Legislation Details (With Text)

File #:	2026-0518 **Version:** 1		
Type:	Ordinance	**Status:**	Held in Standing Committee
File created:	5/18/2026	**In control:**	Committee on Land Use and Economic Development
On agenda:	7/22/2026	**Final action:**	
Enactment date:		**Enactment #:**	
Effective date:			

Title: Ordinance establishing an East Carson Street Improvement District for the area shown on “Exhibit “A” at the behest of the East Carson Street Business District Advisory Committee, property owners and business owners to be benefited with specific improvements to be undertaken including, but not limited to, financing of said improvements, method of assessing specific properties to be benefited, establishing a Neighborhood Improvement District Management Association to conduct administrative procedures for the Neighborhood Improvement District, providing for the establishment of a separate account for deposit and withdrawal of project funds, and providing the cost thereof.
(Public Hearing held 7/8/26)

Sponsors: Robert Charland

Indexes: MISCELLANEOUS

Code sections:

Attachments: 1. 2026-0518 ECS District Management Inc - Bylaws - JD SIGNED, 2. 2026-0518 ECS NIDMA Plan 052626, 3. 2026-0518 ECSID Preliminary Plan - EXHIBIT B - List of Properties 052626

Date	Ver.	Action By	Action	Result
7/15/2026	1	Standing Committees	Held in Committee	Pass
5/27/2026	1	Standing Committees	Held for Cablecast Public Hearing	Pass
5/18/2026	1	City Council	Read and referred	

Ordinance establishing an East Carson Street Improvement District for the area shown on “Exhibit “A” at the behest of the East Carson Street Business District Advisory Committee, property owners and business owners to be benefited with specific improvements to be undertaken including, but not limited to, financing of said improvements, method of assessing specific properties to be benefited, establishing a Neighborhood Improvement District Management Association to conduct administrative procedures for the Neighborhood Improvement District, providing for the establishment of a separate account for deposit and withdrawal of project funds, and providing the cost thereof.
(Public Hearing held 7/8/26)

WHEREAS, pursuant to an act of December 20, 2000, P.L. 949, as amended, known as the “Neighborhood Improvement District Act” (the “Act”) municipal corporations are authorized to establish within the municipality an area or areas designated as a Neighborhood Improvement District (NID); **and,**

WHEREAS, under the Act, municipal corporations, including cities of the second class, are authorized to designate an existing community development corporation or other nonprofit corporation to administer the NID as the neighborhood improvement district management association (NIDMA); **and,**

WHEREAS, under the Act, municipal corporations, including cities of the second class, are authorized to

collect special property assessments on behalf of the NIDMA levied on designated property owners within the NID and to employ any legal methods to ensure collection of the assessments: **and,**

WHEREAS, City Council is empowered by the Act to designate a nonprofit corporation established by City Council or authorized to be established by City Council to administer the NID **and,**

WHEREAS, City Council is empowered by the Act to authorize an assessment within the NID based on the total cost of approved services and improvements; **and,**

WHEREAS, at the behest of the neighborhood interests detailed above, the city has been presented with a proposal for the establishment of an East Carson Street NID on terms as set forth herein.

The Council of the City of Pittsburgh hereby enacts as follows:

Section 1. District Established. As authorized by an Act of December 20, 2000, P.L. 949, as amended, known as the "Neighborhood Improvement District Act" (the "Act"), the East Carson Street Neighborhood Improvement District is hereby established as shown on the map attached as Exhibit "A" (referred to herein as the "East Carson Street Neighborhood Improvement Area").
Except as otherwise provided, owners of commercial properties, other than those properties owned by nonprofit organizations, located within the East Carson Street Neighborhood Improvement Area shall be subject to the special assessments authorized by the Act.

Section 2. Services and Improvements. Special assessment Revenues shall be used solely for administrative services and improvements permitted by the Act and not essential government services provided by the Pittsburgh City Government. Specifically, the revenues will support the programs of Public Space Maintenance and Improvements; Branding and Image Development; Economic Vitality and Store Front Activation; Events and Marketing; and other services approved by the Board of the NIDMA.

Section 3. Levy of Special Assessment. There is hereby levied an assessment to pay the cost of the programs computed as follows:
A. Amount of Assessment - It is recognized that East Carson District Management, Inc., a yet to be created non-profit organization, will have administrative responsibility for the NID, serving as the Management Association (NIDMA) subject to Council's oversight. The amount to be raised by the assessment is approximately $__Five Hundred Thousand Dollars ($500,000.00) per year based on linear frontage of each property established by the mapping of the Allegheny County Board of Property Assessment. The actual cost of services and improvements to be provided will be budgeted on an annual basis which budget shall be presented to Council by October of the preceding year. A general estimate of presently anticipated expenses for the following year and projections for the future appropriate spending will be presented at the time of the hearing on the Ordinance.

B. Method of Assessment - All benefitted properties will be assessed at based on each property's linear feet of street frontage on the side of each property's legal address. The fee rate is set by dividing the total linear street frontage of the District by the assessment cap, as set forth by the City of Pittsburgh legislation, to total $500,000 in year one. The fee rate may be adjusted, up or down each year, as necessary to achieve the assessment cap. For the purpose of this Ordinance, "benefited properties" shall mean all taxable commercial properties located in the geographic area contained in the NID and more fully described on the map attached as Exhibit "A."

C. Payment of Assessment - The assessment shall be paid annually by the last day of February each year

beginning in 2027 and continuing annually until the termination of the NID.

D. Collection of Assessment -East Carson Street District Management, Inc. shall be responsible for the collection of assessments. East Carson Street District Management, Inc shall mail all notices regarding collection of the assessment to property owners in a manner consistent with the City of Pittsburgh Department of Finance preparation of tax notifications. East Carson Street District Management, Inc shall establish a separate account, the East Carson Street District Management, Inc Assessment Fund, for deposit of all assessment collections. Upon the request of East Carson Street District Management, Inc, the City of Pittsburgh Department of Finance shall file liens as appropriate for delinquent assessments. The East Carson Street District Management, Inc shall provide the City Treasurer with periodic and annual reports on collections and delinquencies.

Section 4. Exemption for Residential and Not For Profit Properties. Any residential dwelling or not for profit owned properties identified shall be exempt from the special assessment created herein.

Section 5. Designation of the NIDMA. Council hereby designates the yet to be incorporated non-profit corporation known as or doing business as East Carson Street District Management, Inc. as the NIDMA for the East Carson Street NID.

Section 6. Administration of the District

A. Board of Directors - Council delegates the administration of the East Carson Street NID to the NID Committee of East Carson Street District Management, Inc. (the "NID Committee") include but not limited to district property owners, business owners and other interested community members including an appointee of the City Council Member of the City of Pittsburgh from District 3 and, a representative of the Office of the Mayor of the City of Pittsburgh. The NID Committee of East Carson Street District Management, Inc. shall consist of individuals, each of whom, other than the Mayoral and Council appointees, shall be selected by the Board of East Carson Street District Management, Inc.

B. Powers - East Carson Street District Management, Inc. shall have the power to contract on behalf of the NID for the services described in Section 2 above.

C. Indemnity - Should any claim arise alleging that the Board acts or has acted as an agent of the city, the Board agrees to indemnify, defend and hold the City harmless from all claims, judgments and costs arising out of actions taken by the Board in furtherance of the services and improvements described herein.

Section 7. Budget and Board Vacancies. East Carson Street District Management, Inc. will present to Council annually a budget as well as a list of proposed Board members to fill vacant positions in October, before Council budget discussions.

Section 8. Sunset. The East Carson Street Improvement District (NID) shall terminate on the earlier of five years from the start date of the East Carson Street Improvement District (NID) on January 1, 2027 hereof, or a dissolution proposed by a majority of voting members of the Board. Nothing in this section precludes City Council from re-establishing an East Carson Street NID for a future term or terms with similar sunset provisions.

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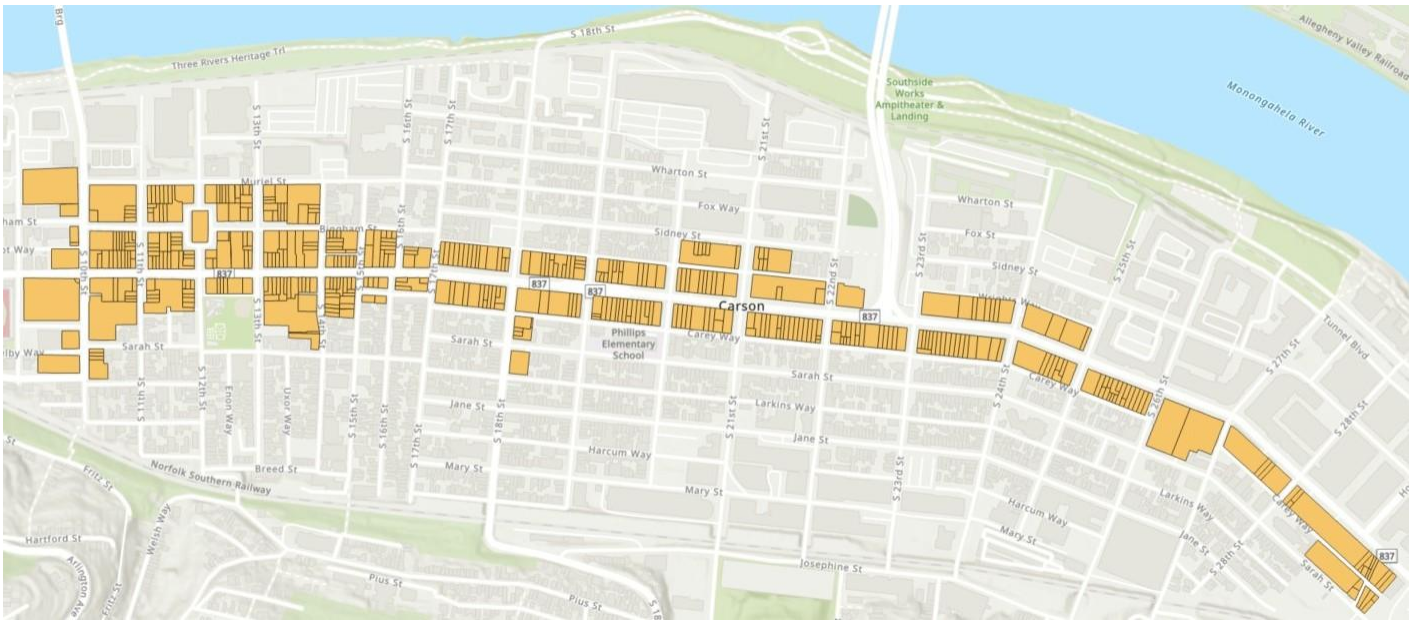
FINAL PLAN
EAST CARSON STREET IMPROVEMENT DISTRICT

The name of the proposed district shall be the East Carson Street Improvement District (hereafter sometimes referred to as "the District"). A map of the District is attached as EXHIBIT A and an enlarged copy of the map shall be kept on file with the City Clerk to be made available for inspection by the public during regular office hours. A list of assessed properties can be found in EXHIBIT B. The East Carson Street Improvement District will be administered by East Carson Street District Management, Inc., a Pennsylvania Non-Profit Corporation formed under the Non-Profit Corporation Law of 1988, as amended.

BOUNDARIES



The Boundaries include:

- The entire "Local Neighborhood Commercial" (LNC) zoning district, designated by the City of Pittsburgh for the East Carson Street corridor.
- Due to Bedford Square being one of the District's natural hubs for event programming, the two "Neighborhood Industrial Districts" (NDI) on the eastern side of Bedford Square are also included.
- Due to 10th Street's importance as a gateway to and from the District and its potential for improvement through gateway branding and placemaking investments, the commercial properties on 10th Street between the 10th Street Bridge and P.J. McArdle Roadway, are also included. This includes properties facing 10th Street in the "Riverfront Mixed-Use" (RIV-MU) and "Neighborhood Industrial Districts" (NDI) zoning districts.
- With expressed interest in the proposed services from commercial property ownership on the northern side of S 14th Street, up to Sarah Street, those properties have been included.

The affected properties within this Plan are all commercial or residential properties with a commercial purpose. **All single-family, owner-occupied residential properties and tax-exempt properties within these boundaries are exempt from paying into the District and therefore also exempt from having a vote in the formation of the District. single-family, owner-occupied residential properties were identified through the process outlined in Exhibit C.**

PLAN DESCRIPTION

The East Carson Street Improvement District will implement a coordinated set of services across ***four primary program areas***: **Public Space Maintenance & Improvements, Branding & Image Development, Economic Vitality & Storefront Activation, and Events & Marketing**, supported by essential program management and administrative functions. These activities reflect the priorities identified by businesses, property owners, and stakeholders during the 2025 steering committee planning process and July-September 2025 public stakeholder survey, with a ***focus on economic growth by delivering an elevated customer and tenant experience in the District.***

The FY budget of $500,000 allows the District to scale core services, invest in long-term district identity, and strengthen economic growth initiatives.

