

1 **CHARLES VILLAGE COMMUNITY BENEFITS DISTRICT**
2 **MANAGEMENT AUTHORITY BYLAWS**

3
4
5 **Article I. Name, Location and Powers**

6
7 Section 1. Name.

8
9 The name of this organization is the Charles Village Community Benefits District Management Authority
10 (the “Authority”), which was organized pursuant to the Baltimore City Code, Article 14, Subtitle 6 (the
11 “Code”). These bylaws are intended to be consistent with the Code and to the greatest extent reasonably
12 possible shall be so interpreted.

13
14 Section 2. Location of Offices.

15
16 The principal office of the Authority shall be at such location as the Board may designate within the
17 Charles Village Community Benefits District (“the District”), whose boundaries are defined in the Code.

18
19 Section 3. Powers

- 20
21 A. The Authority shall have the powers enumerated in § 6-4 of the Code, subject to the limitations
22 described therein or in § 6-5 of the Code.
23
24 B. The Authority may contract for and purchase goods and services without being subject to
25 Baltimore City requirements regarding wage scales, competitive bidding or other local
26 procurement laws, but nonetheless shall be subject to applicable ordinances regarding City policy
27 on encouraging and achieving goals for minority and women’s business enterprises participation
28 in the contracting activities of the Authority.
29
30 C. The business and affairs of the Authority shall be managed under the direction of its Board of
31 Directors (“the Board”). All powers of the Authority may be exercised by or under authority of
32 the Board. The Board is a public body under the “Open Meetings Act,” Title 10, Subtitle 5 of the
33 State Government Article of Md. Ann. Code.
34
35 D. The Authority shall not discriminate on any basis prohibited by applicable federal, state, or
36 Baltimore City laws or ordinances.
37
38 E. If an organization or association from which Board members are to be drawn ceases to exist, the
39 Board shall petition the City Council to amend the Code to reflect the change.
40
41 F. The Board has the sole power to determine whether any representative of a neighborhood
42 organization, business association, or individual, is eligible under the Code to serve on the Board.
43
44

45 **ARTICLE II. Mission**

46
47 The mission of the Authority is to promote and market the District, provide supplemental security and
48 maintenance services, provide amenities in public areas, provide park and recreational programs and
49 functions, and other services and functions as requested by the Authority and approved by the Mayor and
50 City Council.

51
52 **ARTICLE III. Officers**

53
54 **Section 1. Officers.**

55
56 The Board shall select from among its members individuals to serve as President, Vice President,
57 Treasurer and Secretary of the Authority.

- 58
59 A. President. The President shall sign and execute, in the name of the Authority, all instruments
60 related to the Authority's affairs, except in cases in which the signing and execution thereof shall
61 have been expressly delegated to some other officer or agent of the Authority. The President
62 shall perform other duties incident to the office of President assigned to him or her by the Board.
63
64 B. Vice President. The Vice President shall assist the President as requested, shall preside at
65 meetings of the Board when the President is absent, and shall perform other duties incident to the
66 office of Vice President assigned by the Board.
67
68 C. Treasurer. The Treasurer shall have charge of and be responsible for all funds, securities, receipts
69 and disbursements of the Authority, and shall deposit or cause to be deposited, in the name of the
70 Authority, all monies or other valuable effects in such banks, trust companies or other
71 depositories selected by the Board; shall render to the President and to the Board, whenever
72 requested by the Board, an account of the financial condition of the Authority; and, in general,
73 shall perform all the duties incident to the office of a Treasurer and such other duties as are
74 assigned by the Board.
75
76 D. Secretary. The Secretary shall keep the minutes of the meetings of the Board, shall see that all
77 notices are duly given in accordance with the provisions of these bylaws or as required by law;
78 shall be custodian of the records on the Authority; may witness any document of behalf of the
79 Authority, the execution of which is duly authorized; and, in general, shall perform all duties
80 incident to the office of a Secretary and such other duties as assigned by the Board.
81
82 E. Any or all of the duties of the Secretary or Treasurer may be delegated by the Board to the
83 Executive Director.

84
85 **Section 2. Term of Office.**

86
87 An officer's term shall be for one year, beginning July 1. If an office becomes vacant, the Board may
88 elect a member to serve the remainder of the term.

89 Section 3. Execution of Documents.

90

91 A person who holds more than one office in the Authority may not act in more than one capacity to
92 execute, acknowledge, or verify an instrument required by law to be executed, acknowledged, or verified
93 by more than one officer.

