

DOWNTOWN WILKES-BARRE BUSINESS IMPROVEMENT DISTRICT FINAL PLAN: 2012-2018

I. Introduction



The Downtown Wilkes-Barre Business Improvement District (DWBBID) 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 five 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 DWBBID's accomplishments during from 2007 to 2012:

- Downtown Wilkes-Barre has seen a net gain of **28 occupied storefronts** since DWBBID began operations in 2007.
- Downtown Wilkes-Barre has seen a net gain of **23 new market-rate housing units** since DWBBID began operations in 2007.
- DWBBID's Clean Team has removed more than **21 tons of trash** from the District's sidewalks and doorways.
- DWBBID's Clean Team has removed more than **800 separate graffiti tags** from buildings and properties within the District; this graffiti is removed within 24 hours of being reported to the DWBBID.
- DWBBID's Clean Team has spread more than **5 tons** of salt on the District's sidewalks and handicapped ramps in order to improve the wintertime pedestrian experience.
- DWBBID has provided funding for an **additional 80 hours of downtown police patrols** above and beyond the Police Department's base patrol levels each week.

- DWBBID was able to secure additional grant funds for a dedicated Façade Grant Program that has funded **39** different projects, resulting in grants of \$189,000 for improvements to ratepayer properties and leveraging more than \$1,000,000 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 DWBBID.
- DWBBID’s “My Downtown Wilkes-Barre” website serves as the primary online portal for information about Downtown Wilkes-Barre’s businesses, events, and attractions.
- DCP’s annual Downtown/Collegetown Party on the Square has grown to become **Northeastern Pennsylvania’s largest annual intercollegiate event**, bringing more than 1,500 students to Public Square and introducing them to downtown merchants through an evening of bands, contests, and giveaways.
- **87% of those interviewed** during the DWBBID’s most recent Customer Intercept Survey believe that Downtown Wilkes-Barre is “headed in the right direction.”

The DWBBID is now in the process of seeking approval from its property owners to continue operation for the next six years and five months ~~six (6) 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 first five years of DWBBID operation, from 2007 to 2012, emphasized a simple goal: making Downtown Wilkes-Barre cleaner and safer. Multiple surveys of ratepayers and downtown customers clearly show that the DWBBID has achieved this goal. Now, it's time to focus new attention on business development and collaborative promotion activities that can build on the solid foundation built during the past five years.



When DWBBID asked its ratepayers to rank those changes to the public environment that would most improve Downtown Wilkes-Barre, “Fill vacant storefronts” received the most votes, followed by “Address deteriorated and neglected properties.”

In the same survey, DWBBID asked its ratepayers to rank those improvements that would enhance the competitiveness of Downtown Wilkes-Barre as a place to work or to start or expand a business. The potential DWBBID activities receiving the most votes were (in order):

1. Add more Downtown festivals and events.
- 2 (tie). Improve the marketing of Downtown to the community and the region.
- 2 (tie). Encourage the development of more Downtown housing.
3. Improve the marketing of Downtown to college students.
4. Provide grants for storefront/ façade improvements.

With this in mind, the DWBBID’s plan for the next ~~six years~~ six years and five months of operation emphasizes business development, marketing, and promotion, while continuing to ensure that Downtown Wilkes-Barre is clean, safe, and vital.

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 ~~six years~~ six years and five months, the DWBBID will continue to focus on Clean and Safe activities while it expands its Downtown Marketing/Promotion and Downtown Business Retention/Recruitment work. 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.



Supplementary Cleaning: The DWBBID will continue to operate a cleaning program that extends throughout the Service Area, emphasizing where there is greatest need for supplementary cleaning 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: The DWBBID will continue to take a proactive approach to public safety that will include the following:

- 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.
- Use Special Details to enhance the police presence in Downtown’s commercial core as deemed necessary by the DWBBID Board.

Downtown Marketing/Promotion: The DWBBID will undertake an expanded downtown marketing and promotion initiative, to include the following:

- Coordinate new merchandising plans and cooperative advertising for the benefit of Downtown properties and businesses.
- Initiate a regular E-newsletter promoting downtown events, activities, and businesses.
- Expand the range, scope, and the promotion of existing Downtown events and festivals.
- Use social media and search engine optimization to position downtown and reach new groups of potential consumers and visitors.

Downtown Business Recruitment & Retention: The DWBBID will make a 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.
- Initiate a targeted retail recruitment program.



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 physical improvements or capital costs are contemplated in this plan.

VIII. Proposed Budget for 2012-2013

<i>Revenues</i>	
Property Assessments	\$ 212,000
Voluntary Payments	\$ 88,000
Grants	\$ 70,000
Miscellaneous Income	\$ 2,000
<hr/>	
Total Revenues	\$ 372,000
 <i>Expenses</i>	
Supplementary Cleaning & Security	\$ 153,000
Dtwn. Marketing/Promotion	\$ 21,000
Dtwn. Business Recruitment/Retention	\$ 30,000
Façade Grant Program	\$ 70,000
Administration	\$ 78,000
Collectible Reserve	\$ 20,000
<hr/>	
Total Expenses	\$ 372,000

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 ~~six (6) years~~ six years and five months from adoption of the ordinance. This authorization will expire ~~six years~~ six years and five months 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.diamondcitypartnership.com>.