Public Space Maintenance & Improvements

Budget Line Items:

- Expanded Street Cleaning – $40,000
- Public Space Improvements – $75,000
- Enhanced Holiday Decorations – $7,500

The District will deliver a coordinated, impactful approach to public space maintenance and district beautification throughout the East Carson Street corridor. **These investments will create a consistently welcoming, vibrant and comfortable user and customer experience, resulting in higher leasing interest and tenant retention.**

Services include:

- Expanded daily litter removal on all streets within the map boundary with enhanced weekend service
- Graffiti and sticker/tag removal on public-facing surfaces
- Sidewalk and curb weed removal and light landscape maintenance
- Enhanced seasonal décor and holiday lighting to elevate customer experience
- Small-scale public realm improvements such as planters, public art, wayfinding, and placemaking elements that elevate customer experience

District Brand & Image Development

Budget Line Item:

- Branding / Image Development / PR – $110,000

The District will lead a comprehensive branding and communications strategy to improve the public image of East Carson Street corridor and communicate district improvements. **These investments will reintroduce the South Side to our region's customers, resulting in higher foot traffic and increased revenue for businesses and properties within the district.**

Services include:

- Development of a refreshed district brand, messaging, and identity, to re-introduce the South Side to the region
- Strategic PR campaign to promote the district's progress, safety improvements, and business community
- Storytelling and media engagement to highlight investment, vibrancy, and positive activity
- Ongoing perception-shift campaigns that reinforce responsible enjoyment and a welcoming environment

Economic Vitality & Storefront Activation

Budget Line Item:

- Vacant Storefront Activations – $15,000

The District will support business retention, recruitment, and activation of vacant storefronts to strengthen the East Carson Street commercial corridor. **These investments will reduce vacancy by highlighting storefront leasing opportunities, thereby attracting new business leasing activity.**

Services include:

- Temporary pop-ups and storefront activation projects
- Financial support and technical assistance for window displays, artistic installations, and visual merchandising for vacant spaces
- Recruitment outreach to entrepreneurs and targeted business sectors
- Storefront business engagement for resource sharing and helping navigate state and local government
- On-call assistance for brokers, storefront businesses and property owners

Events & Marketing

Budget Line Items:

- Events – $45,000
- Marketing– $10,000
- Events & Marketing Coordinator– $40,000

The District will produce and promote events and marketing initiatives that drive foot traffic, support small businesses, and enliven the district. Dedicated part-time staffing will provide critical coordination capacity, ensuring high-quality programming and consistent communication across the district. **These investments will bring new and returning visitors to the district, resulting in higher foot traffic and therefore increased revenue for businesses and properties within the district.**

Services include:

- Creating and implementing signature and seasonal events
- Promotions and campaigns that highlight local businesses and district events
- Social media, newsletters, website updates, and district-wide communications
- On-the-ground event coordination and logistics support through part-time staffing
- Production of printed and digital marketing materials

Program Management, Fundraising & Administration

Budget Line Items:

- Professional Staff (Salary & Benefits) – $110,000
- Audit – $10,000
- Office – $20,000
- IT – $2,500
- Revenue Collection – $15,000

The District will require professional staffing and administration necessary to implement district programs, manage contracts and third-party vendors, and manage finances and cash flow. **These functions are essential to ensure professional operations that deliver high-quality programs, alongside transparency and accountability to those paying into the District.**

Services include:

- Day-to-day Program Management for Economic Vitality & Storefront Activation, Public Space Improvements, and Events & Marketing
- Operational oversight of all Association programs and services
- Financial management, auditing, compliance, and reporting
- Office operations, insurance, and administrative support
- Oversight of assessment billing, collection, and related administrative processes
- Board support, contract oversight, and stakeholder communications

Improvements, Programs, and Services	**Estimated Annual Cost**
Program Management & Administration	**$152,500**
Staffing, office operations, audit, IT, and revenue collection.	
Public Space Maintenance & Improvements	**$127,500**
Street cleaning, routine maintenance, public realm improvements, seasonal décor.	
Branding & Image Development	**$110,000**
Brand development, communications, PR, perception-shift campaigns.	
Events & Marketing	**$95,000**
Events programming, marketing initiatives, and part-time coordination support.	
Economic Vitality & Storefront Activation	**$15,000**
Business support, recruitment, and vacant storefront activations.	
TOTAL ANNUAL BUDGET	**$500,000**

Source of Funds: In accordance with the Neighborhood Improvement District Act, 73 P.S. § 835(c)(2)(vi), all funds currently identified as part of this Plan are expected to be raised through a special assessment on the members of the East Carson Street Improvement District. Notwithstanding an early reliance on self-funding, ***the non-profit corporation of the District will actively seek and use philanthropic and government grants as well as private and corporate sponsorships.***

FISCAL YEAR

The fiscal year of the East Carson Street Improvement District shall annually commence on January 1 of each year of the organization's operations.

METHOD OF DETERMINING THE ASSESSMENT FEE AND RATE

After examination of the proposed Plan, all properties subject to the East Carson Street Improvement District assessment are hereby found to have similar, if proportionate, benefit from the Plan.

Based upon the method of determining which properties are to be assessed and the rate of this assessment, the District special assessment is budgeted to yield $500,000 annually.

All properties with the Class designation COMMERCIAL in the Allegheny County Property Tax records will be assessed based on each property's linear feet of street frontage on the side of each property's legal address. The fee rate is set by dividing the total linear street frontage of the District by the assessment cap, as set forth by the City of Pittsburgh legislation, to total $500,000 in year one. The fee rate may be adjusted, up or down, as necessary to achieve the assessment cap.

Properties with the Class designation of RESIDENTIAL OR GOVERNMENT or the Tax Code EXEMPT within the Allegheny County Property Tax records will not be assessed a fee. The District will encourage and seek in-kind services or financial contributions from tax-exempt and non-profit property owners within and adjacent to the service area in lieu of assessments, to be provided to East Carson Street District Management Inc.

Any parcels that change tax-exempt status or zoning classification after the enactment by City Council of an Ordinance establishing the District shall thereafter be assessed at the rate commensurate with their new property designation. The fee will be calculated based on the total assessed value of the property after the change in status, effective the date of its new classification, and shall be prorated as necessary for the applicable fiscal year(s).

The District fee will be based on linear feet of street frontage on the legal address side of the property, using official assessed dimensions recorded in the Allegheny County database. as provided by the Allegheny County Department of Real Estate and described in EXHIBIT D.

Appeals of the linear feet of street frontage measurement may be received annually between June 1 and July 31 each year, by providing a boundary survey of the property, stamped by a licensed professional, to the Board of Directors. All Appeals will be reviewed between September 1 and October 31 each year, to be applied in the fiscal year to follow.

Calculation Formula:

Parcel Linear Street Frontage / Total Linear Street Frontage X Legislatively Approved Assessment Cap = Parcel Assessment Fee

Assessment Adjustment Schedule

The Board of Directors of the East Carson Street District Management, Inc. may adjust the Improvement District Assessment fee not more than three (3) times throughout the five (5) years authorized by the Ordinance creating the District. Each time, the rate may not be increased by more than five (5) percent. Any rate increase must not exceed the rate of inflation, as determined by the Federal Reserve's annual change in the PCE (Personal Consumption Expenditures) Price Index.

FIRST YEAR BUDGET

NID Function or Service	% of Budget	Estimated Initial Cost
Program Management & Administration	31%	$152,500
Public Space Maintenance & Improvements	25%	$127,500
Branding & Image Development	22%	$110,000
Events & Marketing	19%	$95,000
Economic Vitality & Storefront Activation	3%	$15,000
Total	100%	$500,000

ESTIMATED TIME FOR IMPLEMENTATION AND COMPLETION OF ALL PROPOSED PROGRAMS AND SERVICES

Programs and services identified in this Plan Description will commence in 2027, during the first proposed year of East Carson Street Improvement District activity. All activities will be ongoing throughout the five-year time period authorized by the Ordinance. **Re-authorization for the East Carson Street Improvement District is required every five (5) years. In the event that the East Carson Street Improvement District is not reauthorized then all programs and services would be completed at the end of the five (5) year period.**

BYLAWS OF THE EAST CARSON STREET DISTRICT MANAGEMENT, INC.

The East Carson Street District Management, Inc., will provide a copy of its bylaws available upon request. In accordance with 73 P.S. § 835(c)(2)(ix), these bylaws shall be distributed as part of the notice that is to be provided to all property owners and lessees of property owners prior to the first public hearing regarding this ordinance.

AGREEMENT WITH CITY OF PITTSBURGH

Following the enactment by City Council of an Ordinance establishing the District, the East Carson Street District Management, Inc. and the City of Pittsburgh shall enter into an agreement ("Agreement") which shall detail the respective duties and responsibilities of each party and which shall require that the City of Pittsburgh shall maintain the current level of programs and services that it currently provides within the District during the existence of the District.

East Carson Street District Management, Inc. shall be responsible for collecting all Improvement District Assessment fees levied within the District. However, the Agreement may include that the City of Pittsburgh shall be responsible for the collection of all property assessment fees levied within the District if so desired by East Carson Street District Management, Inc.
The City of Pittsburgh possesses the right to include in the Agreement and in its authorizing Ordinance establishing the District, a sunset provision of no less than five years for renewal of the Agreement.

NEGATIVE VOTE

A negative vote of at least forty (40) percent of the property owners within the proposed District shall be required to defeat the establishment of the District by filing objections with the City Clerk within forty-five (45) days of presentation of the final Plan.
The City of Pittsburgh shall include a sunset provision in its authorizing Ordinance and in the Agreement of not less than five (5) years for the renewal of the District.

Any and all single-family, owner-occupied residential properties and tax-exempt properties within these boundaries are exempt from paying into the District and therefore do not have a vote in the formation of the District.

EXHIBIT A

Monongahela River
Allegheny Valley Railroad
Tunnel Blvd
S 28th St
S 27th St
Sarah St
Larkins Way
Jane St
S 26th St
S 25th St
Carey Way
Harcum Way
Mary St
S 24th St
Wharton St
Fox St
Sidney St
S 23rd St
Southside Works Amphitheater & Landing
837
S 22nd St
Josephine St
S 21st St
Carson
Phillips Elementary School
S 18th St
Plus St
S 17th St
S 16th St
S 15th St
S 14th St
Uxor Way
S 13th St
Muriel St
Three Rivers Heritage Trl
Breed St
Enon Way
S 12th St
Norfolk Southern Railway
Welsh Way
S 11th St
S 10th St
Brg
Fritz St
Hartford St
Arlington Ave

EXHIBIT B

LIST OF PROPERTIES

(BEGINS ON NEXT PAGE)

UPDATED PROPERTY LIST

Parcel ID	PROPERTY NUMBER	PROPERTY ADDRESS	ORIGINAL FEE	FRONTAGE FROM ALLEGHENY COUNTY	ADJUSTED FEE 6/17/26	Per ft annual	BUILDING OWNER LEGAL NAME
0012K00032000000	2110	E CARSON ST	$ 701.06	20	$ 687.15		BRYCE'S BUILDING LLC
0029N00162000000	0	29TH ST	$ 2,033.06	58	$ 1,992.75		MATESIC STEPHEN
0003H00247000000	10	BEDFORD SQ	$ 3,330.01	95	$ 3,263.99		EAST CARSON CORNER LLC
0003H00184000000	10	BEDFORD SQ	$ 2,118.59	60.44	$ 2,076.58		EAST CARSON CORNER LLC
0003H00198000000	19	BEDFORD SQ	$ 1,174.27	33.5	$ 1,150.98		OPROP LLC
0003H00199000000	21	BEDFORD SQ	$ 613.42	17.5	$ 601.26		ATTWOOD KEITH & LINDA (W)
0003H00200000000	22	BEDFORD SQ	$ 701.06	20	$ 687.15		QING DANLI
0003H00201000000	23	BEDFORD SQ	$ 911.37	26	$ 893.30		QING DANLI
0003H00182000000	0	BINGHAM ST	$ 262.90	7.5	$ 257.68		EAST CARSON CORNER LLC
0003G00153000000	0	BINGHAM ST	$ 1,055.79	30.12	$ 1,034.86		EINHORN JANUSZ
0003G00154000000	0	BINGHAM ST	$ 692.29	19.75	$ 678.57		CHAJKOWSKI THOMAS
0003G00194000000	1011	BINGHAM ST	$ 1,510.77	43.10	$ 1,480.82		UNIVERSITY OF PITTSBURGH MEDICAL CENTER SYSTEM
0003G00114000000	1014	BINGHAM ST	$ 537.36	15.33	$ 526.70		GASPERINI RICHARD M JR
0003G00115000000	1016	BINGHAM ST	$ 514.22	14.67	$ 504.03		BINGHAM STREET ASSOCIATES LIMITED PARTNERSHIP
0003G00116000000	1018	BINGHAM ST	$ 525.79	15	$ 515.37		BINGHAM STREET ASSOCIATES LIMITED PARTNERSHIP
0003G00136000000	1100	BINGHAM ST	$ 2,103.17	60	$ 2,061.46		OAKLAND AVENUE PROPERTIES LLC
0003G00152000000	1101	BINGHAM ST	$ 1,051.58	30	$ 1,030.73		EINHORN JANUSZ
0003G00148000000	1106	BINGHAM ST	$ 1,402.11	40	$ 1,374.31		CHO JUNG H
0003G00155000000	1111	BINGHAM ST	$ 693.69	19.79	$ 679.94		HOUSE ADJACENT LLC
0003H00251000000	1213	BINGHAM ST	$ 2,022.54	57.7	$ 1,982.44		KELLY BRIAN P
0003H00254000000	1219	BINGHAM ST	$ 1,482.73	42.3	$ 1,453.33		ACOUSTIC MUSIC WORKS HOLDINGS LLC
0003H00256000000	1223	BINGHAM ST	$ 701.06	20	$ 687.15		MDM DEVELOPMENT LP
0003H00265000000	1305	BINGHAM ST	$ 914.18	26.08	$ 896.05		GREICON PROPERTIES LLC
0003H00266000000	1307	BINGHAM ST	$ 463.40	13.22	$ 454.21		KENNEY JENNIFER LYNN
0003H00268000000	1311	BINGHAM ST	$ 610.97	17.43	$ 598.86		MILAN PETER G
0003H00280000000	1317	BINGHAM ST	$ 1,665.01	47.5	$ 1,631.99		DAVIS MARKET LLC
0003H00283000000	1321	BINGHAM ST	$ 1,399.31	39.92	$ 1,371.56		SHIELDS ANN MARIE
0003H00285000000	1325	BINGHAM ST	$ 709.12	20.23	$ 695.06		Z & M RENTALS LLC
0003H00108000000	1402	BINGHAM ST	$ 601.86	17.17	$ 589.92		EJ INVESTMENTS LLC
0003H00107000000	1404	BINGHAM ST	$ 613.42	17.5	$ 601.26		SOUTHSIDE PREMIER PROPERTIES LLC
0003H00106000000	1406	BINGHAM ST	$ 1,410.87	40.25	$ 1,382.90		AWW HOMES LLC
0003H00099000000	1500	BINGHAM ST	$ 1,402.11	40	$ 1,374.31		SOUTHSIDE REH LLC
0003H00085000000	1526	BINGHAM ST	$ 865.80	24.7	$ 848.64		FAIRLEY ROBERT C & KIMBERLY J (W)
0029N00093000000	0	CAREY WAY	$ 870.36	24.83	$ 853.10		MATESIC SLAVAKA
0012E00373000000	1721	CAREY WAY	$ 2,103.17	60	$ 2,061.46		MVHP-REVNAK P LLC
0012J00094000000	1727	CAREY WAY	$ 701.06	20	$ 687.15		CATANESE JOHN J & DEBORAH H (W)
0012K00023000100	2023	CAREY WAY	$ 1,682.53	48	$ 1,649.17		TAGGART JEREMY
0012L00005000000	2205	CAREY WAY	$ 546.82	15.6	$ 535.98		2205 CAREY WAY LLC
0012L00006000000	2207	CAREY WAY	$ 534.55	15.25	$ 523.96		2207 CAREY WAY LLC
0012L00007000000	2209	CAREY WAY	$ 604.66	17.25	$ 592.67		WELSH RACHAEL M & THOMAS F (H)
0012L00009000A00	2213	CAREY WAY	$ 841.27	24	$ 824.59		OAKDALE DEVELOPMENT LLC
0012L00253000000	2419	CAREY WAY	$ 1,682.53	48	$ 1,649.17		VANDELAY REAL ESTATE LLC
0012M00020000000	2509	CAREY WAY	$ 841.27	24	$ 824.59		MARCANELLO CHRISTOPHER
0012M00022000000	2511	CAREY WAY	$ 841.27	24	$ 824.59		WINOVICH NELLIE & NELLIE KARLOVICH
0012M00023000000	2513	CAREY WAY	$ 525.79	15	$ 515.37		LAGUE JOHN A