94

95 Section 4. Executive Director.

96

97 The Board shall employ as its Administrator an Executive Director to perform the duties and functions
98 delegated to him or her by the Board. The Executive Director may preside at Board meetings when the
99 President and Vice President are absent.

100

101 **ARTICLE IV. Board of Directors**

102

103 Section 1. Composition of the Board.

104

105 A. The Board shall consist of at least 14 and no more than 27 members and a majority of the Board
106 shall be composed of owners or representatives of property owners subject to the tax imposed by
107 the Code (“the Surtax”). The Board may decrease or increase the number of members within
108 these limits.

109

110 B. A voting member of the Board must meet one of the following criteria:

111

112 1. An owner of property within the District that is subject to the Surtax; or

113

114 2. A voter registered to vote within the District; or

115

116 3. An individual designated to represent an owner of a property that is subject to the Surtax
117 and utilized for commercial purposes if the individual is (a) a tenant of the owner, (b) a
118 corporate officer or partner of a tenant of the owner, or (c), a business representative or
119 agent of the owner, provided that the owner authorizes and designates in writing the
120 individual to represent the owner on the Board.

121

122 C. The Board shall endeavor to maintain representation on the Board from practicing professionals,
123 retail merchants, tenants of properties in the District, and owners of property exempt from the
124 Surtax.

125

126 D. City Council Representatives appointed by the President of the City Council shall not be subject
127 to Article IV, Section 1.B.

128

129 Section 2. Representation on Board.

130

131 The Board may have up to 27 maximum members by law. Of those 27 members, 23 are voting members.
132 Two of these 23 voting members must be Baltimore City Councilmembers. In addition to these 23 voting
133 members, the Board may have up to two non-voting members.

134
135 A. The following voting members shall be on the Board except in times of temporary vacancies for
136 members:

137
138 1. The Mayor shall appoint one member.
139
140 2. Each of the following neighborhood associations shall appoint two members, one of
141 whom shall be president of that association or his or her designee:

- 142
143 • The Abell Improvement Association;
144 • The Charles Village Civic Association;
145 • The Old Goucher Community Association;
146 • The Harwood Community Association.

147
148 If any of these associations fails to fill one of the Board seats hereby allocated to it with a
149 qualified individual, the Board may, no sooner than 30 days after delivery of written
150 notice to the association, appoint a member from one of the other associations listed
151 above, except that the Board may not fill more than one of an association's vacant seats
152 unless the association is determined in the Board's reasonable judgment to be defunct or
153 to have effectively ceased to function.

154
155 3. Each of the following business organizations shall appoint two members to the Board:

- 156
157 • Waverly Main Street;
158 • The Old Goucher Business Alliance;
159 • The North Charles Village Business Association.

160
161 If any of these organizations fails to fill one of the Board seats hereby allocated to it with
162 a qualified individual, the Board may, no sooner than 30 days after delivery of written
163 notice to that organization, appoint a member from one of the other organizations listed
164 above, except that the Board may not fill more than one of an organization's vacant seats
165 unless the organization is determined in the Board's reasonable judgment to be defunct or
166 to have effectively ceased to function.

167
168 4. There may be up to four quadrant representatives elected to the Board in accordance with
169 Article IV, Section 3 of these bylaws, each of whom must meet one of the following
170 criteria:

- 171
172 • Is a resident of the quadrant that the individual seeks to represent and is registered to
173 vote within that quadrant; or
174

175 • Owns property that is subject to the Surtax in the quadrant that the individual seeks to
176 represent.

177
178 5. The Board may appoint up to two additional members that are not otherwise serving in
179 any other capacity listed above that represent constituencies that the Board determines in
180 its discretion will enhance the Authority’s success in furthering the broad objectives of
181 improving and enhancing public services throughout the District, including by way of
182 example only, retail merchants, major employers, professionals practicing in the District,
183 and residential tenants.

184
185 6. The Board shall include two members of the Baltimore City Council appointed by the
186 President of the City Council who are voting members.

187
188 B. The following non-voting members may be on the Board:

189
190 The Board may appoint up to two additional non-voting members, who are not otherwise serving
191 in any other capacity listed above, from neighborhood associations bordering the District or non-
192 profit organizations within the District, but no more than one member from any such association
193 or organization.

