	115-17-19 S MAIN ST	URBANAS BRIAN D
73-H9SE2 -025-021-000	121 S MAIN ST	CHEN BIN
73-H9SE2 -025-022-000	123 S MAIN ST	NHB PROPERTIES LLC
73-H9SE2 -025-08A-000	120 S FRANKLIN ST	MOSES JOHN P & JOYCE M
73-H9SE2 -025-10A-000	COR S MAIN & NORTHAMPT	TORBIK THOMAS F
73-H9SE2 -025-10B-000	COR S MAIN & NORTHAMPT	TORBIK THOMAS F
73-H9SE2 -025-10C-000	W NORTHAMPTON ST	TORBIK THOMAS F
73-H9SE2 -025-10D-000	W NORTHAMPTON ST	SALVATORE MANTIONE JR
73-H9SE2 -025-10E-000	W NORTHAMPTON ST	MARQUART ERIC
73-H9SE2 -025-10F-000	W NORTHAMPTON ST	MARQUART ERIC
73-H9SE2 -025-10G-000	W NORTHAMPTON ST	PROVINZANO JASON P LLC
73-H9SE2 -025-10H-000	10 W NORTHAMPTON ST	RANA GAUTAM JITENDRA
73-H9SE2 -025-10J-000	W NORTHAMPTON ST	JOSEPH-HILAL LLC
73-H9SE2 -025-10K-000	W NORTHAMPTON ST	JOSEPH-HILAL LLC
73-H9SE2 -025-10L-000	COR S MAIN ST	TORBIK THOMAS F
73-H9SE2 -025-10M-000	COR S MAIN & W NORTHAM	TORBIK THOMAS F
73-H9SE2 -025-10N-000	NORTHAMPTON ST	TORBIK THOMAS F
73-H9SE2 -025-16A-000	99-101 S MAIN ST	BELL DIVA LLC
73-H9SE2 -025-19A-000		BELL DIVA LLC
73-H9SE2 -026-001-000	98 S FRANKLIN ST	ANZALONE WILLIAM F
73-H9SE2 -026-002-000	96 S FRANKLIN ST	CUMMINGS HENRY B & DEBORAH J
73-H9SE2 -026-003-000	92 S FRANKLIN ST	WILKES BARRE BEHAVIORAL HOSPITAL

73-H9SE2 -026-004-000	88 S FRANKLIN ST	ASST HOLDINGS LLC
73-H9SE2 -026-006-000	70 S FRANKLIN ST	SEVENTEEN W UNION INC
73-H9SE2 -026-007-000	70 S FRANKLIN ST REAR	NEXSTAR BROADCASTING GROUP LP
73-H9SE2 -026-008-000	62 S FRANKLIN ST	NEXSTAR BROADCASTING GROUP LP
73-H9SE2 -026-009-000	54 S FRANKLIN ST	NEXSTAR BROADCASTING GROUP LP
73-H9SE2 -026-010-000	25 S MAIN ST	BOSCOVS DEPARTMENT STORE LLC
73-H9SE2 -026-011-000	27 S MAIN ST	CITY OF W-B INDUSTRIAL DEVEL AUTH
73-H9SE2 -026-012-000	29 S MAIN ST	CITY OF W-B INDUSTRIAL DEVEL AUTH
73-H9SE2 -026-013-000	S MAIN ST	INSALACO MIDTOWN LP
73-H9SE2 -026-014-000	S MAIN ST	INSALACO MIDTOWN LP
73-H9SE2 -026-019-000	59 S MAIN ST	SPHERE INTERNATIONAL LLC
73-H9SE2 -026-020-000	61S MAIN ST	SPHERE INTERNATIONAL LLC
73-H9SE2 -026-021-000	63 S MAIN ST	SPHERE INTERNATIONAL LLC
73-H9SE2 -026-022-000	67 S MAIN ST	COFFEE BARBARA A
73-H9SE2 -026-023-000	69 S MAIN ST	SPHERE INTERNATIONAL LLC
73-H9SE2 -026-024-000	71 S MAIN ST	SPHERE INTERNATIONAL LLC
73-H9SE2 -026-025-000	75 S MAIN ST COR S MAIN ST	SPHERE INTERNATIONAL LLC
73-H9SE2 -026-07A-000	68 S FRANKLIN ST	HENRY PAUL J
73-H9SE2 -026-18A-000	55 S MAIN ST	SPHERE INTERNATIONAL LLC
73-H9SE2 -027-001-000	36-48 S FRANKLIN ST	BOSCOVS DEPARTMENT STORE LLC
73-H9SE2 -027-003-000	8-10-12-14-16-18 W MAR	CITI TOWER LLC
73-H9SE2 -027-004-000	PUBLIC SQ	BICENTENNIAL BUILDING ASSOCIATES
73-H9SE2 -027-010-000	27-35 PUBLIC SQUARE	KRESGE A A CO R E DEPT
