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Form **990**Department of the Treasury
Internal Revenue Service**Return of Organization Exempt From Income Tax**

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except black lung benefit trust or private foundation)

▶ The organization may have to use a copy of this return to satisfy state reporting requirements

OMB No 1545-0047

2009**Open to Public Inspection****A For the 2009 calendar year, or tax year beginning , 2009, and ending , 20**

B Check if applicable: ☐ Address change ☐ Name change ☒ Initial return ☐ Terminated ☐ Amended return ☐ Application pending	Please use IRS label or print or type. See Specific Instructions.	C Name of organization PHILADELPHIA INDUSTRIAL DEVELOPMENT CORP		D Employer identification number 23-6050858
		Doing Business As		E Telephone number (215) 496-8122
		Number and street (or P O box if mail is not delivered to street address) Room/suite 2600 CENTRE SQUARE WEST		G Gross receipts \$ 13,752,175.
		City or town, state or country, and ZIP + 4 PHILADELPHIA, PA 19102		H(a) Is this a group return for affiliates? ☐ Yes ☒ No H(b) Are all affiliates included? ☐ Yes ☐ No If "No," attach a list (see instructions)
F Name and address of principal officer PETER LONGSTRETH 1500 MARKET STREET PHILADELPHIA, PA 19102		H(c) Group exemption number ▶		
I Tax-exempt status ☒ 501(c) (4) ◀ (insert no) 4947(a)(1) or 527		J Website: WWW.PIDC-PA.ORG		
K Form of organization ☒ Corporation ☐ Trust ☐ Association ☐ Other ▶		L Year of formation 1957		M State of legal domicile PA

Part I Summary

Activities & Governance	1 Briefly describe the organization's mission or most significant activities PIDC PLANS AND IMPLEMENTS ECONOMIC DEVELOPMENT INITIATIVES WHICH ENHANCE THE COMPETITIVE ENVIRONMENT, GENERATE JOBS AND PRODUCE HIGHER TAX RATABLES THROUGHOUT THE CITY OF PHILADELPHIA.		
	2 Check this box ☐ if the organization discontinued its operations or disposed of more than 25% of its net assets		
	3 Number of voting members of the governing body (Part VI, line 1a)	3	30
	4 Number of independent voting members of the governing body (Part VI, line 1b)	4	30
Revenue	5 Total number of employees (Part V, line 2a)	5	78
	6 Total number of volunteers (estimate if necessary)	6	0
	7a Total gross unrelated business revenue from Part VIII, column (C), line 12	7a	0.
	b Net unrelated business taxable income from Form 990-T, line 34	7b	0.
Expenses	8 Contributions and grants (Part VIII, line 1h)	Prior Year	Current Year
	9 Program service revenue (Part VIII, line 2g)	0.	0.
	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	12,307,787.	13,709,837.
	11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	343,421.	42,338.
	12 Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)	0.	0.
	13 Grants and similar amounts paid (Part IX, column (A), lines 1-3)	12,651,208.	13,752,175.
	14 Benefits paid to or for members (Part IX, column (A), line 4)	577,915.	152,304.
	15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10)	0.	0.
	16a Professional fundraising fees (Part IX, column (A), line 11e)	10,437,018.	8,809,342.
	b Total fundraising expenses, Part IX, column (D), line 25) ▶	0.	0.
Net Assets or Fund Balances	17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24f)	3,668,305.	9,056,769.
	18 Total expenses Add lines 13-17 (must equal Part IX, column (D), line 25)	14,683,238.	18,018,415.
	19 Revenue less expenses. Subtract line 18 from line 12	-2,032,030.	-4,266,240.
	20 Total assets (Part X, line 16)	Beginning of Year	End of Year
Net Assets or Fund Balances	21 Total liabilities (Part X, line 26)	43,693,214.	38,084,193.
	22 Net assets or fund balances Subtract line 21 from line 20	32,017,077.	30,043,889.
		11,676,137.	8,040,304.

Part II Signature Block

Sign Here	Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge.		
	Signature of officer: <u>Anthony Simonetta</u> Date: <u>11/24/10</u> Type or print name and title: <u>Anthony Simonetta, Senior VP</u>		
Paid Preparer's Use Only	Preparer's signature: <u>Ronald E. [Signature]</u> Date: <u>11/29/2010</u>	Check if self-employed ☐	Preparer's identifying number (see instructions): <u>P00511122</u>
	Firm's name (or yours if self-employed), address, and ZIP + 4: <u>GRANT THORNTON LLP</u> <u>2001 MARKET STREET, SUITE 3100 PHILADELPHIA, PA 19103</u>		EIN: <u>36-6055558</u> Phone no: <u>215-561-4200</u>

May the IRS discuss this return with the preparer shown above? (see instructions) ☒ Yes ☐ No

For Privacy Act and Paperwork Reduction Act Notice, see the separate instructions.*

Form 990 (2009)

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Part III Statement of Program Service Accomplishments**1** Briefly describe the organization's mission:

PIDC PLANS AND IMPLEMENTS ECONOMIC DEVELOPMENT INITIATIVES WHICH
 ENHANCE THE COMPETITIVE ENVIRONMENT, GENERATE JOBS AND PRODUCE HIGHER
 TAX RATABLES THROUGHOUT THE CITY OF PHILADELPHIA.

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ? ☐ Yes ☒ No

If "Yes," describe these new services on Schedule O

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services? ☐ Yes ☒ No

If "Yes," describe these changes on Schedule O.

4 Describe the exempt purpose achievements for each of the organization's three largest program services by expenses. Section 501(c)(3) and 501(c)(4) organizations and section 4947(a)(1) trusts are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code _____) (Expenses \$ 4,180,586 including grants of \$ 0) (Revenue \$ 4,630,157)

BELOW MARKET RATE LENDING- PROVIDE SUPPORT TO RELATED/COMBINED
 ENTITIES THAT ISSUE SUBORDINATED DEBT FINANCING WITH BELOW MARKET
 INTEREST RATES FOR CAPITAL PROJECTS FOR THE PURPOSE OF RETENTION
 AND GROWTH OF EMPLOYMENT IN THE CITY OF PHILADELPHIA.