UPDATED PROPERTY LIST

Parcel ID	PROPERTY NUMBER	PROPERTY ADDRESS	ORIGINAL FEE	FRONTAGE FROM ALLEGHENY COUNTY	ADJUSTED FEE 6/17/26	Per ft annual	BUILDING OWNER LEGAL NAME
0012M00024000A00	2515	CAREY WAY	$ 515.28	14.7	$ 505.06		AKIN OMER & MERAL (W)
0012M00024000000	2517	CAREY WAY	$ 641.47	18.3	$ 628.75		KASAN ELI S & LINDA M (W)
0012M00029000000	2521	CAREY WAY	$ 841.27	24	$ 824.59		BAXENDELL ERIC J
0029N00188000000	2803	CAREY WAY	$ 841.27	24	$ 824.59		KEPHALOGIANIS DEMOSTHENES & MEI RUN YU (W)
0029N00189000000	2803	CAREY WAY	$ 841.27	24	$ 824.59		KEPHALOGIANIS DEMOSTHENES & MEI RUN YU(W)
0029N00198000000	2803	CAREY WAY	$ 876.32	25	$ 858.94		KSS PARTNERS LLC
0003G00031000000	0	E CARSON ST	$ 1,407.02	40.14	$ 1,379.12		WALL LEONARD A & CATHERINE R (W)
0012M00032000000	0	E CARSON ST	$ 841.27	24	$ 824.59		2524 E CARSON PLACE LLC
0012M00034000000	0	E CARSON ST	$ 841.27	24	$ 824.59		2526 EAST CARSON STREET ASSOCIATES LLC
0029N00160000000	0	E CARSON ST	$ 525.79	15	$ 515.37		MATESIC RICHARD
0003G00066000000	925	E CARSON ST	$ 5,007.99	142.87	$ 4,908.69		LAZAREVIC SONYA
0003L00296000000	930	E CARSON ST	$ 9,392.04	267.94	$ 9,205.81		FLT SOUTH HIGH LLC
0003G00106000000	1001	E CARSON ST	$ 1,393.35	39.75	$ 1,365.72		ABOUD NAJIB & NASRA (W)
0003G00125000000	1003	E CARSON ST	$ 736.11	21	$ 721.51		MUSICK MARLENE G TRSTE
0003G00126000000	1005	E CARSON ST	$ 1,419.64	40.5	$ 1,391.49		MIRRIC REALTY LLC
0003G00018000000	1006	E CARSON ST	$ 4,258.91	121.5	$ 4,174.47		SHIV OIL INC
0003G00128000000	1009	E CARSON ST	$ 709.82	20.25	$ 695.74		DVD HOUSING LLC
0003G00129000000	1011	E CARSON ST	$ 709.82	20.25	$ 695.74		DEHONNEY SANDRA
0003G00024000000	1012	E CARSON ST	$ 771.16	22	$ 755.87		SPROAT REVOCABLE LIVING TRUST
0003G00130000000	1013	E CARSON ST	$ 709.82	20.25	$ 695.74		SURGI CORPS INTERNATIONAL
0003G00131000000	1015	E CARSON ST	$ 718.58	20.5	$ 704.33		TPC ENERGY LLC
0003G00027000000	1016	E CARSON ST	$ 2,664.01	76	$ 2,611.19		TAYLOR GEORGE IV & GERRELYNN (W)
0003G00132000000	1017	E CARSON ST	$ 534.55	15.25	$ 523.96		MULTIPAD LLC
0003G00133000000	1019	E CARSON ST	$ 525.79	15	$ 515.37		NERNBERG FAMILY TRUST
0003G00029000000	1020	E CARSON ST	$ 771.16	22	$ 755.87		MANAGEMENT DIRECTIONS INC
0003G00134000000	1021	E CARSON ST	$ 1,051.58	30	$ 1,030.73		MORGAN FAMILY DEVELOPMENT LP
0003G00142000000	1101	E CARSON ST	$ 841.27	24	$ 824.59		MARTIN MEDIA
0003G00143000000	1103	E CARSON ST	$ 560.84	16	$ 549.72		SIMILO ROBERT W
0003G00144000000	1105	E CARSON ST	$ 701.06	20	$ 687.15		EZZAT ANDREW
0003G00145000000	1107	E CARSON ST	$ 701.06	20	$ 687.15		KRAWIEC PAUL SARNA
0003G00146000000	1109	E CARSON ST	$ 701.06	20	$ 687.15		PATN HOLDINGS LLC
0003G00147000000	1111	E CARSON ST	$ 709.47	20.24	$ 695.40		CAMBRIDGE ASSOCIATES
0003H00197000000	1113	E CARSON ST	$ 1,402.11	40	$ 1,374.31		DUKOVICH ROBERT & THERESA (W)
0003H00006000000	1114	E CARSON ST	$ 4,915.10	140.22	$ 4,817.64		IRON & GLASS DOLLAR SAVINGS BANK OF BIRMINGHAM
0003L00107000000	1114	E CARSON ST	$ 701.06	20	$ 687.15		IRON & GLASS BANK
0003H00194000000	1117	E CARSON ST	$ 2,804.22	80	$ 2,748.62		TRIPLE D RENTALS INC
0003H00010000000	1118	E CARSON ST	$ 701.06	20	$ 687.15		DNCGA LLC
0003H00011000000	1120	E CARSON ST	$ 874.92	24.96	$ 857.57		MR MUSS ON CARSON LLC
0003H00012000000	1122	E CARSON ST	$ 533.85	15.23	$ 523.27		CYRIL ESSER LIVING TRUST
0003H00170000000	1201	E CARSON ST	$ 1,322.54	37.73	$ 1,296.32		ANDERSON WILLIAM
0003H00168000000	1205	E CARSON ST	$ 707.72	20.19	$ 693.68		NUHA PROPERTIES LLC
0003H00019000000	1206	E CARSON ST	$ 564.70	16.11	$ 553.50		FINESSE DEVELOPMENT LLC
0003H00166000000	1207	E CARSON ST	$ 2,664.01	76	$ 2,611.19		MJT REAL ESTATE LLC
0003H00020000000	1208	E CARSON ST	$ 564.70	16.11	$ 553.50		HURNEY THOMAS L
0003H00021000000	1210	E CARSON ST	$ 761.70	21.73	$ 746.59		1210 EAST CARSON LLC
0003H00022000000	1212	E CARSON ST	$ 2,800.37	79.89	$ 2,744.84		S D PROPERTIES HOLDING COMPANY LLC

UPDATED PROPERTY LIST

Parcel ID	PROPERTY NUMBER	PROPERTY ADDRESS	ORIGINAL FEE	FRONTAGE FROM ALLEGHENY COUNTY	ADJUSTED FEE 6/17/26	Per ft annual	BUILDING OWNER LEGAL NAME
0003H00026000000	1220	E CARSON ST	$ 1,787.69	51	$ 1,752.24		GROSS CLAIRE
0003H00159000000	1221	E CARSON ST	$ 701.06	20	$ 687.15		R & Z ENTERPRISE INC
0003H00158000000	1223	E CARSON ST	$ 701.06	20	$ 687.15		GORAYA REAL ESTATE LLC
0003H00030000000	1300	E CARSON ST	$ 728.75	20.79	$ 714.30		SEEWALD RICHARD J
0003H00149000000	1301	E CARSON ST	$ 701.06	20	$ 687.15		GARVEY JAMES E
0003H00031000000	1302	E CARSON ST	$ 683.53	19.5	$ 669.98		SAYER REAL ESTATE LLC
0003H00148000000	1303	E CARSON ST	$ 701.06	20	$ 687.15		PITTSBURGH ELM PORTFOLIO LLC
0003H00033000000	1304	E CARSON ST	$ 701.06	20	$ 687.15		DUPREE RENEE A
0003H00147000000	1305	E CARSON ST	$ 701.06	20	$ 687.15		CKG LLC
0003H00034000000	1306	E CARSON ST	$ 771.16	22	$ 755.87		WASIECKO JOSEPH
0003H00146000000	1307	E CARSON ST	$ 701.06	20	$ 687.15		GLASSLAND HOLDINGS LLC
0003H00035000000	1308	E CARSON ST	$ 788.69	22.5	$ 773.05		DEANNA T PORTER REVOCABLE TRUST
0003H00145000000	1309	E CARSON ST	$ 701.06	20	$ 687.15		PITTSBURGH STREET LP
0003H00037000000	1310	E CARSON ST	$ 543.32	15.5	$ 532.55		DEANNA T PORTER REVOCABLE TRUST
0003H00144000000	1311	E CARSON ST	$ 704.21	20.09	$ 690.25		LINZ TIMOTHY M
0003H00038000000	1312	E CARSON ST	$ 701.06	20	$ 687.15		DEANNA T PORTER REVOCABLE TRUST
0003H00040000000	1314	E CARSON ST	$ 1,339.02	38.2	$ 1,312.47		DEEONCARSON LLC
0003H00139000000	1317	E CARSON ST	$ 1,478.18	42.17	$ 1,448.87		DAVIS MARKET LLC
0003H00041000100	1318	E CARSON ST	$ 701.06	20	$ 687.15		OAKDALE DEVELOPMENT LLC
0003H00041000000	1320	E CARSON ST	$ 701.06	20	$ 687.15		CHRAK LLC
0003H00137000000	1321	E CARSON ST	$ 2,454.75	70.03	$ 2,406.07		BEEHIVE ASSOCIATES L L C
0003H00043000000	1322	E CARSON ST	$ 701.06	20	$ 687.15		DEANNA T PORTER REVOCABLE TRUST
0003H00044000000	1324	E CARSON ST	$ 1,402.11	40	$ 1,374.31		OAKDALE DEVELOPMENT LLC
0003H00052000000	1400	E CARSON ST	$ 841.27	24	$ 824.59		1400 ASSOCIATES L P
0003H00123000000	1401	E CARSON ST	$ 1,487.64	42.44	$ 1,458.14		1401 E CARSON LLC
0003H00053000000	1402	E CARSON ST	$ 571.71	16.31	$ 560.37		1400 ASSOCIATES L P
0003H00054000A00	1404	E CARSON ST	$ 641.82	18.31	$ 629.09		AUGOUSTIDIS ELIAS & LOUANN (W)
0003H00121000000	1405	E CARSON ST	$ 637.61	18.19	$ 624.97		TERCI LLC
0003H00054000000	1406	E CARSON ST	$ 560.84	16	$ 549.72		AUGOUSTIDIS ELIAS & LOUANN (W)
0003H00120000000	1407	E CARSON ST	$ 725.59	20.7	$ 711.21		TERCI LLC
0003H00056000000	1408	E CARSON ST	$ 617.63	17.62	$ 605.38		DICARLO RONALD A & MARY MARGARET (W)
0003H00119000000	1409	E CARSON ST	$ 817.78	23.33	$ 801.57		PAGLIASOTTI DONALD J
0003H00058000000	1410	E CARSON ST	$ 700.35	19.98	$ 686.47		1410 EAST CARSON LLC
0003H00118000000	1411	E CARSON ST	$ 580.12	16.55	$ 568.62		JBL DIVERSIFIED INVESTMENTS LLC
0003H00059000000	1412	E CARSON ST	$ 694.40	19.81	$ 680.63		AVOLIO DAVID
0003H00061000000	1414	E CARSON ST	$ 911.37	26	$ 893.30		MAK'S PROPERTY MANAGEMENT LLC
0003H00117000000	1415	E CARSON ST	$ 821.99	23.45	$ 805.69		DEANNA T PORTER REVOCABLE TRUST
0003H00116000000	1417	E CARSON ST	$ 595.90	17	$ 584.08		BOGALI BROS LLC
0003H00072000000	1500	E CARSON ST	$ 890.34	25.4	$ 872.69		1500 E CARSON ST LLC
0003H00092000000	1501	E CARSON ST	$ 1,402.11	40	$ 1,374.31		MADDY 3 LLC
0003H00073000000	1502	E CARSON ST	$ 890.34	25.4	$ 872.69		MJT REAL ESTATE LLC
0003H00090000000	1505	E CARSON ST	$ 1,402.11	40	$ 1,374.31		1505 EAST CARSON STREET L P
0003H00074000000	1506	E CARSON ST	$ 890.34	25.4	$ 872.69		DHALIWAL CONSTRUCTION AND REALTORS LLC
0003H00088000100	1509	E CARSON ST	$ 702.11	20.03	$ 688.19		RAMSEY GROUP LLC
0003H00075000000	1510	E CARSON ST	$ 1,783.48	50.88	$ 1,748.12		TRI-ENTERTAINMENT LLC
0003H00087000000	1511	E CARSON ST	$ 702.11	20.03	$ 688.19		MOLDER DAVID M