73-H9SE2 -027-011-000	1 S MAIN ST	PYROS ARTEMIS & JUDITH SANDERSON
73-H9SE2 -027-012-000	3 S MAIN ST	RITE AID OF PENNA
73-H9SE2 -027-013-000	5 S MAIN ST	RITE AID OF PENNA
73-H9SE2 -027-014-000	7-9-11-13 S MAIN ST	ALBERT HOLDINGS I LLC
73-H9SE2 -027-015-000	15 S MAIN ST	BOSCOVS DEPARTMENT STORE LLC
73-H9SE2 -027-016-000	19 S MAIN ST	BOSCOVS DEPARTMENT STORE LLC
73-H9SE2 -027-017-000	21-23 S MAIN ST	BOSCOVS DEPARTMENT STORE LLC
73-H9SE2 -027-15A-000	17 S MAIN ST	BOSCOVS DEPARTMENT STORE LLC
73-H9SE2 -027-VAR-000	20-32 S FRANKLIN ST	CITI TOWER LLC
73-H9SE2 -028-008-000	34 S MAIN ST DYER LANE	SHIRA PROPERTIES LLC
73-H9SE2 -028-009-000	S MAIN ST & PUB SQ	WEST GUARD INSURANCE COMPANY
73-H9SE2-018-006-000	45 N RIVER ST	CM BURNS 3 LLC
73-H9SE3 -002-011-000	253 S FRANKLIN ST	V PROP LLC
73-H9SE3 -004-003-000	25 E NORTHAMPTON ST	NORTHAMPTON STREAT PL LLC
73-H9SE3 -004-005-000	29-31 E NORTHAMPTON ST	STERLING VENTURES LLC
73-H9SE3 -004-006-000	35 E NORTHAMPTON ST	MEZA PATRICIA
73-H9SE3 -004-007-000	39-41 E NORTHAMPTON ST	D&D HAMPTON II LLC
73-H9SE3 -004-008-000	43-45 E NORTHAMPTON ST	D&D REALTY GROUP SCRANTON, LLC
73-H9SE3 -004-009-000	47-49 E NORTHAMPTON ST	D&D REALTY GROUP SCRANTON, LLC
73-H9SE3 -004-009-102	113 S WASHINGTON ST	AVENIA RONALD J
73-H9SE3 -004-009-103		AVENIA RONALD J
73-H9SE3 -004-016-000	139 S WASHINGTON ST	SHEHADEH ASHRQAT AHMAD
73-H9SE3 -004-019-000	R S WASHINGTON ST	STERLING VENTURES LLC
73-H9SE3 -004-020-000	S WASHINGTON ST REAR	MEZA PATRICIA
73-H9SE3 -005-001-000	58 E NORTHAMPTON ST	CITY CENTRE LP
73-H9SE3 -005-002-000	S WASHINGTON ST	CITY CENTRE LP

73-H9SE3 -006-004-000	82 S WASHINGTON ST	MEGPIE REALTY LP
73-H9SE3 -016-001-000	S MAIN ST	KEYSTONE AUTOMOTIVE OPERATIONS INC
73-H9SE3 -017-011-000	295 S MAIN ST	DELBALSO MICHAEL ET TAL
73-H9SE3 -018-010-000	224 S FRANKLIN ST	DALLAS DESIGNS INC
73-H9SE3 -018-014-000	28 SOUTH ST	SOUTHSTREET INVESTMENT GROUP LLC
73-H9SE3 -018-017-000	199-203 S MAIN ST	199 MAIN LLC
73-H9SE3 -018-018-000	205-207 S MAIN ST	199 MAIN LLC
73-H9SE3 -018-019-000	211-213 S MAIN ST	MELONE RALPH & ANTHONY J
73-H9SE3 -018-020-000	215 S MAIN ST	243 S MAIN LLC
73-H9SE3 -018-021-000	217 S MAIN ST	LOYACK WILLIAM PATRICK ET AL
73-H9SE3 -018-022-000	219-21-23-25 S MAIN	ABUALBURAK NABIL M
73-H9SE3 -018-025-000	243 S MAIN ST	CM BURNS 3 LLC
73-H9SE3 -018-026-000	245-247 S MAIN STREET	SHEHADEH INTSAF
73-H9SE3 -018-027-000	249 S MAIN ST	243 S MAIN STREET LLC
73-H9SE3 -018-029-000	257-59 S MAIN ST	MAIN STREET WAREHOUSE & STORAGE LLC
73-H9SE3 -018-030-000	265 S MAIN ST	MAIN & ROSS STREET PROPERTIES LLC
73-H9SE3 -018-032-000	17 W ROSS ST	MOOSIC LAND INVESTMENTS LLC