4b (Code _____) (Expenses \$ 1,803,983 including grants of \$ 0) (Revenue \$ 3,464,281)

PROPERTY MANAGEMENT- PROVIDE SERVICES TO THE CITY OF PHILADELPHIA
 TO SELL OR LEASE CONVEYED PROPERTY. PIDC HAS EXPERTISE IN REAL
 ESTATE USAGE AND NEGOTIATIONS INVOLVING COMMERCIAL AND INDUSTRIAL
 DEVELOPMENT WHICH BENEFITS THE CITY OF PHILADELPHIA AND GREATER
 METROPOLITAN AREA. THE SERVICES PROVIDED INCLUDE MAINTENANCE OF
 GROUNDS, OBTAINING INSURANCE ON PROPERTIES, DEFENDING AGAINST LAW
 SUITS INVOLVING PROPERTY, ETC.

4c (Code _____) (Expenses \$ 6,298,671 including grants of \$ 152,304) (Revenue \$ 5,236,733)

GRANT/ CONTRACT MANAGEMENT- MANAGE FUNDING/DISTRIBUTION OF GRANTS
 AND CONTRACTS TO BE USED FOR CAPITAL/COMMERCIAL PROJECTS USED TO
 FACILITATE JOBS CREATION AND ECONOMIC DEVELOPMENT WITHIN THE CITY
 OF PHILADELPHIA.

4d Other program services (Describe in Schedule O) ATTACHMENT 2

(Expenses \$ 247,465 including grants of \$ 0) (Revenue \$ 378,666)

4e Total program service expenses 12,530,705.

Part IV Checklist of Required Schedules

	Yes	No
1 Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? If "Yes," complete Schedule A	1	X
2 Is the organization required to complete Schedule B, Schedule of Contributors?	2	X
3 Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? If "Yes," complete Schedule C, Part I	3	X
4 Section 501(c)(3) organizations. Did the organization engage in lobbying activities? If "Yes," complete Schedule C, Part II	4	
5 Sections 501(c)(4), 501(c)(5), and 501(c)(6) organizations. Is the organization subject to the section 6033(e) notice and reporting requirement and proxy tax? If "Yes," complete Schedule C, Part III	5	X
6 Did the organization maintain any donor advised funds or any similar funds or accounts where donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? If "Yes," complete Schedule D, Part I	6	X
7 Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? If "Yes," complete Schedule D, Part II	7	X
8 Did the organization maintain collections of works of art, historical treasures, or other similar assets? If "Yes," complete Schedule D, Part III	8	X
9 Did the organization report an amount in Part X, line 21; serve as a custodian for amounts not listed in Part X, or provide credit counseling, debt management, credit repair, or debt negotiation services? If "Yes," complete Schedule D, Part IV	9	X
10 Did the organization, directly or through a related organization, hold assets in term, permanent, or quasi-endowments? If "Yes," complete Schedule D, Part V	10	X
11 Is the organization's answer to any of the following questions "Yes"? If so, complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable	11	X
• Did the organization report an amount for land, buildings, and equipment in Part X, line 10? If "Yes," complete Schedule D, Part VI.		
• Did the organization report an amount for investments—other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part VII		
• Did the organization report an amount for investments—program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part VIII.		
• Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? If "Yes," complete Schedule D, Part IX		
• Did the organization report an amount for other liabilities in Part X, line 25? If "Yes," complete Schedule D, Part X		
• Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48? If "Yes," complete Schedule D, Part X		
12 Did the organization obtain separate, independent audited financial statements for the tax year? If "Yes," complete Schedule D, Parts XI, XII, and XIII.	12	X
12A Was the organization included in consolidated, independent audited financial statement for the tax year? If "Yes," completing Schedule D, Parts XI, XII, and XIII is optional	12A	X
13 Is the organization a school described in section 170(b)(1)(A)(ii)? If "Yes," complete Schedule E.	13	X
14a Did the organization maintain an office, employees, or agents outside of the United States?	14a	X
b Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, and program service activities outside the United States? If "Yes," complete Schedule F, Part I	14b	X
15 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or assistance to any organization or entity located outside the United States? If "Yes," complete Schedule F, Part II	15	X
16 Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or assistance to individuals located outside the United States? If "Yes," complete Schedule F, Part III	16	X
17 Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? If "Yes," complete Schedule G, Part I	17	X
18 Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? If "Yes," complete Schedule G, Part II	18	X
19 Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? If "Yes," complete Schedule G, Part III	19	X
20 Did the organization operate one or more hospitals? If "Yes," complete Schedule H	20	X

Part IV Checklist of Required Schedules (continued)

	Yes	No
21 Did the organization report more than \$5,000 of grants and other assistance to governments and organizations in the United States on Part IX, column (A), line 1? <i>If "Yes," complete Schedule I, Parts I and II.</i>	X	
22 Did the organization report more than \$5,000 of grants and other assistance to individuals in the United States on Part IX, column (A), line 2? <i>If "Yes," complete Schedule I, Parts I and III.</i>		X
23 Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? <i>If "Yes," complete Schedule J.</i>	X	
24 a Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? <i>If "Yes," answer lines 24b through 24d and complete Schedule K. If "No," go to question 25.</i>		X
b Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?		
c Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?		
d Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?		
25 a Section 501(c)(3) and 501(c)(4) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? <i>If "Yes," complete Schedule L, Part I.</i>		X
b Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? <i>If "Yes," complete Schedule L, Part I.</i>		X
26 Was a loan to or by a current or former officer, director, trustee, key employee, highly compensated employee, or disqualified person outstanding as of the end of the organization's tax year? <i>If "Yes," complete Schedule L, Part II.</i>		X
27 Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor, or a grant selection committee member, or to a person related to such an individual? <i>If "Yes," complete Schedule L, Part III.</i>		X
28 Was the organization a party to a business transaction with one of the following parties (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions):		
a A current or former officer, director, trustee, or key employee? <i>If "Yes," complete Schedule L, Part IV.</i>		X
b A family member of a current or former officer, director, trustee, or key employee? <i>If "Yes," complete Schedule L, Part IV.</i>		X
c An entity of which a current or former officer, director, trustee, or key employee of the organization (or a family member) was an officer, director, trustee, or direct or indirect owner? <i>If "Yes," complete Schedule L, Part IV.</i>	X	
29 Did the organization receive more than \$25,000 in non-cash contributions? <i>If "Yes," complete Schedule M.</i>		X
30 Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? <i>If "Yes," complete Schedule M.</i>		X
31 Did the organization liquidate, terminate, or dissolve and cease operations? <i>If "Yes," complete Schedule N, Part I.</i>		X
32 Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? <i>If "Yes," complete Schedule N, Part II.</i>		X
33 Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? <i>If "Yes," complete Schedule R, Part I.</i>		X
34 Was the organization related to any tax-exempt or taxable entity? <i>If "Yes," complete Schedule R, Parts II, III, IV, and V, line 1.</i>	X	
35 Is any related organization a controlled entity within the meaning of section 512(b)(13)? <i>If "Yes," complete Schedule R, Part V, line 2.</i>		X
36 Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? <i>If "Yes," complete Schedule R, Part V, line 2.</i>		
37 Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? <i>If "Yes," complete Schedule R, Part VI.</i>		X
38 Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11 and 19? Note. All Form 990 filers are required to complete Schedule O.	X	