UPDATED PROPERTY LIST

Parcel ID	PROPERTY NUMBER	PROPERTY ADDRESS	ORIGINAL FEE	FRONTAGE FROM ALLEGHENY COUNTY	ADJUSTED FEE 6/17/26	Per ft annual	BUILDING OWNER LEGAL NAME
0003H00088000000	1515	E CARSON ST	$ 1,404.21	40.06	$ 1,376.37		KRACZON THOMAS J & VICKI ANN (W)
0012E00390000000	1600	E CARSON ST	$ 2,124.20	60.6	$ 2,082.08		SAMOS GROUP LLC
0012E00290000000	1601	E CARSON ST	$ 2,105.62	60.07	$ 2,063.87		16TH & CARSON STREET PARTNERS LLC
0012E00384000000	1602	E CARSON ST	$ 2,263.71	64.58	$ 2,218.82		1602 E CARSON STREET LLC
0012E00294000000	1607	E CARSON ST	$ 2,789.50	79.58	$ 2,734.19		MVHP-REVNAK N LLC
0012E00382000000	1610	E CARSON ST	$ 1,577.37	45	$ 1,546.10		1610 E CARSON STREET LLC
0012E00380000000	1700	E CARSON ST	$ 2,575.33	73.47	$ 2,524.26		MVHP-REVNAK R LLC
0012E00304000000	1701	E CARSON ST	$ 841.27	24	$ 824.59		MCSWIGGEN DANIEL AND MOEUN(W)
0012E00305000000	1703	E CARSON ST	$ 841.27	24	$ 824.59		LONGO RONALD C & KATHLEEN H (W)
0012E00306000000	1705	E CARSON ST	$ 841.27	24	$ 824.59		EDWARDS FAMILY PARTNERSHIP LP
0012E00307000000	1707	E CARSON ST	$ 892.44	25.46	$ 874.75		MJT REAL ESTATE LLC
0012E00308000000	1709	E CARSON ST	$ 841.27	24	$ 824.59		ALLIED REAL ESTATE CO
0012E00309000000	1711	E CARSON ST	$ 841.27	24	$ 824.59		ANNA GRACE HOLDINGS LLC
0012E00375000000	1712	E CARSON ST	$ 1,612.43	46	$ 1,580.46		1712 EAST CARSON STREET LP
0012E00377000000	1712	E CARSON ST	$ 841.27	24	$ 824.59		1712 EAST CARSON STREET LP
0012E00310000000	1713	E CARSON ST	$ 701.06	20	$ 687.15		CATANESE JOHN J & DEBORAH H (W)
0012E00311000000	1715	E CARSON ST	$ 701.06	20	$ 687.15		ARMORED COYOTES LLC
0012E00374000000	1716	E CARSON ST	$ 911.37	26	$ 893.30		ANNA MARIE MERCURIO ASSET PROTECTIONTRUST
0012E00312000000	1717	E CARSON ST	$ 701.06	20	$ 687.15		1717 CARSON STREET EAST LP
0012E00313000000	1719	E CARSON ST	$ 1,226.85	35	$ 1,202.52		GREGG CARSON LLC
0012E00370000000	1726	E CARSON ST	$ 701.06	20	$ 687.15		1726 EAST CARSON LLC
0012E00369000000	1728	E CARSON ST	$ 701.06	20	$ 687.15		CHEN MIN
0012E00368000000	1730	E CARSON ST	$ 701.06	20	$ 687.15		CATANESE JOHN J & DEBORAH H (W)
0012E00315000000	1731	E CARSON ST	$ 2,138.22	61	$ 2,095.82		1731 EAST CARSON STREET ASSOCIATES LLC
0012E00367000000	1732	E CARSON ST	$ 701.06	20	$ 687.15		5761 LIBRARY LLC
0012E00366000000	1734	E CARSON ST	$ 701.06	20	$ 687.15		FAROOQ MOHAMMAD HASSAN
0012E00317000A00	1735	E CARSON ST	$ 701.06	20	$ 687.15		CHA SIM KUN
0012E00365000000	1736	E CARSON ST	$ 1,121.69	32	$ 1,099.45		PEOPLES PITTSBURGH TRUST CO
0012E00318000100	1737	E CARSON ST	$ 709.47	20.24	$ 695.40		PETRUCCI WILLIAM
0012E00318000200	1739	E CARSON ST	$ 692.64	19.76	$ 678.91		BOSPHORUS PROPERTIES LLC
0012E00321000000	1801	E CARSON ST	$ 1,542.32	44	$ 1,511.74		1801 ASSOCIATES INC
0012E00323000000	1805	E CARSON ST	$ 2,103.17	60	$ 2,061.46		BENIGNI GLENN R & MICHELLE (W)
0012E00326000000	1811	E CARSON ST	$ 701.06	20	$ 687.15		NOVAK CHRISTINE
0012E00327000000	1813	E CARSON ST	$ 701.06	20	$ 687.15		D&D PROPERTIES LLC
0012E00356000000	1814	E CARSON ST	$ 1,682.53	48	$ 1,649.17		EAST CARSON CORNER LLC
0012E00328000100	1815	E CARSON ST	$ 841.27	24	$ 824.59		1815-1819 EAST CARSON LLC
0012E00329000000	1817	E CARSON ST	$ 841.27	24	$ 824.59		1815-1819 EAST CARSON LLC
0012E00331000000	1819	E CARSON ST	$ 841.27	24	$ 824.59		1819 EAST CARSON LLC
0012J00383000000	1820	E CARSON ST	$ 3,785.70	108	$ 3,710.64		MAVERICK DECATUR GEORGIA LLC
0012E00333000000	1821	E CARSON ST	$ 701.06	20	$ 687.15		DONOVAN REAL ESTATE LLC
0012E00334000000	1823	E CARSON ST	$ 701.06	20	$ 687.15		HERISKO ANGELA M
0012E00335000000	1825	E CARSON ST	$ 701.06	20	$ 687.15		ENTERPRISE BANK
0012J00385000000	1828	E CARSON ST	$ 701.06	20	$ 687.15		TOPPING ANDREW D & MICHAEL G TOPPING
0012J00386000000	1830	E CARSON ST	$ 701.06	20	$ 687.15		1830 MAIN STREET ASSOCIATES
0012E00338000000	1831	E CARSON ST	$ 2,103.17	60	$ 2,061.46		1831 EAST CARSON STREET INVESTORS LLC
0012J00387000000	1832	E CARSON ST	$ 701.06	20	$ 687.15		1832 ASSOCIATES INC

UPDATED PROPERTY LIST

Parcel ID	PROPERTY NUMBER	PROPERTY ADDRESS	ORIGINAL FEE	FRONTAGE FROM ALLEGHENY COUNTY	ADJUSTED FEE 6/17/26	Per ft annual	BUILDING OWNER LEGAL NAME
0012J00389000000	1900	E CARSON ST	$ 1,682.53	48	$ 1,649.17		COHEN BARRY
0012E00352000000	1901	E CARSON ST	$ 701.06	20	$ 687.15		1901 SPC HOLDINGS LLC
0012E00351000000	1903	E CARSON ST	$ 701.06	20	$ 687.15		GUBALA ALAN E
0012E00350000000	1905	E CARSON ST	$ 701.06	20	$ 687.15		HART CLAUDIA
0012J00392000000	1906	E CARSON ST	$ 841.27	24	$ 824.59		PITTZA LLC
0012J00393000000	1908	E CARSON ST	$ 841.27	24	$ 824.59		1908 E CARSON STREET LLC
0012J00394000000	1910	E CARSON ST	$ 841.27	24	$ 824.59		ZLATIC ALEKSANDAR
0012F00114000000	1911	E CARSON ST	$ 1,402.11	40	$ 1,374.31		MURRER DANIEL A
0012F00117000000	1913	E CARSON ST	$ 701.06	20	$ 687.15		HOGUE MARIE E
0012F00118000000	1915	E CARSON ST	$ 2,804.22	80	$ 2,748.62		KAMIN DANIEL G EAST CARSON STREET LLC
0012K00007000000	1922	E CARSON ST	$ 852.83	24.33	$ 835.92		GB PROPERTIES DA LP
0012F00125000000	1923	E CARSON ST	$ 841.27	24	$ 824.59		GROSSO ANGELA
0012K00008000000	1924	E CARSON ST	$ 841.27	24	$ 824.59		YAN 2 LLC
0012F00127000000	1925	E CARSON ST	$ 796.40	22.72	$ 780.61		RSP PITTSBURGH INC
0012K00009000000	1926	E CARSON ST	$ 701.06	20	$ 687.15		CRL REAL ESTATE LLC
0012F00128000000	1927	E CARSON ST	$ 1,654.49	47.2	$ 1,621.69		OLD BIRMINGHAM ASSOCIATES
0012K00011000000	1928	E CARSON ST	$ 701.06	20	$ 687.15		YOUNG WILLIAM A & KIMBERLY L CAGNI YOUNG (W)
0012K00012000000	1930	E CARSON ST	$ 1,542.32	44	$ 1,511.74		13 KATZ CREW LP
0012F00132000000	1931	E CARSON ST	$ 1,615.23	46.08	$ 1,583.20		DESPINES NICHOLAS
0012K00014000000	2000	E CARSON ST	$ 841.27	24	$ 824.59		2000 EAST CARSON LLC
0012F00134000000	2001	E CARSON ST	$ 771.16	22	$ 755.87		DAWSO JANICE A
0012K00015000000	2002	E CARSON ST	$ 841.27	24	$ 824.59		OWEN 1 LLC
0012F00135000000	2003	E CARSON ST	$ 806.21	23	$ 790.23		2003 EAST CARSON ASSOCIATES LLC
0012K00016000000	2004	E CARSON ST	$ 841.27	24	$ 824.59		LACHINA LEONARD J
0012F00136000000	2005	E CARSON ST	$ 806.21	23	$ 790.23		LACHINA LISA REZZETANO
0012K00017000000	2006	E CARSON ST	$ 911.37	26	$ 893.30		CAMPBELL DEVELOPMENT LLC
0012K00018000000	2008	E CARSON ST	$ 2,453.69	70	$ 2,405.04		2008-2012 EAST CARSON LLC
0012F00137000000	2009	E CARSON ST	$ 1,682.53	48	$ 1,649.17		IRP CARSON LLC
0012F00139000000	2013	E CARSON ST	$ 701.06	20	$ 687.15		EDGAR BROTHERS REAL ESTATE LLC
0012F00140000000	2015	E CARSON ST	$ 701.06	20	$ 687.15		2015 E CARSON LLC
0012K00021000000	2016	E CARSON ST	$ 841.27	24	$ 824.59		SUPER FAMILY RECOVABLE LIVING TRUST
0012F00141000000	2017	E CARSON ST	$ 911.37	26	$ 893.30		KEPHALOGIANIS DEMOSTHENES & MEI R YU (W)
0012K00022000000	2018	E CARSON ST	$ 841.27	24	$ 824.59		LAM HIU LONG
0012F00142000000	2019	E CARSON ST	$ 771.16	22	$ 755.87		ROSATO MICHAEL
0012F00144000000	2021	E CARSON ST	$ 1,406.32	40.12	$ 1,378.43		2021 CARSON ST LP
0012K00023000000	2022	E CARSON ST	$ 1,682.53	48	$ 1,649.17		ALLEGHENIA LLC
0012F00143000000	2025	E CARSON ST	$ 2,383.59	68	$ 2,336.33		STEPHENS RICHARD JR
0012K00025000000	2026	E CARSON ST	$ 1,682.53	48	$ 1,649.17		KALAL HOLDINGS LLC
0012K00027000000	2100	E CARSON ST	$ 1,226.85	35	$ 1,202.52		2100 PENN AVE LLC
0012K00029000000	2104	E CARSON ST	$ 1,226.85	35	$ 1,202.52		2104 E CARSON BLDG LLC
0012K00031000000	2108	E CARSON ST	$ 841.27	24	$ 824.59		2108 E CARSON STREET LLC
0012K00033000000	2112	E CARSON ST	$ 1,400.36	39.95	$ 1,372.59		CARNEGIE SUTHERLAND PROPERTIES LLC
0012K00035000000	2116	E CARSON ST	$ 701.06	20	$ 687.15		CARNEGIE SUTHERLAND PROPERTIES LLC
0012F00372000000	2117	E CARSON ST	$ 6,169.29	176	$ 6,046.96		STANDARD CARSON VENTURE L P
0012K00036000000	2118	E CARSON ST	$ 630.95	18	$ 618.44		2118 EAST CARSON LLC
0012K00037000000	2120	E CARSON ST	$ 841.27	24	$ 824.59		2120 EAST CARSON LLC