194
195 Section 3. Election of Quadrant Representatives to the Board.
196

197 A. Up to four quadrant representatives to the Board may be elected each year at the Board’s Fall
198 Public Meeting.

199
200 B. No later than April 15 of each year, the Board shall solicit written nominations for the four
201 quadrant representatives to the Board. Nominations shall be made in writing by any resident or
202 business owner within the District and submitted to the Chair of the Governance Committee or
203 his/her designee no later than three business days prior to the election.

204
205 C. A quadrant representative shall be elected by a majority of the eligible voters of that quadrant
206 who are present in person at the Spring Public Meeting. The quadrants are defined in Appendix
207 A to these bylaws. Any individual at least 18 years of age who resides in the quadrant or owns
208 property in the quadrant that is subject to the Surtax shall be eligible to vote for that quadrant’s
209 representative at the meeting. The nominee receiving the highest number of votes cast by eligible
210 voters from a quadrant shall be elected as that quadrant’s Board representative.

211
212 Section 4. Board Vacancies.
213

214 Vacancies on the Board that occur for any reason shall be filled by voting for a replacement. The
215 replacement must have the qualifications for the seat that he or she is filling.

216
217
218
219

220 Section 5. Term of Office.

221

222 A. For purposes of calculating term limits, a Board member's term shall be deemed to have
223 commenced on July 1 of the year in which that member assumed his or her seat on the Board.

224

225 B. A Board member shall serve a term of two years, except quadrant representatives, who shall serve
226 a term of one year.

227

228 C. Board members shall be eligible for reappointment or re-election provided that no individual shall
229 serve as a Board member for more than six consecutive years.

230

231 Section 6. Compensation.

232

233 Unless otherwise specified by resolution of the Board, no compensation shall be paid to any Board
234 members. A Board member who serves the Authority in any capacity other than as a Board member may
235 receive compensation for such services pursuant to a resolution of the Board.

236

237 Section 7. Executive Committee.

238

239 A. There shall be an Executive Committee composed of the President, Vice President, Secretary, and
240 Treasurer, and the Executive Director as a non-voting ex officio member. In addition, the
241 incoming Board shall select a member from the incoming Board to serve on the committee for
242 one year beginning on July 1.

243

244 B. The Board may delegate to the Executive Committee from time to time the authority to act on the
245 Board's behalf in the implementation of specific Board decisions or policies. In emergent
246 circumstances where Board action is required but a quorum of the Board cannot be convened in
247 time to meet the emergency, the Executive Committee may act on the Board's behalf and in its
248 stead in the absence of a specific delegation of authority.

249

250 Section 8. Removal of a Board Member.

251

252 A Board member may be removed for cause by a vote of a majority of the total number of voting
253 members of the Board, regardless of whether these members are present for that vote. Such Board
254 member and the association, organization or officials, if any, that appointed the Board member, shall be
255 given no less than ten days' notice of the meeting at which his or her removal is to be considered, and
256 shall have the right to appear and speak on his or her behalf.

257

258 **ARTICLE V. Meetings**

259

260 Section 1. Regular Meetings.

261

262 The Board shall schedule at least ten meetings each calendar year to include the Spring and Fall Public
263 Meetings. The initial meeting of the Board in any calendar year may be chaired by the previous year's

264 President or the Executive Director. Committees constituted in the previous year may continue to meet
265 and report to the Board until such times as the Board appoints a new committee in the new calendar year.
266

267 Section 2. Spring and Fall Meetings.
268

269 The Board shall hold the following public meetings each year:
270

271 A. The Spring Public Meeting shall be held in the spring on or before April 30 and shall include the
272 presentation of the financial plan and the election of quadrant representatives.
273

274 B. The Fall Public Meeting shall be held in the fall on or before October 31.
275

276 Section 3. Special Meetings.
277

278 Special meetings of the Board may be called upon reasonable notice by the President and shall be called
279 on request of five voting members of the Board. The time and place of such meetings shall be determined
280 by the President, or, in the case of a meeting called by members of the Board, the time and place shall be
281 determined by the President and those members calling the meeting.
282

283 Section 4. Quorum and Voting.
284

285 A. The presence of a majority of the total number of voting members of the Board (not including unfilled
286 seats for voting members or City Councilmembers) shall constitute a quorum for all meetings of the
287 Board. Each voting member shall have one vote.
288