Form 990 (2009)

Part V Statements Regarding Other IRS Filings and Tax Compliance

		Yes	No
1a	Enter the number reported in Box 3 of Form 1096, Annual Summary and Transmittal of U.S. Information Returns. Enter -0- if not applicable.	1a	45
b	Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable.	1b	0
c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	1c	X
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return	2a	78
b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns? Note. If the sum of lines 1a and 2a is greater than 250, you may be required to e-file this return. (see instructions)	2b	X
3a	Did the organization have unrelated business gross income of \$1,000 or more during the year covered by this return?	3a	X
b	If "Yes," has it filed a Form 990-T for this year? If "No," provide an explanation in Schedule O	3b	
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?	4a	X
b	If "Yes," enter the name of the foreign country ► See the instructions for exceptions and filing requirements for Form TD F 90-22.1, Report of Foreign Bank and Financial Accounts		
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?	5a	X
b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?	5b	X
c	If "Yes," to question 5a or 5b, did the organization file Form 8886-T, Disclosure by Tax-Exempt Entity Regarding Prohibited Tax Shelter Transaction?	5c	
6a	Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible?	6a	X
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?	6b	
7	Organizations that may receive deductible contributions under section 170(c).		
a	Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?	7a	
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?	7b	
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?	7c	
d	If "Yes," indicate the number of Forms 8282 filed during the year	7d	
e	Did the organization, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?	7e	
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?	7f	
g	For all contributions of qualified intellectual property, did the organization file Form 8899 as required?	7g	
h	For contributions of cars, boats, airplanes, and other vehicles, did the organization file a Form 1098-C as required?	7h	
8	Sponsoring organizations maintaining donor advised funds and section 509(a)(3) supporting organizations. Did the supporting organization, or a donor advised fund maintained by a sponsoring organization, have excess business holdings at any time during the year?	8	
9	Sponsoring organizations maintaining donor advised funds.		
a	Did the organization make any taxable distributions under section 4966?	9a	
b	Did the organization make a distribution to a donor, donor advisor, or related person?	9b	
10	Section 501(c)(7) organizations. Enter		
a	Initiation fees and capital contributions included on Part VIII, line 12	10a	
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	10b	
11	Section 501(c)(12) organizations. Enter		
a	Gross income from members or shareholders	11a	
b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them)	11b	
12a	Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?	12a	
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year	12b	

Part VI Governance, Management, and Disclosure For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions.

Section A. Governing Body and Management

	Yes	No
1a Enter the number of voting members of the governing body	1a	30
b Enter the number of voting members that are independent	1b	30
2 Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?	2	X
3 Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors or trustees, or key employees to a management company or other person?	3	X
4 Did the organization make any significant changes to its organizational documents since the prior Form 990 was filed?	4	X
5 Did the organization become aware during the year of a material diversion of the organization's assets?	5	X
6 Does the organization have members or stockholders?	6	X
7a Does the organization have members, stockholders, or other persons who may elect one or more members of the governing body?	7a	X
b Are any decisions of the governing body subject to approval by members, stockholders, or other persons?	7b	X
8 Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following.		
a The governing body?	8a	X
b Each committee with authority to act on behalf of the governing body?	8b	X
9 Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses in Schedule O	9a	X

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

	Yes	No
10a Does the organization have local chapters, branches, or affiliates?	10a	X
b If "Yes," does the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with those of the organization?	10b	
11 Has the organization provided a copy of this Form 990 to all members of its governing body before filing the form?	11	X
11A Describe in Schedule O the process, if any, used by the organization to review this Form 990		
12a Does the organization have a written conflict of interest policy? If "No," go to line 13	12a	X
b Are officers, directors or trustees, and key employees required to disclose annually interests that could give rise to conflicts?	12b	X
c Does the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this is done	12c	X
13 Does the organization have a written whistleblower policy?	13	X
14 Does the organization have a written document retention and destruction policy?	14	X
15 Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?		
a The organization's CEO, Executive Director, or top management official	15a	X
b Other officers or key employees of the organization	15b	X
If "Yes" to line 15a or 15b, describe the process in Schedule O. (See instructions)		
16a Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?	16a	X
b If "Yes," has the organization adopted a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and taken steps to safeguard the organization's exempt status with respect to such arrangements?	16b	

Section C. Disclosure

17 List the states with which a copy of this Form 990 is required to be filed ► PA,

18 Section 6104 requires an organization to make its Forms 1023 (or 1024 if applicable), 990, and 990-T (501(c)(3)s only) available for public inspection. Indicate how you make these available. Check all that apply.
☐ Own website ☐ Another's website ☒ Upon request

19 Describe in Schedule O whether (and if so, how), the organization makes its governing documents, conflict of interest policy, and financial statements available to the public.

20 State the name, physical address, and telephone number of the person who possesses the books and records of the organization ► ANTHONY SIMONETTA 2600 CENTRE SQUARE WEST, 1500 MARKET ST PHILADELPHIA, PA 215-496-8122

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors**Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees**

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year. Use Schedule J-2 if additional space is needed.