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.

During the 2012-13 operating year, there will be **no increase to the current DWBBID fee**, which was initially set in 2007 at a rate of 2.57% of a property's Luzerne County real estate tax assessment. This rate is both fair and affordable; the median annual first-year assessment for the DWBBID's 292 ratepaying properties is currently **\$244.15**, or **67 cents per day**. The median first-year assessment for the lowest fifth of assessed property owners is **\$53.97**, or **15 cents per day**.

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 Statistic's 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 ~~first-year~~ assessment to the total ~~first-year~~ assessment of all ratepaying properties within the DWBBID. Changes to the annual DWBBID budget and Base DWBBID Assessment shall be at the sole discretion of the NIDMA.

New BID assessments resulting from subsequent modifications to the roster of benefiting properties shall be calculated by dividing the current County Assessed Value for the parcel in questions by 17.24 to determine the parcel's value for BID Assessment purposes.

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 (six-year and five-month) agreements (VMAs) will run concurrently with the six-year and five-month 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.

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.

In order to align the DWBBID billing year to the calendar year, the renewal period will be six years and five months. In August of 2012, benefited property owners shall receive invoices prorated for the five final months of 2012. Beginning in January of 2013, annual invoices shall be sent out in January for each new year of DWBBID operations.

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 ~~six years~~ six years and five months 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 and signed statement indicating that the property owner objects to the Final DWBBID Renewal 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.

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.