UPDATED PROPERTY LIST

Parcel ID	PROPERTY NUMBER	PROPERTY ADDRESS	ORIGINAL FEE	FRONTAGE FROM ALLEGHENY COUNTY	ADJUSTED FEE 6/17/26	Per ft annual	BUILDING OWNER LEGAL NAME
0012K00038000000	2122	E CARSON ST	$ 841.27	24	$ 824.59		TOMO COMMERCIAL PROPERTIES LLC
0012K00039000000	2124	E CARSON ST	$ 841.27	24	$ 824.59		2124 E CARSON LLC
0012K00040000000	2126	E CARSON ST	$ 841.27	24	$ 824.59		ABOUD NAJIB K & NASRA K (W)
0012K00041000000	2128	E CARSON ST	$ 841.27	24	$ 824.59		MCCLOSKEY JOHN F & JEAN S (W)
0012K00042000000	2130	E CARSON ST	$ 841.27	24	$ 824.59		2130 LLC
0012K00043000000	2132	E CARSON ST	$ 841.27	24	$ 824.59		2132 EAST CARSON LLC
0012K00044000000	2134	E CARSON ST	$ 841.27	24	$ 824.59		MORGAN FAMILY DEVELOPMENT LP
0012L00001000000	2200	E CARSON ST	$ 1,612.43	46	$ 1,580.46		KHALIL REALESTATE INC
0012L00003000000	2204	E CARSON ST	$ 841.27	24	$ 824.59		2204 E CARSON ST LLC
0012L00004000000	2206	E CARSON ST	$ 841.27	24	$ 824.59		BERMAN ROBIN
0012L00008000000	2208	E CARSON ST	$ 841.27	24	$ 824.59		DELANEY JEFF J & VERONICA L (W)
0012L00009000000	2210	E CARSON ST	$ 841.27	24	$ 824.59		ABRAMS AVERY R
0012L00010000000	2212	E CARSON ST	$ 841.27	24	$ 824.59		GOLDEN HERITAGE INVESTMENTS LLC
0012L00012000000	2214	E CARSON ST	$ 2,593.90	74	$ 2,542.47		SIGESMUND PERRY LEWIS
0012L00014000000	2222	E CARSON ST	$ 771.16	22	$ 755.87		GALA LIMITED PARTNERSHIP
0012L00015000000	2224	E CARSON ST	$ 841.27	24	$ 824.59		MMG REO IV LLC
0012L00016000000	2226	E CARSON ST	$ 841.27	24	$ 824.59		MMG REO IV LLC
0012L00017000000	2228	E CARSON ST	$ 841.27	24	$ 824.59		MMG REO IV LLC
0012L00018000000	2230	E CARSON ST	$ 1,682.53	48	$ 1,649.17		MESSA VIRGINIA CIAFFONI
0012L00222000000	2300	E CARSON ST	$ 691.59	19.73	$ 677.88		HUSTON LISA A
0012L00223000000	2302	E CARSON ST	$ 624.29	17.81	$ 611.91		LEVENTIS-DISTEFANO MARIA
0012L00225000000	2304	E CARSON ST	$ 622.54	17.76	$ 610.19		EVELYN BERMAN LIMITED
0012L00224000000	2304	E CARSON ST	$ 585.38	16.7	$ 573.77		LEVENTIS-DISTEFANO MARIA
0012G00022000000	2305	E CARSON ST	$ 6,730.13	192	$ 6,596.69		FAROS BIRMINGHAM PLACE LLC
0012L00226000000	2306	E CARSON ST	$ 841.27	24	$ 824.59		GEORGE BERMAN LIMITED
0012L00227000000	2308	E CARSON ST	$ 841.27	24	$ 824.59		YOUNG JOHN F & SUSAN M BARNETT (W)
0012L00228000000	2308	E CARSON ST	$ 841.27	24	$ 824.59		YOUNG JOHN F & SUSAN M BARNETT (W)
0012L00229000000	2314	E CARSON ST	$ 841.27	24	$ 824.59		CUPKA RICHARD A JR
0012L00231000000	2314	E CARSON ST	$ 841.27	24	$ 824.59		CUPKA RICHARD A JR
0012L00232000000	2316	E CARSON ST	$ 841.27	24	$ 824.59		BOWEN SHAWN A
0012L00233000000	2318	E CARSON ST	$ 841.27	24	$ 824.59		BOWEN SHAWN
0012L00234000000	2320	E CARSON ST	$ 841.27	24	$ 824.59		GALA
0012L00235000000	2322	E CARSON ST	$ 1,577.37	45	$ 1,546.10		2322 E CARSON ST LLC
0012G00020000000	2323	E CARSON ST	$ 2,520.99	71.92	$ 2,471.01		TJG PROPERTIES LLC
0012G00010000000	2323	E CARSON ST	$ 920.84	26.27	$ 902.58		TJG PROPERTIES LLC
0012G00009000000	2325	E CARSON ST	$ 1,542.32	44	$ 1,511.74		2325 EAST CARSON STREET PARTNERS LLC
0012G00007000000	2325	E CARSON ST	$ 911.37	26	$ 893.30		2325 EAST CARSON STREET PARTNERS LLC
0012L00237000000	2328	E CARSON ST	$ 2,586.19	73.78	$ 2,534.91		WAWRZONEK CHESTER M & EVANNE A (W)
0012G00006000000	2331	E CARSON ST	$ 771.16	22	$ 755.87		WARRIOR DEVELOPMENT II LP
0012L00241000000	2336	E CARSON ST	$ 1,682.53	48	$ 1,649.17		YOUNG JOHN F
0012G00004000000	2339	E CARSON ST	$ 2,256.00	64.36	$ 2,211.26		KZ BUILDING GROUP LLC
0012L00243000000	2340	E CARSON ST	$ 841.27	24	$ 824.59		BATTIS JOHN & KATHLEEN M (W)
0012G00005000000	2341	E CARSON ST	$ 771.16	22	$ 755.87		GILLENBERGER DONALD E & FRED V LYTLE JR
0012L00263000002	2400	E CARSON ST	$ 5,783.71	165	$ 5,669.03		WAG4 LP
0012L00244000000	2401	E CARSON ST	$ 4,556.86	130	$ 4,466.51		REALTY INCOME CORPORATION
0012L00256000000	2414	E CARSON ST	$ 841.27	24	$ 824.59		PERICH JAMES N & LINDA H (W)

UPDATED PROPERTY LIST

Parcel ID	PROPERTY NUMBER	PROPERTY ADDRESS	ORIGINAL FEE	FRONTAGE FROM ALLEGHENY COUNTY	ADJUSTED FEE 6/17/26	Per ft annual	BUILDING OWNER LEGAL NAME
0012L00254000000	2416	E CARSON ST	$ 841.27	24	$ 824.59		2416-2418 EAST CARSON LLC
0012L00255000000	2416	E CARSON ST	$ 841.27	24	$ 824.59		2416-2418 EAST CARSON LLC
0012M00003000000	2417	E CARSON ST	$ 4,101.17	117	$ 4,019.86		SHIBUI HOLDINGS LLC
0012M00011000000	2420	E CARSON ST	$ 876.32	25	$ 858.94		LASO HOLDINGS 1 LLC
0012M00013000000	2424	E CARSON ST	$ 1,682.53	48	$ 1,649.17		SANSOM RONNIE
0012M00008000000	2429	E CARSON ST	$ 841.27	24	$ 824.59		2429 EAST CARSON LLC
0012M00018000000	2502	E CARSON ST	$ 2,523.80	72	$ 2,473.76		PARMIJIT REAL ESTATE LLC
0012M00019000000	2506	E CARSON ST	$ 841.27	24	$ 824.59		ALSAKKA PROPERTIES LLC
0012M00020000A00	2508	E CARSON ST	$ 841.27	24	$ 824.59		KASAN ELI S & LINDA (W)
0012M00021000000	2510	E CARSON ST	$ 701.06	20	$ 687.15		PEOPLES NATURAL GAS COMPANY LLC
0012M00025000000	2512	E CARSON ST	$ 981.48	28	$ 962.02		DOMZALSKI BARBARA
0012M00026000000	2512	E CARSON ST	$ 841.27	24	$ 824.59		DOMZALSKI BARBARA
0012M00027000000	2516	E CARSON ST	$ 841.27	24	$ 824.59		KASAN ELI S & LINDA (W)
0012M00028000000	2518	E CARSON ST	$ 841.27	24	$ 824.59		BENZINGER JOHN
0012M00030000000	2520	E CARSON ST	$ 841.27	24	$ 824.59		2520 EAST CARSON LLC
0012M00031000000	2522	E CARSON ST	$ 841.27	24	$ 824.59		MANCUSO FRANK A & ALBERTINA MANCUSO RE-VOCABLE LIVING TRUST AGREEMENT
0012M00033000000	2526	E CARSON ST	$ 841.27	24	$ 824.59		2526 EAST CARSON STREET ASSOCIATES LLC
0012M00036000000	2600	E CARSON ST	$ 5,047.60	144	$ 4,947.52		2600 SOUTHSIDE ASSOCIATES LP
0012M00098000000	2628	E CARSON ST	$ 6,794.63	193.84	$ 6,659.91		ALDI INC
0012M00062000000	2724	E CARSON ST	$ 841.27	24	$ 824.59		2300 JOSEPHINE STREET LAND TRUST
0012M00063000000	2726	E CARSON ST	$ 841.27	24	$ 824.59		GARVEY JAMES E
0012M00064000000	2728	E CARSON ST	$ 4,206.33	120	$ 4,122.93		201 NINTH STREET ASSOCIATES LP
0029N00155000000	2846	E CARSON ST	$ 1,193.20	34.04	$ 1,169.54		MATESIC STEPHEN
0029N00158000000	2846	E CARSON ST	$ 904.36	25.8	$ 886.43		MATESIC STEPHEN
0029N00159000000	2846	E CARSON ST	$ 701.06	20	$ 687.15		MATESIC DAVID
0029N00161000000	2850	E CARSON ST	$ 15,949.01	455	$ 15,632.77		CARSON RETIREMENT RESIDENCE
0029N00149000000	2910	E CARSON ST	$ 841.27	24	$ 824.59		EPISCOPO MICHAEL
0003G00164000000	1102	MURIEL ST	$ 752.58	21.47	$ 737.66		MERANTE ANTONIO SALVATORE
0003H00216000000	1110	MURIEL ST	$ 752.58	21.47	$ 737.66		BRENNAN DAMIAN
0003H00228000000	1200	MURIEL ST	$ 2,103.17	60	$ 2,061.46		JKZ PARTNERS LLC
0003G00216000000	20	S 10TH ST	$ 7,030.88	200.58	$ 6,891.48		SHANTINATH HIE LLC
0003G00099000000	42	S 10TH ST	$ 1,609.62	45.92	$ 1,577.71		ABOUD FADI M
0003G00095000000	52	S 10TH ST	$ 569.61	16.25	$ 558.31		AABOUD FADI M
0003G00173000000	32	S 11TH ST	$ 703.86	20.08	$ 689.90		MS CAPITAL GROUP PITTSBURGH LLC
0003G00169000000	33	S 11TH ST	$ 769.41	21.95	$ 754.15		HAKEEM REAL ESTATE HOLDINGS LLC
0003G00167000000	35	S 11TH ST	$ 911.37	26	$ 893.30		HANNA THOMAS A JR
0003G00170000000	38	S 11TH ST	$ 771.16	22	$ 755.87		UNIVERSITY OF PITTSBURGH MEDICAL CENTER SYSTEM
0003G00171000000	38	S 11TH ST	$ 701.06	20	$ 687.15		UNIVERSITY OF PITTSBURGH MEDICAL CENTER SYSTEM
0003G00122000000	44	S 11TH ST	$ 774.67	22.1	$ 759.31		KOHLER ALAN THOMAS & KRISTY JOY (W)
0003G00139000000	45	S 11TH ST	$ 683.53	19.5	$ 669.98		HEGARTY JOHN G & PATRICK TIMOTHY HEGARTY
0003G00123000000	46	S 11TH ST	$ 627.44	17.9	$ 615.00		21ST STREET ASSOCIATES LP
0003G00140000000	47	S 11TH ST	$ 683.53	19.5	$ 669.98		VOZZA FRANK S
0003G00124000000	48	S 11TH ST	$ 1,605.42	45.8	$ 1,573.58		MICKS PROPERTIES LLC
0003G00141000000	49	S 11TH ST	$ 841.27	24	$ 824.59		CLARK JONATHAN D
0003L00110000000	67	S 11TH ST	$ 736.11	21	$ 721.51		2524 LLC
0003L00111000000	68	S 11TH ST	$ 876.32	25	$ 858.94		HAWK JAMES O