- List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter -0- in columns (D), (E), and (F) if no compensation was paid.
- List all of the organization's **current** key employees. See instructions for definition of "key employee."
- List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than \$100,000 from the organization and any related organizations.
- List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.
- List all of the organization's **former directors or trustees** that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.

List persons in the following order: individual trustees or directors; institutional trustees; officers; key employees; highest compensated employees; and former such persons.

☐ Check this box if the organization did not compensate any current officer, director, or trustee.

(A) Name and Title	(B) Average hours per week	(C) Position (check all that apply)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
M. WALTER D'ALESSIO CHAIRMAN	1.00	X		X				0.	0	0.
ROBERT C. WONDERLING VICE CHAIRMAN	1.00	X		X				0.	0	0.
EDWARD H. MORRIS, JR. TREASURER	1.00	X		X				0.	0	0.
DAVID E. BEAVERS SECRETARY	1.00	X		X				0.	0	0.
ANDREA ALLON DIRECTOR	1.00	X						0.	0	0.
HELEN BAIK DIRECTOR	1.00	X						0.	0	0.
JANNIE. L. BLACKWELL DIRECTOR	1.00	X						0.	0	0.
AUDREY BRONSON DIRECTOR	1.00	X						0.	0	0.
CRAIG CARNAROLI DIRECTOR	1.00	X						0.	0	0.
RICHARD NEGRIN DIRECTOR	1.00	X						0.	0	0.
FRED COSENZA DIRECTOR	1.00	X						0.	0	0.
ROB DUBOW DIRECTOR	1.00	X						0.	0	0.
PATRICIA KOPACZ FOLEY DIRECTOR	1.00	X						0.	0	0.
ALAN GREENBERGER DIRECTOR	1.00	X						0.	0	0.
FRANK JIRUSKA, JR DIRECTOR	1.00	X						0.	0	0.
ALAN KESSLER DIRECTOR	1.00	X						0.	0	0.

Part VII Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees (continued)

(A) Name and title	(B) Average hours per week	(C) Position (check all that apply)						(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee	Former			
WILLIAM MARRAZZO DIRECTOR	1.00	X						0.	0.	0.
JAMES MCMANUS DIRECTOR	1.00	X						0.	0.	0.
MICHAEL NUTTER DIRECTOR	1.00	X						0.	0.	0.
SALVATORE PATTI DIRECTOR	1.00	X						0.	0.	0.
ANGELO PERRYMAN DIRECTOR	1.00	X						0.	0.	0.
SULAIMAN RAHMAN DIRECTOR	1.00	X						0.	0.	0.
MICHAEL RASHID DIRECTOR	1.00	X						0.	0.	0.
GUILLERMO SALAS DIRECTOR	1.00	X						0.	0.	0.
WILLIAM SAUTTER DIRECTOR	1.00	X						0.	0.	0.
SHELLEY SMITH DIRECTOR	1.00	X						0.	0.	0.
JOSEPH SYRNICK DIRECTOR	1.00	X						0.	0.	0.
JOSEPH WEISS DIRECTOR	1.00	X						0.	0.	0.
BARBARA WILSON DIRECTOR	1.00	X						0.	0.	0.
1b Total CONTINUED AT SCHEDULE J-2								2,267,419.	0.	245,803.

2 Total number of individuals (including but not limited to those listed above) who received more than \$100,000 in reportable compensation from the organization **18**

- 3** Did the organization list any former officer, director or trustee, key employee, or highest compensated employee on line 1a? If "Yes," complete Schedule J for such individual
- 4** For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? If "Yes," complete Schedule J for such individual
- 5** Did any person listed on line 1a receive or accrue compensation from any unrelated organization for services rendered to the organization? If "Yes," complete Schedule J for such person

	Yes	No
3		X
4	X	
5		X

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization

(A) Name and business address	(B) Description of services	(C) Compensation
ATTACHMENT 3		
2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 in compensation from the organization	5	

Part VIII Statement of Revenue

23-6050858

				(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512, 513, or 514
Contributions, gifts, grants and other similar amounts	1a	Federated campaigns	1a				
	b	Membership dues	1b				
	c	Fundraising events	1c				
	d	Related organizations	1d				
	e	Government grants (contributions) . .	1e				
	f	All other contributions, gifts, grants, and similar amounts not included above . .	1f				
	g	Noncash contributions included in lines 1a-1f \$					
h Total. Add lines 1a-1f				0			
Program Service Revenue				Business Code			
	2a	REAL ESTATE FEES	900099	2,671,332	2,671,332		
	b	LOAN FEES	900099	1,836,286	1,836,286		
	c	SOFTWARE DEVELOPMENT	900099	378,666	378,666		
	d	CONSULTING AND SERVICE FEES	900099	542,244	542,244		
	e	BELOW MARKET RATE LENDING	900099	4,630,157	4,630,157		
	f	All other program service revenue	900099	3,651,152	3,651,152		
g Total. Add lines 2a-2f				13,709,837			
Other Revenue	3	Investment income (including dividends, interest, and other similar amounts)		42,338			42,338
	4	Income from investment of tax-exempt bond proceeds . . .		0			
	5	Royalties		0			
		(i) Real	(ii) Personal				
	6a	Gross Rents					
	b	Less rental expenses					
	c	Rental income or (loss)					
	d	Net rental income or (loss)		0			
		(i) Securities	(ii) Other				
	7a	Gross amount from sales of assets other than inventory					
	b	Less cost or other basis and sales expenses					
	c	Gain or (loss)					
	d	Net gain or (loss)		0			
	8a	Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c) See Part IV, line 18		a			
	b	Less direct expenses		b			
	c	Net income or (loss) from fundraising events		0			
	9a	Gross income from gaming activities. See Part IV, line 19		a			
b	Less direct expenses		b				
c	Net income or (loss) from gaming activities		0				
10a	Gross sales of inventory, less returns and allowances		a				
b	Less cost of goods sold		b				
c	Net income or (loss) from sales of inventory		0				
Miscellaneous Revenue				Business Code			
11a							
b							
c							
d	All other revenue						
e	Total. Add lines 11a-11d		0				
12 Total Revenue. See instructions				13,752,175	13,709,837	0	42,338

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns.