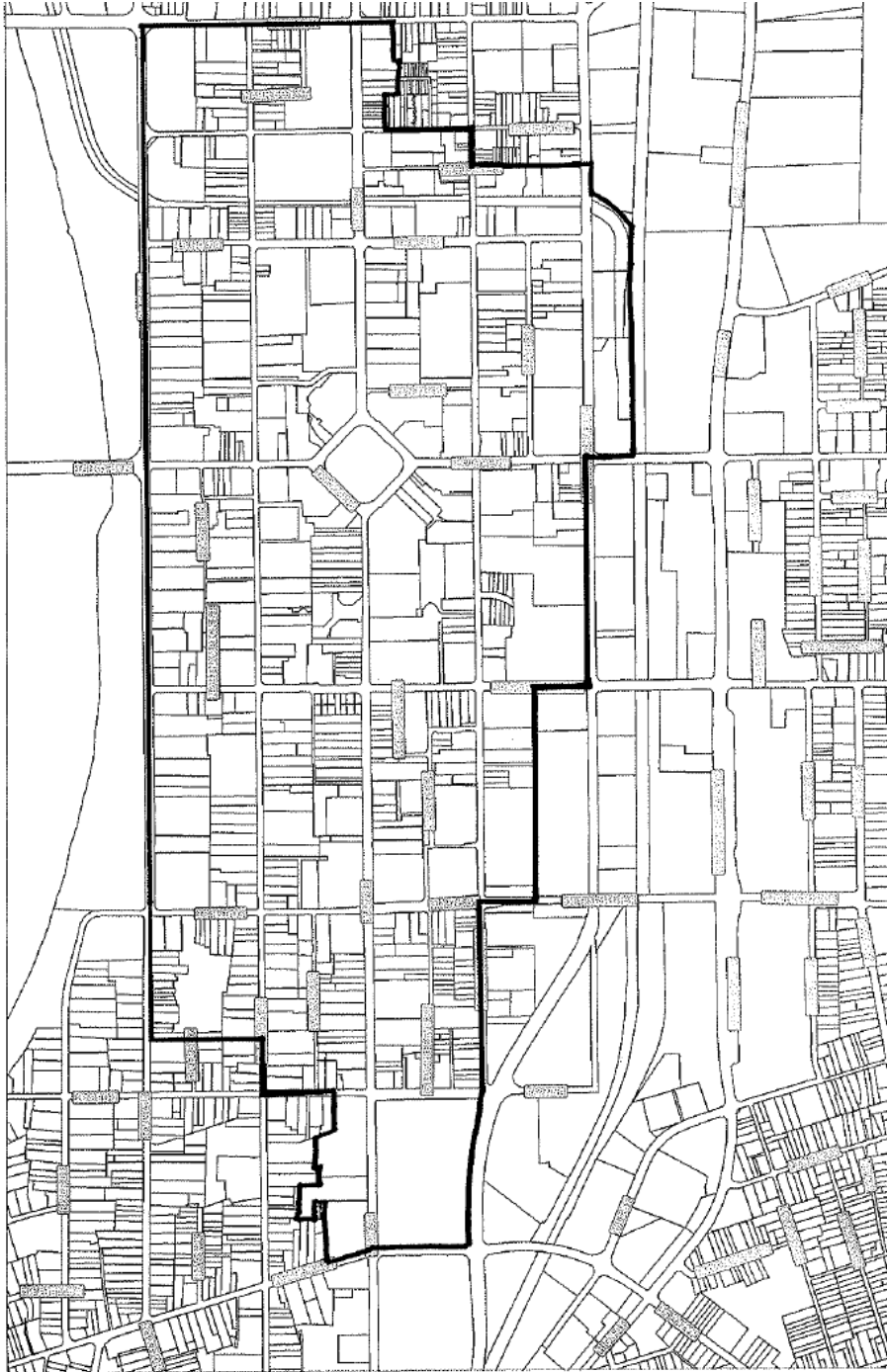


Exhibit B: List of All Properties to be Assessed (on following pages):

<i>PIN Number</i>	<i>Parcel Address</i>	<i>Property Owner</i>			
73H9SE200901A000	106 S. Main St.	106 S. MAIN LP			
73H9SE2025004000	142 S. Franklin St.	2 B REALTY LLC			
73H9SE2017009000	36 W. Market St.	24 WEST MARKET WB LLC			
73H9SE2017010000	24 W. Market St.	24 WEST MARKET WB LLC			
73H9SE2017014000	27 S. Franklin St.	27-29 S FRANKLIN ST CORP			
73H9SE2021002000	65 Public Square	65 PUBLIC SQUARE ASSOC			
73H9SE2021014000	35 S. Washington St.	65 PUBLIC SQUARE ASSOC			
73H9SE3018022000	219 S. Main St.	ABUALBURAK, NABIL M			
73H9SE2003011000	98 N. Franklin St.	ANKIEWICZ, TODD			
73H10SW101708A000	53 N. Main St.	ANTHRACITE HOLDINGS LLC			
73H9SE2026001000	98 S. Franklin St.	ANZALONE, WILLIAM F			
73H9SE2025005000	136 S. Franklin St.	ARHA CORP			
73H10SW101714A000	E. Union St.	BALL FOUR INC			
73H10SW1017011000	69 N. Main St.	BALL FOUR, INC			
73H9SE201011A000	147 S. Main St.	BARTIKOWSKY, MAX ETAL			
73H9SE2025023000	125 S. Main St.	BARTIKOWSKY, MAX ETAL			
73H9SE2010010000	131 S. Main St.	BARTIKOWSKY, MAX ETAL			
73H9SE2010011000	147 S. Main St.	BARTIKOWSKY BERNARD INC			
73H9SE2025020000	115 S. Main St.	BARTOLETTI ERIC J & BRIAN URBANAS			
73H9SE201701A000	34 S. River St.	BARTOLETTI RICHARD & BARBARA			

73H9SE3031004000	240 S. Main St.	BDL COMPANY INC		
73H9SE3031006000	218 S. Main St.	BELLIA, PHILIP & ROSA		
73H9SE3031009000	198 S. Main St.	BELLIA, PHILIP & ROSA		
73H9SE3031010000	194 S. Main St.	BELLIA, PHILIP & ROSA		
73H9SE3037020000	35 E. South St.	BERRY , RICHARD W		
73H9SE3037021000	211 S. Washington St.	BERRY , RICHARD W		
73H9SE3037022000	215 S. Washington St.	BERRY , RICHARD W & KATHLEEN		
73H9SE3037033000	269 S. Washington St.	BIERLY, GEORGE W & BETTY K		
73H9SE2026010000	25 S. Main St.	BLF DEPARTMENT STORE LLC		
73H9SE2027001000	36 S. Franklin St.	BLF DEPARTMENT STORE LLC		
73H9SE2027015000	15 S. Main St.	BLF DEPARTMENT STORE LLC		
73H9SE2027016000	19 S. Main St.	BLF DEPARTMENT STORE LLC		
73H9SE2027017000	21 S. Main St.	BLF DEPARTMENT STORE LLC		
73H9SE202715A000	17 S. Main St.	BLF DEPARTMENT STORE LLC		
73H9SE2023018000	77 S. Washington St.	BLOCK, HARRI & PAMELA L		
73H9SE202105B000	1 E. Market St.	BOVOLICK BETTYE LOU & A M BOSSARD		
73H10SW1016008000	55 N. Washington St.	BRADY & HOLLAND		
73H10SW1016009000	59 N. Washington St.	BRADY & HOLLAND		
73H9SE303104A000	252 S. Main St.	BURKE, PATRICK J & MARY T		
73H9SE2009005000	92 S. Main St.	CASEY, JAMES		
73H9SE3018017000	199 S. Main St.	CASEY, JAMES A		
73H9SE3018018000	205 S. Main St.	CASEY, JAMES A & HELENA K		