UPDATED PROPERTY LIST

Parcel ID	PROPERTY NUMBER	PROPERTY ADDRESS	ORIGINAL FEE	FRONTAGE FROM ALLEGHENY COUNTY	ADJUSTED FEE 6/17/26	Per ft annual	BUILDING OWNER LEGAL NAME
0003L00119000000	69	S 11TH ST	$ 630.95	18	$ 618.44		WARGO STEPHEN
0003L00113000000	72	S 11TH ST	$ 490.74	14	$ 481.01		ANDERSON JEREMY E
0003H00172000000	51	S 12TH ST	$ 1,507.27	43	$ 1,477.38		HAKEEM REAL ESTATE HOLDINGS LLC
0003H00190000000	52	S 12TH ST	$ 701.06	20	$ 687.15		ADAMS MARC E
0003H00191000000	54	S 12TH ST	$ 630.95	18	$ 618.44		ADAMS MARC E & BARBARA T (W)
0003H00193000000	56	S 12TH ST	$ 2,015.53	57.5	$ 1,975.57		KAC REAL ESTATE HOLDINGS LLC
0003H00013000000	68	S 12TH ST	$ 917.68	26.18	$ 899.49		SENKO MARIE ROTONDO
0003M00403000000	70	S 12TH ST	$ 841.27	24	$ 824.59		70 SOUTH 12TH STREET LLC
0003M00402000000	72	S 12TH ST	$ 845.47	24.12	$ 828.71		VERKAT VENTURES LLC
0003M00401000000	74	S 12TH ST	$ 845.47	24.12	$ 828.71		PBMG LLC
0003H00246000000	40	S 13TH ST	$ 841.27	24	$ 824.59		CARLSON DONALD M
0003H00175000000	54	S 13TH ST	$ 701.06	20	$ 687.15		GORGA DOMENIC A JR
0003M00225000000	0	S 14TH ST	$ 355.79	10.15	$ 348.73		KLAVON DINA COLE
0003H00287000000	10	S 14TH ST	$ 701.06	20	$ 687.15		FAIRHAVEN HOMES LLC
0003H00286000000	12	S 14TH ST	$ 701.06	20	$ 687.15		QING DANLI
0003H00111000000	25	S 14TH ST	$ 757.14	21.6	$ 742.13		PATRICK CARL E
0003H00112000000	27	S 14TH ST	$ 648.48	18.5	$ 635.62		717 HOLDINGS LLC
0003H00130000000	28	S 14TH ST	$ 701.06	20	$ 687.15		KRAMER SCOTT L & STEVE ZUMOFF
0003H00113000000	29	S 14TH ST	$ 622.19	17.75	$ 609.85		KRAHE MARK P
0003H00051000000	39	S 14TH ST	$ 701.06	20	$ 687.15		MARK A GILLECE REVOCABLE TRUST
0003H00050000000	41	S 14TH ST	$ 736.11	21	$ 721.51		JSE KIRK PROPERTIES LLC
0003M00100000000	43	S 14TH ST	$ 1,367.06	39	$ 1,339.95		JSE KIRK PROPERTIES LLC
0003M00215000000	48	S 14TH ST	$ 3,067.12	87.5	$ 3,006.30		48 SOUTH FOURTEENTH STREET LIMITED PARTNERSHIP
0003M00102000000	49	S 14TH ST	$ 701.06	20	$ 687.15		49 SOUTH 14 ST LLC
0003M00207000000	64	S 14TH ST	$ 2,771.97	79.08	$ 2,717.01		KLAVON DINA COLE
0003H00105000000	60	S 15TH ST	$ 3,514.04	100.25	$ 3,444.36		BEECH CHRISTOPHER W
0003H00114000000	70	S 15TH ST	$ 573.11	16.35	$ 561.75		CLARK CHRISTOPHER J
0003H00062000000	80	S 15TH ST	$ 701.06	20	$ 687.15		PVG REAL ESTATE LLC
0003H00064000000	82	S 15TH ST	$ 701.06	20	$ 687.15		BERNATOWICZ JOSEPH & BARBARA (W)
0003M00087000000	84	S 15TH ST	$ 1,385.99	39.54	$ 1,358.51		MOELI PROPERTIES LLC
0003M00088000000	88	S 15TH ST	$ 911.37	26	$ 893.30		DORFNER GEORGE R & BARBARA J (W)
0003M00089000000	90	S 15TH ST	$ 1,693.40	48.31	$ 1,659.82		DORFNER GEORGE R & BARBARA J (W)
0003H00081000000	0	S 16TH ST	$ 701.06	20	$ 687.15		POKORA VIRGINIA L
0003H00082000000	84	S 16TH ST	$ 695.45	19.84	$ 681.66		SOUTHSIDE SECOND LLC
0012E00288000000	85	S 16TH ST	$ 687.74	19.62	$ 674.10		MCA REA LLC
0012E00387000000	95	S 16TH ST	$ 701.06	20	$ 687.15		JXT MANAGEMENT LLC
0012E00318000000	74	S 18TH ST	$ 1,733.71	49.46	$ 1,699.33		WONDERLEY DAVID
0012J00096000000	94	S 18TH ST	$ 946.42	27	$ 927.66		BOND WILLIAM C REVOCABLE LIVING TRUST
0012J00367000000	97	S 18TH ST	$ 2,103.17	60	$ 2,061.46		MCCUE APARTMENTS LP
0012J00366000000	97	S 18TH ST	$ 701.06	20	$ 687.15		MCCUE APARTMENTS LP
0012J00369000000	97	S 18TH ST	$ 280.42	8	$ 274.86		MCCUE APARTMENTS LP
0012J00365000000	105	S 18TH ST	$ 701.06	20	$ 687.15		GRACE RYAN
0012J00321000000	117	S 18TH ST	$ 4,206.33	120	$ 4,122.93		REVOCABLE TRUST OF SYDNEY MCSHANE
0012E00341000000	78	S 19TH ST	$ 701.06	20	$ 687.15		MINCIN MARK M
0012E00339000000	82	S 19TH ST	$ 701.06	20	$ 687.15		VYAS DEEPAK

UPDATED PROPERTY LIST

Parcel ID	PROPERTY NUMBER	PROPERTY ADDRESS	ORIGINAL FEE	FRONTAGE FROM ALLEGHENY COUNTY	ADJUSTED FEE 6/17/26	Per ft annual	BUILDING OWNER LEGAL NAME
0012J00390000000	97	S 19TH ST	$ 542.27	15.47	$ 531.51		ZAJAC GARY J & ANNE R (W)
0012J00391000000	99	S 19TH ST	$ 491.79	14.03	$ 482.04		KIRSCHNER BRIAN S & KAREN M (W)
0012F00171000000	70	S 21ST ST	$ 4,206.33	120	$ 4,122.93		TW HOLDINGS 8 LLC
0012K00030000000	95	S 21ST ST	$ 1,402.11	40	$ 1,374.31		GREENVUE DEVELOPMENT LP
0012F00358000000	78	S 22ND ST	$ 2,807.38	80.09	$ 2,751.71		STANDARD 900 1ST LLC
0012K00043009400	94	S 22ND ST	$ 634.46	18.1	$ 621.88		HAZLETT TODD
0012L00222000A00	97	S 23RD ST	$ 790.09	22.54	$ 774.42		GOETZ RENEE
0012J00364000000	1802	SARAH ST	$ 3,365.07	96	$ 3,298.34		WAHL EDWARD A & MARIE A (W)
0029N00095000000	2855	SARAH ST	$ 2,129.46	60.75	$ 2,087.23		WRIGHT FLORENCE
0029N00099000000	2901	SARAH ST	$ 562.60	16.05	$ 551.44		BIRMINGHAM BRIDGE BREWERY & TAVERN LLC
0029N00100000000	2903	SARAH ST	$ 527.54	15.05	$ 517.08		CUPKA STEPHANIE
0012F00161000000	0	SIDNEY ST	$ 701.06	20	$ 687.15		IRP CARSON LLC
0012F00162000000	0	SIDNEY ST	$ 701.06	20	$ 687.15		IRP CARSON LLC
0012F00163000000	2014	SIDNEY ST	$ 701.06	20	$ 687.15		HERRLE PHILIP M
0012F00306000000	2100	SIDNEY ST	$ 841.27	24	$ 824.59		TW HOLDINGS 10 LLC
0012F00309000000	2112	SIDNEY ST	$ 4,217.90	120.33	$ 4,134.27		STANDARD 900 1ST LLC
0012E00328000000	1814	WRIGHTS WA	$ 841.27	24	$ 824.59		REYES JESSE M
0012F00116000000	1912	WRIGHTS WAY	$ 701.06	20	$ 687.15		AWW HOMES LLC
0012F00338000000	2105	WRIGHTS WAY	$ 778.17	22.2	$ 762.74		YAZICI MURAT
0012F00337000000	2107	WRIGHTS WAY	$ 774.32	22.09	$ 758.96		TW HOLDINGS 11 LLC
0029N00147000000	2912	E CARSON ST	$ 4,346.54	24	$ 824.59		SOKRE LLC
0003L00269000000	90	S 10TH ST		100	$ 3,435.77		POOK INVESTMENTS LLC
0003L00262000000		PJ MCCARDLE ROADWAY		219.77	$ 7,550.80		COMMUNITY OPTIONS INC
0003L00149000000	95	S 10TH ST		20	$ 687.15		LBA BUSINESS TRUST
0003L00156000000	101	S 10TH ST		100	$ 3,435.77		TSJ PROPERTY HOLDINGS LLC
0003M00103000000	51	S 14TH ST	$ 1,030.90	29.41	$ 1,010.46		JEK 4 INVESTMENTS LLC
0003G00105000000	53	S 10TH ST		96	$ 3,298.34		RIVERSET CREDIT UNION
0012L00002000000	89-95	S 22ND ST		62	$ 2,130.18		COSTELLO PROPERTIES LLC
0003G00150000000	1110	BINGHAM ST		20	$ 687.15		LEE CHANG HEON & GRACE E (W)
0003H00174000000	1214	BINGHAM ST		23.41	$ 804.31		CHAN MEGAN JENNIFER
			$ 500,000.00	14552.76	500000	$ 34.36	

EXHIBIT C

SINGLE-FAMILY, OWNER-OCCUPIED RESIDENTIAL PROPERTIES
CLASSIFICATION METHOD USED

Using the **Allegheny County Property Database** at https://experience.arcgis.com/experience/68f5e4ae2f5b47b78cefcdf019e154bd/ allows for a high degree of accuracy when cross-referencing mailing versus physical addresses.
To determine single-family, owner-occupied properties within the business district, four key pieces of information were reviewed for each parcel:

- Owner Name
- Property Address
- Owner Mailing Address
- Presence of Homestead Exemption (Allegheny County)

Indicator	**Probability of Rental**	**Typical Reasoning**
LLC/Corp Name	Very High	Liability protection for investment assets.
Mailing is not Physical Address	High	Owner resides elsewhere.
Out-of-State Mailing	Very High	Often indicates passive investment.

A residential property was determined residential rental or non-owner-occupied property when one or more of the following conditions were present:

- **The owner is listed as an LLC, corporation, partnership, or other business entity rather than an individual.**
- **The owner's mailing address differs from the property address, implying the owner does not reside at the property.**

Appeals of the single-family, owner-occupied property classification may be received annually between June 1 and July 31 each year to the Board of Directors. This must include two of the three following documents:

- Personal Vehicle Registration (with Property Address Listed)
- Personal Driver's License (with Property Address Listed)
- Gas or Electric Utility Bills in Owner's name

All Appeals will be reviewed between September 1 and October 31 each year, to be applied in the fiscal year to follow.

EXHIBIT D

LINEAR FEET OF STREET FRONTAGE CALCULATION METHOD USED

Using the Allegheny County Real Estate Portal at https://realestate.alleghenycounty.us/search This method was used to find the **official assessed dimensions** (e.g., "50 x 100") recorded in the county database.

1. **Search the Property:** Navigate to the Allegheny County Real Estate Portal and search by **Address** or **Parcel ID**.
2. **Access Property Details:** Once the property appears, click on the **Parcel ID** to open the full record.
3. **Find Lot Data:** Look for the **"General Information"** or **"Building Information"** tabs.
    - The **Lot Area** (in square feet or acres) is usually listed here.
    - The **Lot Dimensions** (Frontage x Depth) are often listed in the "Lot" or "Land" section. For example, a "50 x 120" entry indicates a **50-foot linear frontage**.
4. **Check the Map:** Click the **"Map"** tab within the portal to see a visual overlay of the property boundaries.
5. **Linear Feet of Street Frontage:** Determined by the measurement on the property boundary side of the Address.

    NOTE: Measurements have not been confirmed with Deeds, which Allegheny County defers to as the manual process for verified legal accuracy, as GIS maps are graphical representations and not legal descriptions.

BYLAWS

OF

EAST CARSON STREET DISTRICT MANAGEMANT, INC.