289 B. To approve any motion, except those listed in subsection 4.C. below, requires the approval of a
290 majority of the voting members present at the meeting.
291

292 C. To approve any motion for removal of a board member, approval of the annual financial plan or
293 revising these Bylaws, requires the approval of a majority of the total voting members (not including
294 unfilled seats for voting members or City Council members), regardless of their presence for that
295 vote.
296

297 Section 5. Notice of Board Meetings.
298

299 A. The Secretary shall ensure that reasonable notice is given to the public and each Board member
300 stating the time and place of each Board meeting.
301

302 B. The Board shall give notice of the Spring and Fall Public Meetings by publishing notice of the
303 date, time, and place in a newspaper of general circulation in Baltimore City at least once a week
304 for three consecutive weeks prior to the date of the public meeting and by any other means of
305 notice that the Board may deem appropriate. The notice for the Spring Public Meeting shall state
306 that the financial plan for the upcoming fiscal year will be presented and that elections for four
307 quadrant representatives to the Board will take place at the meeting, shall solicit written

308 nominations for election, and shall otherwise provide information concerning the nomination and
309 election process.

310
311 Section 6. Meetings by Conference Telephone.

312
313 Subject to Maryland State law, members of the Board may participate in a meeting by means of a
314 conference telephone, video conference, or similar communication equipment if all persons participating
315 in the meeting can hear each other at the same time. Participation by a Board member in a meeting by
316 these means shall constitute presence in person at a meeting, except as to voting in elections of quadrant
317 representatives.

318
319 **ARTICLE VI. Committees**

320
321 Section 1. Standing Committees.

- 322
323 A. In addition to the Executive Committee, there shall be the following standing committees:
324 Governance, Finance, and Program. Membership of each committee shall be determined by the
325 Board, and all committees shall be chaired by a Board member.
326
327 B. Committees may perform the duties and responsibilities delegated to them by the Board. Except
328 as otherwise provided in these bylaws, no Committee may act on behalf of the Board without
329 specific authorization from the Board.
330
331 C. Committees shall keep minutes of their meetings and make them available to the Board upon
332 request. All committees shall comply with the Open Meetings Act.

333
334 Section 2. Governance Committee.

335
336 The Governance Committee shall ensure that the Board runs effectively and efficiently by ensuring that
337 all Board members are aware of their respective roles and responsibilities. It shall periodically review
338 and make recommendations with regard to Board operations and policies.

339
340 Section 3. Finance Committee.

341
342 The Finance Committee shall recommend, and review activities and initiatives related to the financial
343 condition, operations, and status of the Authority to ensure good fiscal health. This committee shall be
344 chaired by the Treasurer.

345
346 Section 4. Program Committee.

347
348 The Program Committee shall recommend and review the activities of the Authority related to
349 promotional, safety and sanitation programs, and any other programs approved by the Board.

350
351 Section 5. Additional Committees.

352 The Board of Directors, by resolution adopted by a majority of the full Board of Directors, may establish
353 such other standing and ad hoc committees as it deems appropriate to discharge its responsibilities.

354
355 **ARTICLE VII. Taxing District Provisions**

356
357 **Section 1. Fiscal Year.**

358
359 The fiscal year of the Authority shall begin on July 1 and shall end on June 30.

360
361 **Section 2. The Financial Plan.**

362
363 A. Each year the Executive Director shall develop a proposed financial plan in accordance with §
364 6.13 of the Code. Such plan shall include a proposed annual budget for the ensuing fiscal year
365 and a proposed Surtax rate to be imposed throughout the District.

366
367 B. After the Spring Public Meeting presentation of the financial plan and with due consideration for
368 the community input received at the meeting, the Board shall finalize and adopt the financial plan
369 and submit it to the Board of Estimates for approval prior to April 30.

370
371 **Section 3. Surtax.**

372
373 The Board shall recommend to the Board of Estimates the Surtax rate each year. The rate of the Surtax
374 may be adjusted to yield revenues which are no more than five percent (5%) greater than in the prior year.
375 Any increase in the Surtax rate must be approved by a majority of the voting Board members.

376
377 **Section 4. Annual Audit.**

378
379 The Board shall, no later than ninety (90) days following the end of the Authority's fiscal year, contract
380 with an independent certified public accountant not affiliated with the Board to prepare an audit of all
381 funds of the Authority. A copy of the audit report shall be furnished to the Board and to the City's
382 Department of Finance and Board of Estimates.