73H10SW1021002000	137 N. Main St.	CHANGEABLE SKIES LLC		
73H10SW102102A000	139 N. Main St.	CHANGEABLE SKIES LLC		
73H9SE2016013000	77 W. Northampton St.	CHANGEABLE SKIES LLC		
73H9SE2027003000	8 W. Market St.	CITI TOWER LLC		
73H9SE2027VAR000	20 S. Franklin St.	CITI TOWER LLC		
73H9SE3016001000	S. Main St.	CITY OF W B IND DEV AUTH		
73H9SE2007006000	63 E. Market St.	CITY OF W B INDUST DEV AUTH		
73H9SE2007007000	67 E. Market St.	CITY OF W B INDUST DEV AUTH		
73H9SE2007008000	73 E. Market St.	CITY OF W B INDUST DEV AUTH		
73H9SE2007009000	13 S. Pennsylvania Ave.	CITY OF W B INDUST DEV AUTH		
73H9SE200705A000	53 E. Market St.	CITY OF W B INDUST DEV AUTH		
73H9SE200710A000	15 S. Pennsylvania Ave.	CITY OF W B INDUST DEV AUTH		
73H9SE2022007000	E. Market St.	CITY OF W B INDUST DEV AUTH		
73H9SE2027004000	Public Square	CITY OF W B INDUSTRIAL DEV AUTH		
73H9SE2005002000	Public Square	CITY OF WILKES BARRE IND DEV AUTH		
73H9SE3019005000	140 S. Main St.	CKM ASSOCIATES		
73H9SE3019006000	138 S. Main St.	CKM ASSOCIATES		
73H9SE2018005000	37 N. River St.	CLEARBROOK INC		
73H9SE2026022000	67 S. Main St.	COFFEE, BARBARA A		
73H9SE2010008000	182 S. Franklin St.	CONSALVO, JOHN A		
73H9SE2009007000	86 S. Main St.	COVERT JACK P ETAL		

73H9SE3037027000	235 S. Washington St.	CROSS NORMAN M ETAL		
73H9SE3004008000	43 E. Northampton St.	D&D REALTY GROUP SCRANTON LLC		
73H9SE3004009000	47 E. Northampton St.	D&D REALTY GROUP SCRANTON LLC		
73H9SE3018010000	224 S. Franklin St.	DALLAS DESIGNS INC		
73H9SE3017011000	295 S. Main St.	DELBALSO MICHAEL MARY JOSEPH & SANDRA		
73H9SE200306A000	89 N. River St.	DOMBROSKI, RONALD W & THOMAS J JR		
73H9SE2003006000	83 N. River St.	DOMBROSKI, RONALD W & THOMAS J JR		
73H9SE200306B000	97 N. River St.	DOMBROSKI, RONALD W & THOMAS J JR		
73H9SE200306C000	84 W. Union St.	DOMBROSKI, RONALD W & THOMAS J JR		
73H9SE3022006000	E. Northampton St.	EAST HAMPTON CORP		
73H9SE2009008000	82 S. Main St.	FCD REALTY INCORPORATED		
73H9SE3019012000	147 S. Washington St.	FERRY, GERALD F & CHARLOTTE		
73H9SE2026013000	S. Main St.	FINLAY, ALAN J & EVELYN M		
73H9SE2026014000	S. Main St.	FINLAY, ALAN J & EVELYN M		
73H9SE2016010000	83 S. Franklin St.	FIRST PRES CHURCH PARSONAGE		
73H9SE2016014000	83 Rear S. Franklin St.	FIRST PRESBYTERIAN CHURCH		
73H9SE201010A000	141 S. Main St.	FRANK, GARY ETAL		
73H9SE2025006000	132 S. Franklin St.	FRANKLIN ST LIMITED PARTNERSHIP		
73H10SW1024002000	Bennett St.	G NET COMMCO INC		
73H9SE201801D000	19 N. River St.	G2A-B REALTY, LLC		
73H9SE3019007000	134 S. Main St.	KRZYSZTOF KUTERAS		
73H9SE202207A000	E. Market St.	GENETTI, JR GUS		