Article I

Purpose and Objective

1.1 Definition of Bylaws. These bylaws constitute the code of rules adopted by East Carson Street District Management, Inc. ("the Corporation") for the regulation and management of its affairs. As used herein, references to the "District" shall mean the East Carson Street Neighborhood Improvement District, a Neighborhood Improvement District established pursuant to the Neighborhood Improvement District Act, 73 P.S. §§ 831 et seq., and the authorizing ordinance of the City of Pittsburgh.

1.2 Purpose and Powers. The Corporation will have the purposes or powers as may be stated in its Articles of Incorporation and such powers as are now or may be granted hereafter by the Nonprofit Corporation Law of 1988 of the Commonwealth of Pennsylvania, 15 Pa.C.S. §§ 5101 et seq., or any successor legislation. The Corporation will be exclusively charitable within the meaning of Section 501(c)(3) of the Internal Revenue Code ("the Code") (or the corresponding provision of any future United States Internal Revenue Statute). No part of the net earnings of the Corporation shall inure to the benefit of or be distributable to its members, trustees, Officers, or other private persons, except that the Corporation shall be authorized and empowered to pay reasonable compensation. Furthermore, the Corporation assumes all powers granted to it under the Neighborhood Improvement District Act., 73 P.S. §§ 831 et seq., and under the authorizing ordinance establishing the East Carson Street District Management, Inc. as the Neighborhood Improvement District Management Association (NIDMA). Notwithstanding any other provision of these Bylaws, the Corporation shall not carry on any activities not permitted to be carried on by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code, or by a corporation, contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code. No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting, to influence legislation, and the Corporation shall not participate in, or intervene in (including the publishing or distributing of statements), any political campaign on behalf of or in opposition to any candidate for public office.

The primary purpose of the Corporation is to provide for the management for a Neighborhood Improvement District designated or to be designated by the City of

Pittsburgh under the Neighborhood Improvement District Act known as the East Carson Street Neighborhood Improvement District.

1.03 Services and Improvements. Special assessment revenues shall be used solely for administrative services and improvements permitted by the Act and not essential governmental services provided by the municipal government of the City of Pittsburgh.

Article II
Offices and Agency

2.01 Principal Office. The initial principal office of the Corporation shall be at the registered office of the Corporation required by the Pennsylvania Nonprofit Corporation Law to be maintained in the Commonwealth of Pennsylvania may be, but need not be, the same as the principal office. Such office will be continuously maintained in the Commonwealth of Pennsylvania for the duration of the Corporation. The Board of Directors may from time to time change the address of its registered offices by duly adopted resolution and amend its Articles or file the appropriate statement with the Department of State.

2.02 Additional Offices. In addition, the Corporation may maintain other offices as its business requires.

Article III
Members

3.01 Members. The Corporation is a membership corporation. All owners of residential and commercial affected properties in the East Carson Street District Management, Inc. who pay an Improvement District special assessment to the East Carson Street District Management, Inc. shall be members of the Corporation.

Owners of properties located within the East Carson Street District Management, Inc. which are exempt from payment of the special assessment shall be eligible for membership upon payment to the East Carson Street District Management, Inc. of an amount equal to or greater than the Improvement District special assessment for similar taxable properties.

3.02 Member Meetings. The Corporation shall hold an annual meeting of members, and may hold such other meetings of members as may be deemed desirable by the Board of Directors, each upon notice of at least fourteen (14) days, at such times and places as are designated by the Board of Directors. A special meeting of the members may also be called by the Board of Directors, or on request of five percent (5%) of the members, upon at least fourteen (14) days' notice. The Secretary shall give notice of meetings by first class mail or by e-mail (if the member has provided an e-mail address to the Corporation and has consented to being contacted at that e-mail address) to all members of record at the

address of their property or such other address they provide. Notice of any meeting shall state the place, day, and hour of the meeting, and in the case of a special meeting or a meeting at which action will be taken on matters requiring member approval under these Bylaws or applicable law, the notice shall describe the purpose or purposes for which the meeting is called. Notice by first class mail shall be deemed given when deposited in the United States mail, properly addressed with postage prepaid. Notice by electronic mail shall be deemed given when sent to the member's email address on file. The annual meeting of members shall be held prior to December 31 in each year for the purpose of electing directors and for the transaction of such other business as may properly come before the meeting.

3.03 Quorum and Voting. The presence in person or by proxy of members entitled to cast at least fifty-one percent (51%) of the votes entitled to be cast at a meeting of members shall constitute a quorum for the transaction of business. If a quorum is present, the affirmative vote of a majority of the votes cast shall be the act of the members, unless a greater number is required by law, the Articles of Incorporation, or these Bylaws. In the absence of a quorum, a majority of those present may adjourn the meeting from time to time without further notice. Each member in good standing shall be entitled to one (1) vote on each matter submitted to a vote of the members, regardless of the number of properties owned by such member within the District.

Article IV
Annual Report

4.01 Contents. The Board of Directors shall present annually to the property owners within the East Carson Street District Management, Inc. a report, verified by the Executive Director and Treasurer or by a majority of the Directors, showing in appropriate detail the following:

a. The assets and liabilities of the Corporation as of the end of the fiscal year immediately preceding the date of the report;
b. The principal changes in assets and liabilities during the year immediately preceding the date of the report;
c. The revenue and receipts of the Corporation, both unrestricted and restricted to particular purposes, for the year immediately preceding the date of the report;
d. The expenses or disbursements of the Organization, for both general and restricted purposes, during the year immediately preceding the date of the report; and
e. Programmatic information and summary of audit findings.

4.02 Place of filing. The annual report of the Board of Directors shall be filed with the minutes of the meetings of members.

Article V

Board of Directors

5.01 Definition of Board of Directors. The Board of Directors is that group of persons vested with the management of the business and affairs of this Corporation. All Board members shall be owners of property within the District, except that this requirement shall not apply to the City Council representative or the Mayor's representative.

5.02 Qualifications of Directors. The qualifications for becoming and remaining a Director of this Corporation are as follows:

1. Directors must be persons at least eighteen (18) years of age and natural citizens of the Commonwealth of Pennsylvania. Directors who are individual property owners must either reside in the Commonwealth of Pennsylvania or maintain their principal place of business therein. Directors who represent entity property owners must be authorized representatives of such entities.
2. Directors must be in good standing such that they are current on their special assessment.
3. Where a member is a corporation, limited liability company, partnership, trust, or other legal entity, such entity may designate a natural person to serve as a Director on behalf of such entity. Such designation shall be made in writing and filed with the Secretary. The designated representative must be an officer, director, manager, general partner, trustee, or employee of the entity member. The entity member may change its designated representative at any time by written notice to the Secretary.

5.03 Composition of the Board of Directors. The total number of Directors of this Corporation will be an odd number not less than seven (7) at any time. The total number of Directors will be no more than eleven (11). Each member of the Board of Directors shall be selected by the Corporation's Board or the membership as provided herein. The Board shall include the following:

1. One member appointed by the Mayor of the City of Pittsburgh.
2. The Pittsburgh City Council member from District 3 or his/her representative.
3. Three District property owners who own property east of Eighteenth Street.
4. Three District property owners who own property on or west of Eighteenth Street.
5. Three District property owners or business owners in the Entertainment/Hospitality industry.
6. At least one District property owner who owns in excess of 30,000 square feet of space within the District.
7. At least one District property owner who owns no more than 10,000 square feet of space within the District.

5.04 Initial appointment. An initial interim board will be appointed by the East Carson Street District Management, Inc. Steering Committee until such time as the membership can elect the Board of Directors, which shall initially consist of eleven (11) Directors. Upon that time, one-third of vacant seats will be elected for a one-year term, one-third of vacant seats will be elected for a two-year term, and one-third of vacant seats will be elected for a three-year term. Initial term lengths will be chosen by a random drawing with one-third of the Directors chosen for each initial term length. After the initial appointment and election, all Directors will be elected for three-year terms

5.05 Term. Other than the Mayoral and Council appointments, no Director may serve more than three full consecutive three-year terms. Each Director shall hold office until the expiration of the term for which he or she was elected and until said Director's successor has been selected and qualified or until said Director's earlier death, resignation, or removal.

5.06 Voting. A Director may designate another Director to vote on the absent Director's behalf by written proxy signed by the absent Director and delivered to the Secretary before or at the meeting. No Director may hold more than one (1) proxy at any meeting. A proxy shall be valid only for the specific meeting designated therein and shall expire at the conclusion of such meeting. A Director present by proxy shall not be counted for purposes of establishing a quorum. The Chairperson of the Board will vote only to break a tie vote.

5.07 Election and Classification. Directors of the Organization shall be elected by the members except as provided in Sections 5.02.e, 5.03, and 5.08.01. Election of members of the Board of Directors may take place at a duly called meeting of the membership, via mail, or by electronic ballot or any combination of these methods.

5.08 Vacancies on the Board. Vacancies in the Board of Directors, including vacancies resulting from an increase in the number of directors or from the removal of a director for "cause" or for any other reason, may be filled by a majority vote of the remaining members of the Board of Directors even if less than a quorum, or by a sole remaining Director, and each person so selected shall be a Director to serve for the balance of the unexpired term of the class for which such Director has been chosen and until his or her successor has been selected and qualified or until his or her earlier death, resignation, or removal.

5.09 Removal and Resignation.

5.09.01 Removal by action of members. Any individual Director may be removed from office for "cause" upon a vote of members entitled to elect Directors or upon a vote of two-thirds of the Directors. In case any one or more Directors are so removed, new Directors may be elected by the members upon the Board of Directors' compliance with the appropriate nomination procedures, at the same meeting or another meeting. In addition, the vacancy created by the removal of

one or more members for "cause" may be filled by action of the Board of Directors.

5.09.02 Removal of Directors. For the purposes of Section 5.09.01, "cause" for removal of a Director shall exist if said Director: (a) has been judicially declared of unsound mind, (b) has been convicted of an offense punishable by imprisonment for a term of more than one year, (c) if within sixty (60) days after notice of his or her election, said Director does not accept such office either in writing or by attending a meeting of the Board of Directors; (d) without good cause, fails to attend three (3) consecutive regular meetings of the Board of Directors, or fails to attend at least fifty percent (50%) of regular Board meetings in any twelve-month period, after receiving written notice from the Secretary of such absences and a thirty (30) day opportunity to cure; (e) sells the property that qualified him/her to be a Director (if applicable) or leaves the employment or board of the member or the organization which the individual Director represents on the Board of Directors; or (f) takes actions which the Board of Directors determines to be contrary to the interests of the Corporation or the East Carson Street District Management, Inc., including delinquent on payment of assessment.

5.09.03 Resignation. Any Director may resign at any time from his or her position as a Director of the Corporation upon written notice to the Corporation. The resignation shall be effective upon receipt thereof by the Corporation or at such subsequent time as may be specified in the notice of resignation.

5.10 Regular Meetings. The Board of Directors shall hold an annual meeting for the election of Officers and the transaction of other proper business either as soon as practical after, and at the same place as, the annual meeting of members or at such other day, hour, and place as may be fixed by the Board of Directors. In addition, the Board of Directors shall meet no less frequently than six times per calendar year, with the day, hour and place of such meetings to be fixed by the Board of Directors.

5.11 Special Meetings. Special meetings of the Board of Directors may be called by the Chairperson of the Board or by three (3) Directors. The person or persons calling the special meeting may fix the day and time of the meeting. Written notice stating the place, day, and hour of any special meeting of the Board of Directors will be delivered to each Director not less than two (2) days before the date of the meeting, either by first class mail, personally, or via facsimile or electronic mail. If by first class mail, such notice will be deemed to be delivered when deposited in the United States mail addressed to the Director at his or her address as it appears on the records of this Corporation, with postage prepaid. Such notice must state the business to be transacted at, or the purpose of, such meeting.

5.12 Waiver of Notice. Attendance of a Director at any meeting of the Board of Directors will constitute a waiver of notice of such meeting except where such Director attends a meeting for the express purpose of objecting, at the beginning of the meeting, to the transaction of any business because the meeting has not been lawfully called or convened.

5.13 Quorum of Directors. The presence of more than fifty percent (50%) of the current Directors will constitute a quorum of the Board of Directors. The act of a majority of the Directors present and voting at a meeting at which a quorum is present will be the act of the Board of Directors unless a greater number is required under the provisions of the Nonprofit Corporation Law of 1988, the Articles of Incorporation of the Corporation, or any provision of these Bylaws.

5.14 Interested Directors or Officers; Quorum. No contract or transaction between the Corporation and one or more of its members, Directors, or Officers, or between the Corporation and any other corporation, partnership, association, or other organization in which one or more of its Directors or Officers have a financial or other interest, shall be void or voidable solely for such reason, or solely because the member, Director, or Officer is present at or participates in the meeting of the Board of Directors which authorizes the contract or transaction, or solely because his, her, or their votes are counted for such purpose so long as: (1) the material facts as to the relationship or interest and as to the contract or transaction are disclosed or are known to the Board of Directors, and the Board in good faith authorizes the contract or transaction by the affirmative vote of a majority of the disinterested Directors even if the disinterested Directors are less than a quorum; (2) the material facts as to the relationship or interest and as to the contract or transaction is specifically approved in good faith by vote of such members; and (3) the contract or transaction is fair as to this Corporation as of the time it is authorized, approved or ratified by the Board of Directors or the members. Common or interested Directors may be counted in determining the presence of a quorum at a meeting of the Board which authorizes a contract or transaction specified in this Section 5.14. Prior to the consideration of any contract or transaction in which a Director or Officer has a material financial interest, the interested party shall disclose in writing to the Board the nature and extent of such interest. The disclosure shall be recorded in the minutes. During deliberation and voting on the matter, the interested Director or Officer shall leave the meeting room unless the Board requests the interested party's presence to answer questions. Any Director or Officer with a conflict shall refrain from attempting to influence the deliberations or vote of other Directors. Each Director and Officer shall annually submit a written statement to the Secretary identifying any business relationships, financial interests, or other matters that could reasonably give rise to a conflict of interest with respect to the Corporation's activities.