All other organizations must complete column (A) but are not required to complete columns (B), (C), and (D).

<i>Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.</i>	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to governments and organizations in the U.S. See Part IV, line 21	152,304.	152,304.		
2 Grants and other assistance to individuals in the U.S. See Part IV, line 22	0.			
3 Grants and other assistance to governments, organizations, and individuals outside the U.S. See Part IV, lines 15 and 16	0.			
4 Benefits paid to or for members	0.			
5 Compensation of current officers, directors, trustees, and key employees	1,356,043.		1,356,043.	
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)	0.			
7 Other salaries and wages	4,176,956.	3,108,444.	1,068,512.	
8 Pension plan contributions (include section 401(k) and section 403(b) employer contributions)	1,530,991.	832,438.	698,553.	
9 Other employee benefits	1,358,110.	591,004.	767,106.	
10 Payroll taxes	387,242.	223,393.	163,849.	
11 Fees for services (non-employees)	0.			
a Management	343,058.	225,434.	117,624.	0.
b Legal	410,171.	81,357.	328,814.	
c Accounting	0.			
d Lobbying	0.			
e Professional fundraising services See Part IV, line 17	0.			
f Investment management fees	0.			
g Other	255,339.	126,220.	129,119.	
12 Advertising and promotion	0.			
13 Office expenses	0.			
14 Information technology	0.			
15 Royalties	0.			
16 Occupancy	560,662.	287,481.	273,181.	
17 Travel	0.			
18 Payments of travel or entertainment expenses for any federal, state, or local public officials	0.			
19 Conferences, conventions, and meetings	0.			
20 Interest	10,746.	10,746.		
21 Payments to affiliates	0.			
22 Depreciation, depletion, and amortization	226,306.		226,306.	
23 Insurance	801,327.	728,920.	72,407.	
24 Other expenses. Itemize expenses not covered above (Expenses grouped together and labeled miscellaneous may not exceed 5% of total expenses shown on line 25 below)				
a DIRECT CONTRACT EXPENSES	5,886,704.	5,886,704.		
b MISCELLANEOUS	562,456.	276,260.	286,196.	
c				
d				
e				
f All other expenses				
25 Total functional expenses. Add lines 1 through 24f	18,018,415.	12,530,705.	5,487,710.	0.
26 Joint Costs. Check here ☐ If following SOP 98-2. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation				

Part X Balance Sheet

		(A) Beginning of year		(B) End of year
Assets	1 Cash - non-interest-bearing	25,282,185.	1	17,301,497.
	2 Savings and temporary cash investments		2	
	3 Pledges and grants receivable, net		3	
	4 Accounts receivable, net	5,668,453.	4	7,200,266.
	5 Receivables from current and former officers, directors, trustees, key employees, and highest compensated employees. Complete Part II of Schedule L		5	
	6 Receivables from other disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B). Complete Part II of Schedule L		6	
	7 Notes and loans receivable, net	56,160.	7	1,074,418.
	8 Inventories for sale or use		8	
	9 Prepaid expenses and deferred charges	157,373.	9	117,509.
	10a Land, buildings, and equipment. cost or other basis. Complete Part VI of Schedule D	10a 1,888,518.		
	b Less accumulated depreciation	10b 1,694,112.		
		368,924.	10c	194,406.
	11 Investments - publicly traded securities		11	
	12 Investments - other securities. See Part IV, line 11		12	
	13 Investments - program-related. See Part IV, line 11		13	
	14 Intangible assets		14	
15 Other assets. See Part IV, line 11	12,160,119.	15	12,196,097.	
16 Total assets. Add lines 1 through 15 (must equal line 34)	43,693,214.	16	38,084,193.	
Liabilities	17 Accounts payable and accrued expenses	1,957,983.	17	3,117,730.
	18 Grants payable		18	
	19 Deferred revenue	5,137,254.	19	5,329,622.
	20 Tax-exempt bond liabilities		20	
	21 Escrow or custodial account liability. Complete Part IV of Schedule D	253,623.	21	253,623.
	22 Payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons. Complete Part II of Schedule L		22	
	23 Secured mortgages and notes payable to unrelated third parties		23	
	24 Unsecured notes and loans payable to unrelated third parties		24	
	25 Other liabilities. Complete Part X of Schedule D	24,668,217.	25	21,342,914.
	26 Total liabilities. Add lines 17 through 25	32,017,077.	26	30,043,889.
Net Assets or Fund Balances	Organizations that follow SFAS 117, check here ☒ and complete lines 27 through 29, and lines 33 and 34.			
	27 Unrestricted net assets	11,676,137.	27	8,040,304.
	28 Temporarily restricted net assets		28	
	29 Permanently restricted net assets		29	
	Organizations that do not follow SFAS 117, check here ☐ and complete lines 30 through 34.			
	30 Capital stock or trust principal, or current funds		30	
	31 Paid-in or capital surplus, or land, building, or equipment fund		31	
	32 Retained earnings, endowment, accumulated income, or other funds		32	
	33 Total net assets or fund balances	11,676,137.	33	8,040,304.
34 Total liabilities and net assets/fund balances	43,693,214.	34	38,084,193.	

Form **990** (2009)

Part XI Financial Statements and Reporting

	Yes	No
1 Accounting method used to prepare the Form 990: ☐ Cash ☒ Accrual ☐ Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O		
2a Were the organization's financial statements compiled or reviewed by an independent accountant?		X
b Were the organization's financial statements audited by an independent accountant?	X	
c If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O	X	
d If "Yes" to line 2a or 2b, check a box below to indicate whether the financial statements for the year were issued on a consolidated basis, separate basis, or both ☐ Separate basis ☒ Consolidated basis ☐ Both consolidated and separate basis		
3a As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?	X	
b If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits.	X	

Form **990** (2009)

SCHEDULE D
(Form 990)

Department of the Treasury
Internal Revenue Service
Name of the organization

Supplemental Financial Statements

- ▶ Complete if the organization answered "Yes," to Form 990,
Part IV, line 6, 7, 8, 9, 10, 11, or 12.
▶ Attach to Form 990. ▶ See separate instructions.