73H10SW1019005000	109 N. Main St.	RENAUD LLC		
73H9SE3031013000	19 E. South St.	GOOD SHEPHERD LUTHERAN CHURCH		
73H10SW1015002000	50 N. Pennsylvania Ave.	GPH WILKES BARRE II LP		
73H9SE2003001000	47 N. River St.	GREATER W-B DEVELOPMENT CORP		
73H9SE2003021000	46 N. Franklin St.	GREATER W-B DEVELOPMENT CORP		
73H9SE2019016000	1 W. Market St.	GREATER WB IND FUND INC		
73H9SE2027014000	7 S. Main St.	GREATER W-B INDUSTRIAL FUND		
73H9SE2019015000	14 Public Square	GREATER W-B INDUSTRIAL FUND INC		
73H9SE2026011000	27 S. Main St.	GREATER WILKES BARRE DEVEL CORP		
73H9SE2026012000	29 S. Main St.	GREATER WILKES BARRE DEVEL CORP		
73H10SW1016017000	56 N. State St.	GRECO HOLDINGS INC		
73H10SW1016007000	51 N. Washington St.	GRECO HOLDINGS INC		
73H10SW1019003000	N. Main St.	GRECO, THOMAS		
73H10SW1019004000	105 N. Main St.	GRECO, THOMAS		
73H10SW101709B000	61 N. Main St.	GREENBERG, LAWRENCE		
73H9SE202510A000	Corner S. Main & Northampton Sts.	GROSEK ANTHONY J JR & T F TORBIK		
73H9SE202510B000	Corner S. Main & Northampton Sts.	GROSEK ANTHONY J JR & T F TORBIK		
73H9SE202510M000	Corner S. Main & Northampton Sts.	GROSEK ANTHONY J JR & T F TORBIK		
73H9SE202510C000	W. Northampton St.	GROSEK, ANTHONY J JR		
73H10SW1020004000	152 N. Washington St.	HARGREAVES, JOHN A		
73H10SW1019014000	32 E. Union St.	HARKINS REALTY INC		
73H9SE2026002000	96 S. Franklin St.	CUMMINGS, HENRY BOGUE &		

		DEBORAH J. LOWRY		
73H9SE202607A000	68 S. Franklin St.	HENRY, PAUL J		
73H9SE202501A000	S. Franklin St.	HOEGEN HOEGEN & KELLEY		
73H9SE2018007000	38 N. Franklin St.	HONESDALE NATIONAL BANK		
73H9SE2018008000	34 N. Franklin St.	HONESDALE NATIONAL BANK		
73H9SE3037024000	219 S. Washington St.	HOUCK SARAH L & BENJAMIN MOORES		
73H9SE3037025000	221 S. Washington St.	HOUCK SARAH L & BENJAMIN MOORES		
73H9SE2017003000	16 S. River St.	INTERGUARD LTD		
73H9SE2017004000	60 W. Market St.	INTERGUARD LTD		
73H9SE2017005000	50 W. Market St.	INTERGUARD LTD		
73H9SE2017006000	44 W. Market St.	INTERGUARD LTD		
73H9SE201703A000	24 S. River St.	INTERGUARD LTD		
73H9SE201716A000	19 Frazier Lane	INTERGUARD LTD		
73H9SE2025019000	111 S. Main St.	ISAACS, B WILLIAM & EMILY		
73H9SE2003013000	88 N. Franklin St.	J K J DEVELOPMENT		
73H9SE2003014000	84 N. Franklin St.	J K J DEVELOPMENT		
73H9SE2009001000	112 S. Main St.	JA VA INC		
73H9SE2025015000	95 S. Main St.	JA VA INC		
73H9SE3004001000	116 S. Main St.	JA VA INC		
73H9SE3004012000	S. Washington St.	JA VA INC		
73H9SE3019011000	147 Rear S. Washington St.	JA VA INC		
73H9SE301913A000	149 S. Washington St.	JA VA INC		

73H9SE2025007000	126 S. Franklin St.	KANJORSKI, A PETER & PAUL E		
73H9SE201801C000	35 W. Market St.	KAZIMI & CHAFIEIAN LLC		
73H9SE2018011000	23 W. Market St.	KAZIMI, ALI ETAL		
73H9SE201801B000	33 W. Market St.	KAZIMI, ALI & FATIMA		
73H10SW1021009000	155 N. Main St.	KINSHIP SQUARE		
73H9SE2010007000	186 S. Franklin St.	KISHEL, ALBERT & JUDITH A		
73H9SE3018025000	243 S. Main St.	KRAVITS, WILLIAM E & LYNN R		
73H9SE2027010000	27 Public Square	KRESGE A A CO R E DEPT		
73H9SE2023016000	71 S. Washington St.	LADIES PENNA SLOVAK CATHOLIC UNION		
73H9SE202510K000	W. Northampton St.	FIRST NATIONAL BANK OF PENNSYLVANIA		
73H9SE202510J000	W. Northampton St.	FIRST NATIONAL BANK OF PENNSYLVANIA		
73H10SW1016010000	65 N. Washington St.	LOFTUS-VERGARI, JOSEPH & MARYCYNTHIA		
73H9SE3018021000	217 S. Main St.	LOYACK, WILLIAM PATRICK ET AL		
73H9SE2019001000	11 W. Market St.	LRD FRANKLIN ASSOCIATES LP		
73H9SE2019017000	7 W. Market St.	LRD FRANKLIN ASSOCIATES LP		
73H10NW4012008000	182 N. Franklin St.	LUMIA, MELANIE		
73H10NW4012014000	65 W. Jackson St.	LUPAS, ANTHONY J JR & LILLIAN		
73H9SE3032015000	10 S. Washington St.	M J MCLAUGHLIN CO INC		
73H9SE3031002000260S	260 S. Main St.	MAIN & ROSS STREET PROPERTIES LLC		
73H9SE3031002000262S	262 S. Main St.	MAIN & ROSS STREET PROPERTIES LLC		
73H9SE3031003000	10 E. Ross St.	MAIN & ROSS STREET PROPERTIES LLC		
73H9SE30311-1A	264 S. Main St.	MAIN & ROSS STREET PROPERTIES		