5.15 Interested Parties; Recusal. Each Officer and employee of the Corporation shall be required to recuse himself or herself from voting at any Board of Directors, Executive Committee, or

other Board of Directors' committee meeting at which such individual's conduct, performance, salary or retention are subject to discussion or review.

5.16 Fiduciary Duties. Each Director shall discharge the duties of a Director, including duties as a member of any committee, in good faith, in a manner the Director reasonably believes to be in the best interests of the Corporation, and with such care, including reasonable inquiry, skill, and diligence, as a person of ordinary prudence would use under similar circumstances. In discharging duties, a Director shall be entitled to rely on information, opinions, reports, or statements prepared or presented by officers, employees, or committees of the Corporation, or by legal counsel, public accountants, or other persons as to matters the Director reasonably believes to be within such person's professional competence, provided that the Director acts in good faith and is not aware of any information that would cause such reliance to be unwarranted.

5.17 Meetings by Electronic Communications. Directors may participate in any meeting of the Board of Directors, and members may participate in any meeting of members, by means of conference telephone, video conference, or other electronic communications technology by means of which all persons participating in the meeting can hear each other. Participation in a meeting pursuant to this Section shall constitute presence in person at such meeting, except where a person participates in the meeting for the express purpose of objecting to the transaction of any business on the ground that the meeting is not lawfully called or convened.

5.18 Action by Written Consent. Any action required or permitted to be taken at a meeting of the Board of Directors may be taken without a meeting if a consent in writing, setting forth the action so taken, is signed by all of the Directors. Such consent shall have the same force and effect as a unanimous vote at a duly convened meeting. The signed consent, or a signed copy thereof, shall be placed in the minute book of the Corporation.

Article VI
Officers

6.01 Roster of Officers. The Officers of this Corporation will consist of the following personnel:

a. Chairperson, see 6.04
b. Vice Chairperson, see 6.05
c. A Secretary, see 6.06
d. A Treasurer, see 6.07

6.02 Selection of Officers. Each of the Officers of this Corporation will be elected and appointed annually by the Board of Directors. Each Officer shall serve at the pleasure of the Board and shall remain in office for one (1) year unless or until a successor to such office has been

selected and qualified. The Board of Directors also has the power to elect and appoint an officer for an interim period, should an officer not complete their entire term.

6.03 Multiple Office Holders. No person may hold more than one office at a time.

6.04 Chairperson of the Board. The Chairperson of the Board will, subject to the control of the Board of Directors, supervise and control the affairs of the Corporation. The Chairperson of the Board will perform all duties incident to such office and such other duties as may be provided in these Bylaws or as may be prescribed from time to time by the Board of Directors.

6.05 Vice Chairperson. In the absence of the Chairperson, or in the event of the Chairperson's inability or refusal to act, the Vice Chairperson shall perform all duties and exercise all powers of the Chairperson. The Vice Chairperson will perform all duties and exercise all powers as may be assigned by the Chairperson of the Board. The Vice Chairperson will perform such other duties as may be prescribed from time to time by the Board of Directors.

6.06 Secretary. The Secretary will keep minutes of all meetings of the Board of Directors, will be the custodian of the corporate records, and give all notices as are required by law or by these Bylaws and, generally, will perform all duties as may be required by law or by these Bylaws, or which may be assigned from time to time by the Board of Directors.

6.07 Treasurer. The Treasurer will have charge and custody of all funds of this Corporation, will deposit the funds as required by the Board of Directors, will keep and maintain adequate and correct accounts of the corporation's business transactions, will refer reports and accountings to the Directors as required by the Board of Directors or by law, and will perform in general all duties as may be required by law or by these Bylaws, or which may be assigned from time to time by the Board of Directors.

6.08 Removal of Officers. Any Officer elected or appointed to office may be removed by the Board or other persons authorized under these Bylaws to elect or appoint such Officers whenever, in their judgment, the best interests of this Corporation will be served. However, such removal will be without prejudice to any contract rights of the Officers so removed.

Article VII
Committees

7.01 Committees. This Corporation may have certain Committees, each of which will include one (1) or more Directors, which Committees will have and exercise some prescribed authority of the Board of Directors in the management of this Corporation. However, no such Committee will have the authority of the Board in reference to or affecting any of the following:

a. Any action requiring approval of Directors under the Nonprofit Corporation Law of 1988.
b. Filling of Vacancies in the Board.
c. Adoption, amendment, or repeal of Bylaws.
d. Amendment or repeal of any resolution of the Board.
e. Action of matter committed by Bylaws or resolution of the Board to another committee of the Board.

7.02 Required Committees.

7.02.01 Executive Committee. The Executive Committee is a Committee which will always be operative as part of the corporate management, will consist exclusively of members of the Board of Directors, and will have the following specific and prescribed authority of the Board to exercise in the management of this Corporation. The particular Directors to be serving from time to time thereon are to be designated and appointed by the Board of Directors in a resolution which may otherwise add to or subtract from the scope of such Committee's authority, if legally permissible. The Executive Committee, consisting of at least the elected Officers, will act for the Board of Directors in the day-to-day management of the Corporation in the absence of action by the Board, where legally permissible.

7.02.02 Nominating Committee. The Nominating Committee shall consist of at least the Vice Chairperson and three (3) non-officer Directors. The Nominating Committee shall be responsible for identifying, reviewing the qualifications of, and proposing for nomination qualified candidates for the positions of an Officer or member of the Board of Directors of the Corporation and also for qualified candidates for the District Advisory Committee as set forth in Section 7.02.04. In developing its list of qualified nominees for the position of member of the Board of Directors, the Nominating Committee shall assure that the remaining members of the Board of Directors and slate of nominees for the Board of Directors collectively include one or more persons from each group that is required to be represented on the Board, and the Board of Directors shall conduct elections in such a way so as to assure that the representative from each such group is elected. The Nominating Committee shall propose all nominations to the Board of Directors and members for consideration. In the event any position on the Board of Directors becomes available during a Director's term, the Nominating Committee may make nominations to fill such positions.

7.02.03 Finance Committee. The Finance Committee shall consist of the Treasurer and at least two (2) other members of the Board of Directors. The Finance

Committee shall be chaired by the Treasurer. The Finance Committee shall be responsible for managing the Organization's finances, coordinating and reviewing the annual audit of the Corporation's financial records and other matters as they may be assigned to the Finance Committee by the Board of Directors or Executive Committee, from time to time.

7.03 Appointment of Committees. The Board of Directors, by resolution duly adopted at a meeting of the Board, may designate and appoint one or more other Committees and delegate to such Committees specific and prescribed authority of the Board of Directors to exercise in the management of this Corporation. However, the creation of such Committees will not operate to relieve the Board of Directors, or any individual Director of any responsibility imposed on such persons otherwise by law.

7.04 Committee Rules. Unless the Board of Directors provides otherwise by resolution, each Committee shall conduct its business and take action in the same manner as the Board of Directors conducts its business pursuant to the Articles of Incorporation and these ByLaws.

Article VIII
Operations

8.01 Executive Director. The Board of Directors is empowered to hire an Executive Director under any conditions it deems suitable. The Executive Director shall be responsible for the daily operation of this Corporation and other duties as shall be assigned, including the hiring of staff as needed. The Executive Director shall serve at the pleasure of the Board.

8.02 Fiscal Year. The fiscal year of this Corporation will commence on January 1 of each year.

8.03 Check signing. Except as otherwise provided by law, or by resolution of the Board of Directors, checks, drafts, or orders for the payment of money of this Corporation will be signed by any combination of two Officers or one Officer and the Executive Director of this Corporation. Checks over $5,000 executed in the name of and on behalf of the Corporation which are not included in the Board's approved Annual Budget, will be signed by the Chairperson of the Board and countersigned by the Secretary and Treasurer, and will have attached copies of the resolutions of the Board of Directors certified by the Secretary authorizing their execution.

8.04 Contracts. Any contract entered into by the Corporation, including but not limited to leases, promissory notes, evidences of indebtedness or other instruments executed in the name of and on behalf of the Corporation which are not included in the Board's approved Annual Budget, must be approved by the Directors, signed by the Chairperson of the Board and countersigned by the Secretary.

8.04 Books and Records. This Corporation will keep correct and complete books and records of account, and will also keep minutes of the proceedings of its Board of Directors. The Corporation will keep at its registered office a Directors' register stating the names and addresses of each Director and the original or a copy of these Bylaws, including amendments, certified by the Secretary of the Corporation.

8.05 Inspection of Books and Records. All books and records of this Corporation may be inspected by any Member, or his agent or attorney, for any reasonable purpose during normal business hours on written demand stating such purpose.

8.06 Record Retention. The Corporation shall maintain its corporate records in accordance with the following minimum retention periods: (a) permanent records: Articles of Incorporation, Bylaws and amendments, minutes of Board and member meetings, and annual reports; (b) seven (7) years: financial records, tax returns, audit reports, and contracts; (c) three (3) years: general correspondence and routine operational records. The Executive Director shall implement procedures for secure storage and, where appropriate, destruction of records in accordance with this policy.

Article IX
Limitation of Liability and Indemnification

9.01 Limited Liability of the Board. Liability of the Board of Directors shall be limited as follows:

a. A Director of the Corporation shall not be personally liable for monetary damages for an action taken, or any failure to take any action on behalf of the Corporation, unless (i) the Director has breached or failed to perform the duties of his or her office, and (ii) the breach or failure to perform constitutes self-dealing, willful misconduct or recklessness. The provisions of this Section 10.01 shall not apply to (i) the responsibility or liability of a Director pursuant to any criminal statute, or (ii) the liability of a Director for the payment of taxes pursuant to local, state or federal law. Any repeal or modification of this Section 10.01 shall be prospective only, and shall not affect, to the detriment of any Director, any limitation on the personal liability of a Director of the Corporation existing at the time of such repeal or modification.

b. A Director shall have no personal liability in contract to the Corporation or any other person or entity under any agreement, check, contract, deed, lease, mortgage, instrument or transaction entered into by them on behalf of the Board or the Corporation in performance of the Director's duties.

9.02 Indemnification. Each Director of the Board, in his or her capacity as a Board Director, Officer, or both, shall be indemnified by the Corporation against all expenses and liabilities, including Attorneys' fees, reasonably incurred by or imposed upon him or her in connection

with any proceeding in which he or she may become involved by reason of his or her being or having been a Director and/or Officer of the Board, or any settlement of any such proceeding, whether or not he or she is a Board Director, Officer or both at the time such expenses are incurred, except in such cases wherein such Board Director and/or Officer is adjudged guilty of or liable for willful misconduct or gross negligence in the performance of his or her duties; provided that, in the event of a settlement, this indemnification shall apply only if and when the Board (with the affected Director abstaining if he or she is then a Board Director) approves such settlement and reimbursement as being in the best interests of the Corporation; and provided further that indemnification hereunder with respect to any criminal action or proceeding is permitted only if such Board Director and/or Officer had no reasonable cause to believe his conduct was unlawful. The indemnification by the Corporation set forth in this Section shall be paid by the Corporation. Such right of indemnification shall not be deemed exclusive of any other rights to which such Board Directors and/or Officer may be entitled as a matter of law, agreement, by vote of the Directors, or otherwise. Expenses (including attorneys' fees) incurred by a Director or Officer in defending any civil, criminal, administrative, or investigative action, suit, or proceeding may be paid by the Corporation in advance of the final disposition of such action, suit, or proceeding upon receipt of an undertaking by or on behalf of such Director or Officer to repay such amount if it shall ultimately be determined that such Director or Officer is not entitled to be indemnified by the Corporation as authorized by this Section.

9.03 Insurance. The Board shall have the right to obtain insurance to satisfy the indemnification obligation of the Corporation set forth above, to the extent reasonably available.

Article X
Amendments

10.01 Modification of ByLaws. These Bylaws may be amended at a regular or special meeting of the Board of Directors by the affirmative vote of two-thirds (2/3) of the total number of Directors then in office (not merely two-thirds of those present). Directors must be notified in writing of proposed changes to the bylaws at least fourteen (14) days before the meeting at which the vote on the changes will take place. Such notice shall include the text of the proposed amendment and a brief explanation of its purpose. Notwithstanding the foregoing, amendments to Article III (Members), Article V (Board of Directors composition requirements), or this Article X shall require approval by a majority of members voting at a duly called meeting or by written ballot.

10.02 Adoption of ByLaws. These bylaws were unanimously adopted the incorporation on this 27th day of May 2026.

10.03 Dissolution. Upon dissolution of the Corporation, after paying or making provision for the payment of all liabilities, the Board of Directors shall distribute all remaining assets of the Corporation exclusively for exempt purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code, or to such organization or organizations organized and operated exclusively for charitable, educational, or similar purposes as shall at that time qualify as an exempt organization under Section 501(c)(3) of the Internal Revenue Code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so disposed of shall be disposed of by a court of competent jurisdiction in Allegheny County, Pennsylvania, exclusively for such purposes or to such organization or organizations as said court shall determine.

The undersigned, being the incorporator of East Carson Street District Management. Inc., hereby adopts these Bylaws on this 27th day of May, 2026

John DeMauro,
Incorporator