OMB No 1545-0047

2009

Open to Public
Inspection

PHILADELPHIA INDUSTRIAL DEVELOPMENT CORP

Employer identification number
23-6050858

Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts. Complete if
the organization answered "Yes" to Form 990, Part IV, line 6.

	(a) Donor advised funds	(b) Funds and other accounts
1 Total number at end of year		
2 Aggregate contributions to (during year)		
3 Aggregate grants from (during year)		
4 Aggregate value at end of year		
5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? ☐ Yes ☐ No		
6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit? ☐ Yes ☐ No		

Part II Conservation Easements. Complete if the organization answered "Yes" to Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply)

☐ Preservation of land for public use (e.g., recreation or pleasure)	☐ Preservation of an historically important land area
☐ Protection of natural habitat	☐ Preservation of a certified historic structure
☐ Preservation of open space	

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year

	Held at the End of the Year
a Total number of conservation easements	2a
b Total acreage restricted by conservation easements	2b
c Number of conservation easements on a certified historic structure included in (a)	2c
d Number of conservation easements included in (c) acquired after 8/17/06	2d

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ▶ _____

4 Number of states where property subject to conservation easement is located ▶ _____

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? ☐ Yes ☐ No

6 Staff and volunteer hours devoted to monitoring, inspecting, and enforcing conservation easements during the year ▶ _____

7 Amount of expenses incurred in monitoring, inspecting, and enforcing conservation easements during the year ▶ \$ _____

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and 170(h)(4)(B)(ii)? ☐ Yes ☐ No

9 In Part XIV, describe how the organization reports conservation easements in its revenue and expense statement, and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets. Complete if the organization answered "Yes" to Form 990, Part IV, line 8.

1a If the organization elected, as permitted under SFAS 116, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide, in Part XIV, the text of the footnote to its financial statements that describes these items

b If the organization elected, as permitted under SFAS 116, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items.

(i) Revenues included in Form 990, Part VIII, line 1 ▶ \$ _____

(ii) Assets included in Form 990, Part X ▶ \$ _____

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 relating to these items

a Revenues included in Form 990, Part VIII, line 1 ▶ \$ _____

b Assets included in Form 990, Part X ▶ \$ _____

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets (continued)

3* Using the organization's acquisition, accession, and other records, check any of the following that are a significant use of its collection items (check all that apply)

- a ☐ Public exhibition d ☐ Loan or exchange programs
 b ☐ Scholarly research e ☐ Other _____
 c ☐ Preservation for future generations

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIV.

5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? ☐ Yes ☐ No

Part IV Escrow and Custodial Arrangements. Complete if the organization answered "Yes" to Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? ☐ Yes ☒ No

b If "Yes," explain the arrangement in Part XIV and complete the following table.

	Amount
1c Beginning balance	
1d Additions during the year	
1e Distributions during the year	
1f Ending balance	

2a Did the organization include an amount on Form 990, Part X, line 21? ☒ Yes ☐ No

b If "Yes," explain the arrangement in Part XIV.

Part V Endowment Funds. Complete if organization answered "Yes" to Form 990, Part IV, line 10.

	(a) Current Year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

2 Provide the estimated percentage of the year end balance held as:

- a Board designated or quasi-endowment ▶ _____ %
 b Permanent endowment ▶ _____ %
 c Term endowment ▶ _____ %

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by

- (i) unrelated organizations
 (ii) related organizations

	Yes	No
3a(i)		
3a(ii)		
3b		

b If "Yes" to 3a(ii), are the related organizations listed as required on Schedule R?

4 Describe in Part XIV the intended uses of the organization's endowment funds

Part VI Investments - Land, Buildings, and Equipment. See Form 990, Part X, line 10.

Description of investment	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land				
b Buildings				
c Leasehold improvements		621,387	621,387	
d Equipment		447,712	384,067	63,645
e Other		819,419	688,658	130,761
Total. Add lines 1a through 1e (Column (d) must equal Form 990, Part X, column (B), line 10(c)). ▶				194,406

Schedule D (Form 990) 2009

Part XI Reconciliation of Change in Net Assets from Form 990 to Audited Financial Statements

1	Total revenue (Form 990, Part VIII, column (A), line 12)	1	13,752,175.
2	Total expenses (Form 990, Part IX, column (A), line 25)	2	18,018,415.
3	Excess or (deficit) for the year Subtract line 2 from line 1	3	-4,266,240.
4	Net unrealized gains (losses) on investments	4	
5	Donated services and use of facilities	5	
6	Investment expenses	6	
7	Prior period adjustments	7	
8	Other (Describe in Part XIV)	8	630,407.
9	Total adjustments (net) Add lines 4 through 8	9	630,407.
10	Excess or (deficit) for the year per audited financial statements Combine lines 3 and 9	10	-3,635,833.

Part XII Reconciliation of Revenue per Audited Financial Statements With Revenue per Return

1	Total revenue, gains, and other support per audited financial statements	1	13,752,175.
2	Amounts included on line 1 but not on Form 990, Part VIII, line 12.		
a	Net unrealized gains on investments	2a	
b	Donated services and use of facilities	2b	
c	Recoveries of prior year grants	2c	
d	Other (Describe in Part XIV)	2d	
e	Add lines 2a through 2d	2e	
3	Subtract line 2e from line 1	3	13,752,175.
4	Amounts included on Form 990, Part VIII, line 12, but not on line 1.		
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b	Other (Describe in Part XIV.)	4b	
c	Add lines 4a and 4b	4c	
5	Total revenue Add lines 3 and 4c. (This must equal Form 990, Part I, line 12.)	5	13,752,175.