		LLC		
73H9SE2005001000	54 Public Square	MARIANO MARTIN P & ANTONIO RADO		
73H9SE2012022000	68 W. South St.	MARILYN K SNYDER REAL ESTATE		
73H9SE3032002000	180 S. Washington St.	MARLBORO PLACE LLC		
73H9SE202510E000	W. Northampton St.	MARQUART, ERIC		
73H9SE202510F000	W. Northampton St.	MARQUART, ERIC		
73H9SE3019008000	130 Rear S. Main St.	MARQUIS ART & FRAME		
73H9SE3019009000	120 S. Main St.	MARQUIS ART & FRAME		
73H9SE2009006000	90 S. Main St.	MASI JOSEPH & PAMELA		
73H9SE3019015000	S. Washington & South Sts.	MBC PROPERTIES		
73H9SE3037028000	239 S. Washington St.	MCGINLEY, JEANNE & ELLEN M		
73H9SE3032014000	144 S. Washington St.	MCLAUGHLIN M J & CO		
73H9SE3032012000	150 S. Washington St.	MCLAUGHLIN, M J		
73H9SE3032013000	148 S. Washington St.	MCLAUGHLIN, M J		
73H9SE3006004000	S. Washington St.	MCLAUGHLIN, WILLIAM & DONNA B		
73H9SE3018019000	211 S. Main St.	MELONE, RALPH & ANTHONY J		
73H9SE3004006000	35 E. Northampton St.	MEZA PATRICIA & NICEFORO SOSA		
73H9SE200903A000	100 S. Main St.	MISCAVAGE, EDWARD S & ELEANOR		
73H9SE2025014000	91 S. Main St.	MISCAVAGE, MARK & CANDICE M		
73H9SE2009002000	102 S. Main St.	MISCAVAGE, MICHAEL F		
73H9SE3018032000	17 W. Ross St.	MOOSIC LAND INVESTMENTS LLC		
73H9SE3018033000	21 W. Ross St.	MOOSIC LAND INVESTMENTS LLC		

73H9SE202508A000	120 S. Franklin St.	MOSES, JOHN P & JOYCE M		
73H9SE202516A000	99 S. Main St.	NEWSBAUM, ELIZABETH		
73H9SE2026007000	70 Rear S. Franklin St.	NEXSTAR BROADCASTING GROUP LP		
73H9SE2026008000	62 S. Franklin St.	NEXSTAR BROADCASTING GROUP LP		
73H9SE2026009000	54 S. Franklin St.	NEXSTAR BROADCASTING GROUP LP		
73H9SE3004003000	25 E. Northampton St.	NORTHAMPTON STREAT PL LLC		
73H10SW1019001000	81 N. Main St.	PAPADOLOS, ANASTASIUS & THEO JR		
73H10SW1019002000	N. Main & N. Washington	PAPADOLOS, ANASTASIUS & THEO JR		
73H9SE202510G000	W. Northampton St.	PELEAK, MARK A		
73H9SE2003016000	78 N. Franklin St.	PENN MILLERS MUTUAL FIRE INS		
73H9SE2003015000	80 N. Franklin St.	PENNA MILLER MUTUAL INS CO		
73H9SE2003004000	69 N. River St.	PENNA MILLERS MUTUAL FIRE INC CO		
73H9SE2003005000	75 N. River St.	PENNA MILLERS MUTUAL FIRE INC CO		
73H9SE2003017000	72 N. Franklin St.	PENNA MILLERS MUTUAL FIRE INS CO		
73H9SE3037029000	243 S. Washington St.	PEREGRIM, KATHLEEN B		
73H9SE3037030000	247 S. Washington St.	PEREGRIM, KATHLEEN B		
73H10SW1017010000	63 N. Main St.	PERLIS, MARK H & ETAL		
73H10SW101709A000	N. Main St.	PERLIS, MARK H & ETAL		
73H9SE3018030000	265 S. Main St.	PG&W EMPLOYEES FEDERAL CREDIT UNION		