383
384 **ARTICLE VIII. Parliamentary Authority**

385
386 Meetings of the Board shall, to the extent applicable and not inconsistent with the bylaws or specific rules
387 of order adopted by the Board, be conducted in accordance with the most recent edition of *Robert's Rules*
388 *of Order Newly Revised*.

389
390 **ARTICLE. IX Indemnification**

391
392 **Section 1. Board Indemnification.**

393
394 A. The Authority shall fully defend and indemnify any Board member made a party to any proceeding
395 by reason of some act or omission by him or her in his or her capacity as a Board member unless it is

396 established that an act or omission of the Board member was material to the matter giving rise the
397 proceeding, and

- 398 1. was committed in bad faith; or
- 400 2. was the result of active and deliberate dishonesty on the part of the Board member; or
- 402 3. the Board member actually received an improper personal benefit in money, property, or services;
404 or
- 405 4. in the case of any criminal proceedings, the Board member had reasonable cause to believe that
407 the act or omission was unlawful.

408
409 Section 2. Allowable Recompense.

410
411 A. Indemnification shall be against judgments, penalties, fines, settlements, and reasonable expenses
412 actually incurred by the Board member in connection with the proceeding. Reasonable expenses may
413 be paid or reimbursed by the Authority in advance of the final disposition of the proceeding upon
414 receipt by the Authority of:

- 415 1. a written affirmation by the Board member of the Board member's good faith belief that the
416 standard of conduct necessary for indemnification by the Authority has been met; and
- 417 2. a written undertaking by or on behalf of the Board member to repay any amount if it shall
418 ultimately be determined that the standard of conduct has not been met.

421
422 ARTICLE X. Amendments

423
424 A. These bylaws may be amended by the Board provided that all of the following conditions are met:

- 425 1. Written notice of the exact text of the amendment is sent to all directors at least thirty days
426 before the meeting at which the amendment is to be considered;
- 427 2. The notice contains the date, time and place of the meeting at which the amendment is to be
428 considered;
- 429 4. The amendment is approved by the Board of Estimates.

434 **CHARLES VILLAGE COMMUNITY BENEFITS DISTRICT**
435 **MANAGEMENT AUTHORITY BYLAWS**

436
437 **APPENDIX A**
438

439 The four quadrants within the Charles Village Community Benefits District are as described below and
440 shown on the map on the last page of this Appendix A.

441
442 *Note: The exterior boundaries of each of the four quads (that is those boundaries that correspond to the*
443 *Charles Village Community Benefits District boundaries) shall include properties binding on either side*
444 *of a street or of the CSX Railroad tracks that constitute part of the boundaries established by this section.*
445 *This provision does NOT apply to the interior boundaries of these quads.*
446

447 1st Quadrant

- 448 a) On the south, a line beginning at the intersection of the centerlines of 20th Street and St. Paul Street,
449 running north along the centerline of St. Paul Street to the centerline of 27th Street; then
450 b) Running east along the centerline of 27th Street to the centerline of Greenmount Avenue; then
451 c) Running south along the centerline of Greenmount Avenue to the centerline of CSX railroad tracks;
452 then
453 d) Running east along the centerline of the CSX railroad tracks to the centerline of Loch Raven
454 Boulevard; then running southwest along the centerline of Loch Raven Boulevard to the centerline of
455 25th Street (approximately 500 feet south of the CSX railroad tracks); then
456 e) Running west along the centerline of 25th Street to the centerline of Guilford Avenue; then
457 f) Running south along the centerline of Guilford Avenue to the centerline of 20th Street; then
458 g) Running west along the centerline of 20th Street to the centerline of St. Paul Street (Point of Origin).
459