Part XIII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return

1	Total expenses and losses per audited financial statements	1	17,388,008.
2	Amounts included on line 1 but not on Form 990, Part IX, line 25		
a	Donated services and use of facilities	2a	
b	Prior year adjustments	2b	
c	Other losses	2c	
d	Other (Describe in Part XIV.)	2d	-630,407.
e	Add lines 2a through 2d	2e	-630,407.
3	Subtract line 2e from line 1	3	18,018,415.
4	Amounts included on Form 990, Part IX, line 25, but not on line 1		
a	Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b	Other (Describe in Part XIV.)	4b	
c	Add lines 4a and 4b	4c	
5	Total expenses Add lines 3 and 4c. (This must equal Form 990, Part I, line 18.)	5	18,018,415.

Part XIV Supplemental Information

Complete this part to provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, line 8; Part XII, lines 2d and 4b; and Part XIII, lines 2d and 4b. Also complete this part to provide any additional information.

SEE PAGE 5

Part XIV Supplemental Information (continued)

SCHEDULE D, PART XIII, LINE 2D

PENSION BENEFIT- 630,407

FIN 48 STATEMENT

PART X LINE 2

ON JANUARY 1, 2009, THE CORPORATION ADOPTED THE PROVISIONS OF THE FASB AUTHORITATIVE GUIDANCE FOR ACCOUNTING FOR UNCERTAINTY IN INCOME TAXES, WHICH REQUIRES THAT A TAX POSITION BE RECOGNIZED OR DERECOGNIZED BASED ON A "MORE LIKELY THAN NOT" THRESHOLD. FOR TAX POSITIONS MEETING THE MORE LIKELY THAN NOT THRESHOLD, THE AMOUNT RECOGNIZED IN THE FINANCIAL STATEMENTS IS THE LARGEST BENEFIT THAT HAS A GREATER THAN 50 PERCENT LIKELIHOOD OF BEING REALIZED UPON ULTIMATE SETTLEMENT WITH THE RELEVANT TAXING AUTHORITY. THIS APPLIES TO POSITIONS TAKEN OR EXPECTED TO BE TAKEN IN A TAX RETURN. THE IMPLEMENTATION OF THIS PRONOUNCEMENT HAD NO IMPACT ON THE CORPORATION'S COMBINED STATEMENT OF FINANCIAL POSITION OR STATEMENT OF ACTIVITIES.

THE NEW AUTHORITATIVE GUIDANCE REQUIRES A CORPORATION TO RECOGNIZE AND COMPUTE INTEREST EXPENSE BY APPLYING THE APPLICABLE STATUTORY RATE OF INTEREST TO THE DIFFERENCE BETWEEN THE AMOUNTS OF THE TAX POSITION RECOGNIZED ITS FINANCIAL STATEMENTS AND THE POSITION TAKEN ON ITS TAX RETURNS. INTEREST IS CALCULATED FROM THE ORIGINAL DUE DATE OF THE FEDERAL OR STATE RETURN TO THE END OF ITS CURRENT FISCAL YEAR. MANAGEMENT DOES NOT BELIEVE THAT SUCH A LIABILITY EXISTS AND, CONSEQUENTLY, NO SUCH PROVISION HAS BEEN RECORDED.

Part XIV Supplemental Information (continued)

THE CORPORATION MAY BE SUBJECT TO TAX IN CONNECTION WITH INCOME DETERMINED TO BE UNRELATED TO ITS TAX-EXEMPT PURPOSE. THE CORPORATION IS NOT CURRENTLY UNDER EXAMINATION BY ANY TAXING AUTHORITIES. MANAGEMENT BELIEVES IT WOULD NOT BE SUBJECT TO U.S. FEDERAL, STATE, AND LOCAL INCOME TAX ASSESSMENTS FOR ANY YEARS THAT MAY BE OPEN UNDER RELEVANT STATUTES OF LIMITATIONS. CONSEQUENTLY, NO SUCH PROVISION HAS BEEN RECORDED.

SCHEDULE D PART IV LINE 2B

ESCROW ACCOUNT REPRESENTS INTEREST EARNED THAT IS PAYABLE TO THE DELAWARE RIVER PORT AUTHORITY ON LOANS MANAGED BY PIDC.

Open to Public Inspection

Part III Grants and Other Assistance to Individuals in the United States. Complete if the organization answered "Yes" on Form 990, Part IV, line 22. Use Part IV and Schedule I-1 (Form 990) if additional space is needed.

(a) Type of grant or assistance	(b) Number of recipients	(c) Amount of cash grant	(d) Amount of non-cash assistance	(e) Method of valuation (book, FMV, appraisal, other)	(f) Description of non-cash assistance

Part IV Supplemental Information. Complete this part to provide the information required in Part I, line 2, and any other additional information.

SCHEDULE I, PART I, LINE 2

PIDC HAS CONTROLS IN PLACE TO ENSURE GRANT PROCEEDS ARE USED AND

DISTRIBUTED IN ACCORDANCE WITH THE TERMS OF THE GRANT AGREEMENT.

**SCHEDULE J
(Form 990)**

Department of the Treasury
Internal Revenue Service

Compensation Information

For certain Officers, Directors, Trustees, Key Employees, and Highest
Compensated Employees

▶ Complete if the organization answered "Yes" to Form 990,
Part IV, line 23.

▶ Attach to Form 990. ▶ See separate instructions.

OMB No 1545-0047

2009

**Open to Public
Inspection**

Name of the organization

PHILADELPHIA INDUSTRIAL DEVELOPMENT CORP

Employer identification number

23-6050858

Part I Questions Regarding Compensation

1a Check the appropriate box(es) if the organization provided any of the following to or for a person listed in Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items

- ☐ First-class or charter travel
☐ Travel for companions
☐ Tax indemnification and gross-up payments
☐ Discretionary spending account

- ☐ Housing allowance or residence for personal use
☐ Payments for business use of personal residence
☐ Health or social club dues or initiation fees
☐ Personal services (e g , maid, chauffeur, chef)

b If any of the boxes on line 1a is checked, did the organization follow a written policy regarding payment or reimbursement or provision of all of the expenses described above? If "No," complete Part III to explain

2 Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all officers, directors, trustees, and the CEO/Executive Director, regarding the items checked in line 1a?

3 Indicate which, if any, of the following the organization uses to establish the compensation of the organization's CEO/Executive Director. Check all that apply.