73H9SE3018020000	215 S. Main St.	PHILISTINE, JOSEPH J		
73H10SW1016014000	Corner Washington St. & E. Union St.	PHOENIX ESTATES		
73H10SW1019015000	16 E. Union St.	PHOENIX ESTATES		
73H10SW1017008000	53 N. Main St.	POLISH UNION OF U S OF A		
73H9SE2026021000	63 S. Main St.	POLLOCK KEN INC		
73H10SW102301B000	Rear N. Pennsylvania Ave.	PPL ELECTRIC UTILITIES CORP		
73H9SE2027011000	1 S. Main St.	PYROS ARTEMIS & JUDITH SANDERSON		
73H10SW101605A000	39 N. Washington St.	QUAD THREE GROUP		
73H10SW1016005000	35 N. Washington St.	QUAD THREE GROUP INC		
73H10SW1016006000	43 N. Washington St.	QUAD THREE GROUP INC		
73H9SE2025001000	156 S. Franklin St.	QUINARY GROUP LLC		
73H9SE202510H000	10 W. Northampton St.	RANA, GAUTAM JITENDRA		
73H9SE2027012000	3 S. Main St.	RITE AID OF PENNA		
73H9SE2027013000	5 S. Main St.	RITE AID OF PENNA		
73H9SE2017011000	15 S. Franklin St.	ROSENN JENKINS & GREENWALD REAL EST		
73H9SE2017012000	21 S. Franklin St.	ROSENN JENKINS & GREENWALD REAL EST		
73H9SE2015013000	123 S. Franklin St.	RUTT, THOMAS J & MARY T		
73H9SE2018012000	25 W. Market St.	SARTORIO , PETER A & ALDO J		
73H9SE2017008000	38 W. Market St.	SCAVONE, SHAWN		
73H10SW1021006000	147 N. Main St.	SCHMID, JOSEPH L & ERNEST		
73H10SW1021003000	141 N. Main St.	SCHMID, JOSEPH L & ERNEST L		
73H10SW1021004000	143 N. Main St.	SCHMID, JOSEPH L &		

		ERNEST L			
73H10SW1021005000	145 N. Main St.	SCHMID, JOSEPH L & ERNEST L			
73H9SE4010013000	351 S. Main St.	SCP 2002E-59 LLC #1591-02			
73H10SW1016012000	73 N. Washington St.	SCRANTON TIMES LP			
73H9SE303108A000	202 S. Main St.	SEEHERMAN, STEPHEN			
73H9SE3031007000	208 S. Main St.	SEEHERMAN, STEPHEN L & SHEILA N			
73H10SW1021001000	133 N. Main St.	SENUNAS, JOHN J & ROSEMARY L			
73H9SE2026006000	70 S. Franklin St.	SEVENTEEN W UNION INC			
73H9SE3018026000	245 S. Main St.	SHEHADEH, INTSAF			
73H9SE2028008000	34 S. Main St. & Dyer Lane	SHIRA PROPERTIES LLC			
73H9SE2003008000	72 W. Union St.	SMITH, MARK			
73H9SE2003009000	60 W. Union St.	SMITH, PAUL R			
73H9SE2003018000	60 N. Franklin St.	SNOWDEN REALTY CORPORATION			
73H9SE2003003000	63 N. River St.	SNOWDEN REALTY CORPORATION			
73H9SE3004020000	Rear S. Washington St.	SOSA, FRANCISCO			
73H9SE2009004000	94 S. Main St.	SOUTH MAIN ST BLDG INC			
73H9SE2024001101	24 E. Northampton St.	SOUTH MAIN ST REDEVELOPMENT LLC			
73H9SE2024001102	30 E. Northampton St.	SOUTH MAIN ST REDEVELOPMENT LLC			
73H9SE2024001103	38 E. Northampton St.	SOUTH MAIN ST REDEVELOPMENT LLC			
73H9SE2024001104	44 E. Northampton St.	SOUTH MAIN ST REDEVELOPMENT LLC			

73H9SE2024001105	89 S. Washington St.	SOUTH MAIN ST REDEVELOPMENT LLC			
73H9SE2024001B106	60 S. Main St.	SOUTH MAIN ST REDEVELOPMENT LLC			
73H9SE2024001B107	62-64 S. Main St.	SOUTH MAIN ST REDEVELOPMENT LLC			
73H9SE2024001B108	66 S. Main St.	SOUTH MAIN ST REDEVELOPMENT LLC			
73H9SE2024001B109	68 S. Main St.	SOUTH MAIN ST REDEVELOPMENT LLC			
73H9SE2024001B110	70 S. Main St	SOUTH MAIN ST REDEVELOPMENT LLC			
73H9SE2024001B111	72 S. Main St.	SOUTH MAIN ST REDEVELOPMENT LLC			
73H9SE2024001B112	78 S. Main St.	SOUTH MAIN ST REDEVELOPMENT LLC			
73H9SE2024001B113	10 E. Northampton St.	SOUTH MAIN ST REDEVELOPMENT LLC			
73H9SE2024001B114	20 E. Northampton St	SOUTH MAIN ST REDEVELOPMENT LLC			
73H9SE3037023000	217 S. Washington St.	ST CONRADS YOUNG MENS SOCIETY W B			
73H9SE3004005000	29 E. Northampton St.	STERLING VENTURES LLC			
73H9SE3004019000	S. Washington St.	STERLING VENTURES LLC			
73H9SE2003002000	55 N. River St.	STRAUB, JAMES F & YOSHIMI			
73H10SW1016015000	68 N. State St.	TALLISON LLC			
73H10SW1016016000	62 N. State St.	TALLISON LLC			