460 2nd Quadrant

- 461 a) On the south, a line beginning at the intersection of the centerlines of 20th Street and St. Paul Street,
462 running west along the centerline of 20th Street to the centerline of Howard Street; then
463 b) Running north along the centerline of Howard Street to the centerline of 21st Street; then
464 c) Running west along the centerline of 21st Street to the centerline of Huntingdon Avenue; then
465 d) Running north along the centerline of Huntingdon Avenue to the centerline of 23rd Street; then
466 e) Running east along the centerline of 23rd Street to the centerline of Huntingdon Avenue; then
467 f) Running north along the centerline of Huntingdon Avenue to the centerline of 24th Street; then
468 g) Running east along the centerline of 24th Street to the centerline of Howard Street; then
469 h) Running north along the centerline of Howard Street to the centerline of 25th Street; then
470 i) Running west along the centerline of 25th Street to the centerline of Huntingdon Avenue; then
471 j) Running north along the centerline of Huntingdon Avenue to the centerline of 26th Street; then
472 k) Running east along the centerline of 26th Street to the centerline of Howard Street; then
473 l) Running north along the centerline of Howard Street then to the centerline of 27th Street; then
474 m) Running east along the centerline of 27th Street to the centerline of St. Paul Street; then
475 n) Running south along the centerline of St. Paul Street to the centerline of 20th Street (Point of Origin)

476
477 3rd Quadrant

- 478 a) On the south, line beginning at the intersection of the centerlines of 27th Street and Calvert Street,
479 running west along the centerline of 27th Street to the centerline Howard Street; then
480 b) Running north along the centerline of Howard Street to the centerline of 29th Street; then
481 c) Running east along the centerline of 29th Street to the centerline of Charles Street; then
482 d) Running north along the centerline of Charles Street to the centerline of 33rd Street; then
483 e) Running east along the centerline of 33rd Street the centerline of Calvert Street; then
484 f) Running south along the centerline of Calvert Street to the centerline of 27th Street (Point of Origin)

485
486 4th Quadrant

- 487 a) On the south, a line beginning at the intersections of the centerline of 27th Street and Calvert Street,
488 running north along the centerline of Calvert Street to 33rd Street; then
489 b) Running east along the centerline of 33rd Street to the centerline of Greenmount Avenue; then
490 c) Running north along the centerline of Greenmount Avenue to the centerline of 35th Street; then
491 d) Running east along the centerline of 35th Street to the centerline of Old York Road; then
492 e) Running south along the centerline of Old York Road to the centerline of Greenmount Avenue; then
493 f) Running south along the centerline of Greenmount to the centerline of 27th Street; then
494 g) Running west along the centerline of 27th Street to the centerline of Calvert Street (Point if Origin)

495

496 *The following properties located in the 4th Quadrant are excluded from the District:*

497 (1) 3336 Old York Road.

498 (2) 3338 Old York Road.

499 (3) 3340 Old York Road.

500 (4) 3342 Old York Road.

501 (5) 3344 Old York Road.

502 (6) 3346 Old York Road.

503 (7) 3400 Old York Road.

504 (8) 3402 Old York Road.

505 (9) 3404 Old York Road.

506 (10) 3406 Old York Road.

507 (11) 3408 Old York Road.

508 (12) 3410 Old York Road.

509 (13) 3412 Old York Road.

510 (14) 3414 Old York Road.

511 (15) 3424 Old York Road.

512 (16) 3426 Old York Road.

513 (17) 3428-30 Old York Road.

514 (17a) Lot on East side of Old York Road at Southeast corner of Venable Avenue.

515 (17b) 600 Venable Avenue.

516 (17c) 600 E. 33rd Street.

517 (18) 500 E. 34th Street.

518 (19) 501 E. 34th Street.

519 (20) 502 E. 34th Street.

520 (21) 504 E. 34th Street.

521 (22) 601 E. 34th Street.

522 (23) 500 E. 35th Street.
523 (24) 501 E. 35th Street.
524 (25) 502 E. 35th Street.
525 (26) 503 E. 35th Street.
526 (27) 504 E. 35th Street.
527 (28) 505 E. 35th Street.
528 (29) 506 E. 35th Street.
529 (30) 507 E. 35th Street.
530 (31) 508 E. 35th Street.
531 (32) 509 E. 35th Street.
532 (33) 510 E. 35th Street.
533 (34) 511 E. 35th Street.
534 (35) 512 E. 35th Street.
535 (36) 513 E. 35th Street.
536 (37) 514 E. 35th Street.
537 (38) 515 E. 35th Street.
538 (39) 516 E. 35th Street.
539 (40) 517 E. 35th Street.
540 (41) 518 E. 35th Street.
541 (42) 520 E. 35th Street.
542 (43) 522 E. 35th Street.
543 (44) 524 E. 35th Street.
544 (45) 526 E. 35th Street.
545 (46) 528 E. 35th Street.
546 (47) 530 E. 35th Street.
547 (48) 532 E. 35th Street.
548