73-H9SE3 -018-033-000	21 W ROSS ST	MOOSIC LAND INVESTMENTS LLC
73-H9SE3 -018-28A-000	253-255 S MAIN ST	243 S MAIN STREET LLC
73-H9SE3 -018-31A-000	15 W ROSS ST	SHKAVROV VLADIMIR
73-H9SE3 -019-005-000	140 S MAIN ST	CKM S MAIN ASSOCIATES
73-H9SE3 -019-006-000	138 S MAIN ST	CKM S MAIN ASSOCIATES
73-H9SE3 -019-007-000	134-36 S MAIN ST	WB SOUTH MAIN LLC
73-H9SE3 -019-008-000	RR 130 SO MAIN ST	MARQUIS ART & FRAME
73-H9SE3 -019-009-000	120-22-24-26 S MAIN ST	MARQUIS ART & FRAME
73-H9SE3 -019-012-000	147 S WASHINGTON ST	FERRY GERALD F & CHARLOTTE
73-H9SE3 -019-015-000	S WASHINGTON & SOUTH	MBC PROPERTIES
73-H9SE3 -031-001-000	264-268 S MAIN ST	MAIN & ROSS STREET PROPERTIES LLC
73-H9SE3 -031-002-000	262 S MAIN ST	MAIN & ROSS STREET PROPERTIES LLC
73-H9SE3 -031-003-000	260 S MAIN ST	MAIN & ROSS STREET PROPERTIES LLC
73-H9SE3 -031-004-000	240-42 S MAIN ST	BDL COMPANY INC
73-H9SE3 -031-005-000	224-238-W MAIN STREET	VERIZON PENNA
73-H9SE3 -031-006-000	218 S MAIN ST	PHILIP & ROSA BELLIA
73-H9SE3 -031-007-000	208-214 S MAIN ST	SAMNOR LLC
73-H9SE3 -031-009-000	198-200 S MAIN ST	BELLIA PHILIP & ROSA
73-H9SE3 -031-010-000	194-196 S MAIN ST	BELLIA PHILIP & ROSA
73-H9SE3 -031-013-000	19-21 E SOUTH ST	GOOD SHEPHERD LUTHERAN CHURCH
73-H9SE3 -031-015-000	31-33 GILDERSLEEVE ST	VERIZON PENNA
73-H9SE3 -031-01A-000	10-12 E ROSS ST	MAIN & ROSS STREET PROPERTIES LLC
73-H9SE3 -031-04A-000	252-4-6 S MAIN ST	MAIN & ROSS STREET PROPERTIES
73-H9SE3 -031-08A-000	202-204 S MAIN ST	SAMNOR LLC
73-H9SE3 -032-002-000	180 S WASHINGTON-SOUTH	MARLBORO PLACE LLC
73-H9SE3 -032-012-000	150 S WASHINGTON ST	MCLAUGHLIN M J
73-H9SE3 -032-013-000	148 S WASHINGTON ST	MCLAUGHLIN M J
73-H9SE3 -032-014-000	144 S WASHINGTON ST	MCLAUGHLIN M J & CO
73-H9SE3 -032-015-000	140 S WASHINGTON ST	M J MCLAUGHLIN CO INC
73-H9SE3 -037-017-000	20 GILDERSLEEVE ST	TALLISON LLC
73-H9SE3 -037-020-000	35-37 E SOUTH ST	BERRY RICHARD W
73-H9SE3 -037-021-000	211-213 S WASHINGTON ST	BERRY RICHARD W

73-H9SE3 -037-022-000	215 S WASHINGTON ST	BERRY RICHARD W & KATHLEEN
73-H9SE3 -037-023-000	217 S WASHINGTON ST	ST CONRADS YOUNG MENS SOCIETY W B
73-H9SE3 -037-024-000	219 S WASHINGTON ST	OBRADOVIC MILORAD & SVETLANA
73-H9SE3 -037-025-000	221-223 S WASHINGTON ST	OBRADOVIC MILORAD & SVETLANA
73-H9SE3 -037-026-000	227 S WASHINGTON ST	TALLISON LLC
73-H9SE3 -037-027-000	235 S WASHINGTON ST	CROSS NORMAN M ETAL
73-H9SE3 -037-028-000	239 S WASHINGTON ST	MCGINLEY ELLEN M
73-H9SE3 -037-029-000	243 S WASHINGTON ST	PEREGRIM KATHLEEN B
73-H9SE3 -037-030-000	247 S WASHINGTON ST	PEREGRIM KATHLEEN B
73-H9SE3 -037-033-000	269 S WASHINGTON ST	ABUALBURAK NABIL & SAMER & MANAL DEGHLAS
73-H9SE4 -010-013-000	351 S MAIN ST	SCP 2002E-59 LLC #1591-02