73H9SE2010003000	200 S. Franklin St.	TALON INVESTMENT LP		
73H9SE3018027000	249 S. Main St.	THEN YOU WIN INC		
73H9SE3018029000	257 S. Main St.	THEN YOU WIN INC		
73H9SE301828A000	253 S. Main St.	THEN YOU WIN INC		
73H10SW1024001000	56 Union St.	THOMAS C THOMAS CO INC		
73H10SW1024005000	68 N. Pennsylvania Ave.	THOMAS C THOMAS CO INC		
73H10SW1024006000	92 E. Union St.	THOMAS C THOMAS CO INC		
73H10SW1024007000	64 E. Union St.	THOMAS C THOMAS CO INC		
73H10SW1024008000	62 E. Union St.	THOMAS C THOMAS CO INC		
73H10SW1024009000	68 N. Pennsylvania Ave.	THOMAS C THOMAS CO INC		
73H10SW1015003000	68 N. Pennsylvania Ave.	THOMAS C THOMAS REALTY CO		
73H10SW1015007000	73 N. State St.	THOMAS C THOMAS REALTY CO		
73H10SW1015008000	N. State St.	THOMAS C THOMAS REALTY CO		
73H10SW1015009000	81 N. State St.	THOMAS C THOMAS REALTY CO		
73H10SW1015010000	89 N. State St.	THOMAS C THOMAS REALTY CO		
73H10SW1015011000	91 N. State St.	THOMAS C THOMAS REALTY CO		
73H10SW1015012000	93 N. State St.	THOMAS C THOMAS REALTY CO		
73H10SW1015013000	98 N. Pennsylvania Ave.	THOMAS C THOMAS REALTY CO		
73H10SW1015014000	84 N. Pennsylvania Ave.	THOMAS C THOMAS REALTY CO		
73H10SW1015015000	80 N. Pennsylvania Ave.	THOMAS C THOMAS REALTY CO		
73H10SW1015016000	70 N. Pennsylvania Ave.	THOMAS C THOMAS REALTY CO		
73H9SE2003012000	94 N. Franklin St.	THOMAS, JAMES E		

73H9SE301831A000	15 W. Ross St.	THOMPSON, GEORGANN C		
73H9SE2009003000	98 S. Main St.	TINSON, CARMEN L.		
73H9SE202510N000	Northampton St.	TORBIK, THOMAS F		
73H9SE2016012000	71 W. Northampton St.	TRUSTEE OF THE JEWISH COMMUNITY CTR		
73H9SE2021005000	9 E. Market St.	TSIOLES, NICHOLAS		
73H9SE202105G000	9 E. Market St.	TSIOLES, NICK & GEORGE		
73H9SE3002011000	253 S. Franklin St.	V PROP LLC		
73H9SE2025022000	123 S. Main St.	VAR LLC		
73H9SE3031005000	224 W. Main St.	VERIZON PENNA		
73H9SE3031015000	31 Gildersleeve St.	VERIZON PENNA		
73H9SE202301A000	47 S. Washington St.	WASHINGTON ST. RENEWAL ASSOC LTD		
73H9SE2003007000	72 W. Union St.	WEST UNION APARTMENTS LLC		
73H9SE2016008000	57 S. Franklin St.	WESTMORELAND CLUB		
73H9SE3004007000	39 E. Northampton St.	WHITEMEN, PAUL		
73H9SE2004003000	N. Franklin St.	WILKES BARRE INN		
73H9SE2019005000	20 Public Square	WILKES BARRE INN		
73H10SW1014001000	Corner E. Market St. & N. Pennsylvania Ave.	WILKES BARRE PUBLISHING CO INC		
73H10SW1014003000	N. Pennsylvania Ave.	WILKES BARRE PUBLISHING CO INC		
73H10SW1014004000	37 C Parcel	WILKES BARRE PUBLISHING CO INC		
73H10SW1017002000	9 N. Main St.	WILKES BARRE PUBLISHING CO INC		
73H10SW1017019000	36 N. Washington St.	WILKES BARRE PUBLISHING CO INC		

73H9SE2028009000	S. Main St. & Public Square	WILKES-BARRE CENTER ASSOCIATES		
73H9SE2023017000	75 S. Washington St.	WILKES-BARRE CENTER ASSOCIATES		
73H9SE2025025000	132 Rear S. Franklin St.	WYOMING VALLEY ART LEAGUE		
73H9SE2025021000	121 S. Main St.	XU XUE, XIANG		