- ☐ Compensation committee
☐ Independent compensation consultant
☐ Form 990 of other organizations

- ☐ Written employment contract
☒ Compensation survey or study
☒ Approval by the board or compensation committee

4 During the year, did any person listed in Form 990, Part VII, Section A, line 1a, with respect to the filing organization or a related organization:

- a** Receive a severance payment or change-of-control payment?
b Participate in, or receive payment from, a supplemental nonqualified retirement plan?
c Participate in, or receive payment from, an equity-based compensation arrangement?

If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III

Only section 501(c)(3) and 501(c)(4) organizations must complete lines 5-9.

5 For persons listed in Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of:

- a** The organization?
b Any related organization?
If "Yes" to line 5a or 5b, describe in Part III.

6 For persons listed in Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of:

- a** The organization?
b Any related organization?
If "Yes" to line 6a or 6b, describe in Part III

7 For persons listed in Form 990, Part VII, Section A, line 1a, did the organization provide any non-fixed payments not described in lines 5 and 6? If "Yes," describe in Part III

8 Were any amounts reported in Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regs. section 53.4958-4(a)(3)? If "Yes," describe in Part III

9 If "Yes" to line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)?

	Yes	No
1b		
2		
4a	X	
4b	X	
4c		X
5a		X
5b		X
6a		X
6b		X
7		X
8		X
9		

For Privacy Act and Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule J (Form 990) 2009

Part II Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees. Use Schedule J-1 if additional space is needed.

For each individual whose compensation must be reported in Schedule J, report compensation from the organization on row (i) and from related organizations, described in the instructions, on row (ii). Do not list any individuals that are not listed on Form 990, Part VII.

Note. The sum of columns (B)(i)-(iii) must equal the applicable column (D) or column (E) amounts on Form 990, Part VII, line 1a

(A) Name	(B) Breakdown of W-2 and/or 1099-MISC compensation			(C) Retirement and other deferred compensation	(D) Nontaxable benefits	(E) Total of columns (B)(i)-(D)	(F) Compensation reported in prior Form 990 or Form 990-EZ
	(i) Base compensation	(ii) Bonus & incentive compensation	(iii) Other reportable compensation				
PETER LONGSTRETH	(i) 189,396.	0.	9,460.	0.	21,835.	220,691.	0.
	(ii) 0.	0.	0.	0.	0.	0.	0.
JOHN GRADY	(i) 179,684.	35,000.	4,551.	0.	27,339.	246,574.	0.
	(ii) 0.	0.	0.	0.	0.	0.	0.
PAUL DEEGAN	(i) 134,489.	0.	9,424.	0.	17,453.	161,366.	0.
	(ii) 0.	0.	0.	0.	0.	0.	0.
TERRY DEMUSIS	(i) 134,483.	9,000.	8,152.	0.	9,633.	161,268.	0.
	(ii) 0.	0.	0.	0.	0.	0.	0.
SAMUEL RHOADS	(i) 172,337.	10,000.	8,485.	0.	14,930.	205,752.	0.
	(ii) 0.	0.	0.	0.	0.	0.	0.
N. JAMES FLUCK	(i) 111,925.	0.	153,849.	0.	23,018.	288,792.	0.
	(ii) 0.	0.	0.	0.	0.	0.	0.
JOE MEE	(i) 124,521.	6,250.	219.	0.	21,734.	152,724.	0.
	(ii) 0.	0.	0.	0.	0.	0.	0.
ELLEN BROWN	(i) 62,356.	5,800.	103,391.	0.	22,878.	194,425.	0.
	(ii) 0.	0.	0.	0.	0.	0.	0.
LESLIE KNOTT	(i) 65,326.	6,500.	83,588.	0.	9,959.	165,373.	0.
	(ii) 0.	0.	0.	0.	0.	0.	0.
(i) _____	_____	_____	_____	_____	_____	_____	_____
(ii) _____	_____	_____	_____	_____	_____	_____	_____
(i) _____	_____	_____	_____	_____	_____	_____	_____
(ii) _____	_____	_____	_____	_____	_____	_____	_____
(i) _____	_____	_____	_____	_____	_____	_____	_____
(ii) _____	_____	_____	_____	_____	_____	_____	_____
(i) _____	_____	_____	_____	_____	_____	_____	_____
(ii) _____	_____	_____	_____	_____	_____	_____	_____
(i) _____	_____	_____	_____	_____	_____	_____	_____
(ii) _____	_____	_____	_____	_____	_____	_____	_____
(i) _____	_____	_____	_____	_____	_____	_____	_____
(ii) _____	_____	_____	_____	_____	_____	_____	_____
(i) _____	_____	_____	_____	_____	_____	_____	_____
(ii) _____	_____	_____	_____	_____	_____	_____	_____

Schedule J (Form 990) 2009

Part III Supplemental Information

Complete this part to provide the information, explanation, or descriptions required for Part I, lines 1a, 1b, 4c, 5a, 5b, 6a, 6b, 7, and 8. Also complete this part for any additional information.

PARTICIPATION IN SUPPLEMENTAL NONQUALIFIED RETIREMENT PLAN

LINE 4B

PETER LONGSTRETH AND TERRY DEMUSIS PARTICIPATE IN A SELF FUNDED DEFERRED
COMPENSATION RETIREMENT PLAN, ALSO REFERRED TO AS A 457(B) NONQUALIFIED
RETIREMENT PLAN. THEY CONTRIBUTED \$16,500 AND \$800, RESPECTIVELY.

SEVERANCE PAYMENTS

LINE 4A

SEVERANCE IS RELATED TO THE 2009 PIDC VOLUNTARY EARLY RETIREMENT PROGRAM
FOR THESE ELIGIBLE TO PARTICIPATE AND HAVING A RETIREMENT DATE OF JULY
31, 2009.

N. JAMES FLUCK RECEIVED SEVERANCE OF \$109,200 HAVING COMPLETED 24 YEARS
OF SERVICE.

ELLEN BROWN RECEIVED SEVERANCE OF \$60,345 HAVING COMPLETED 24 YEARS OF
SERVICE.

LESLIE KNOTT RECEIVED SEVERANCE OF \$47,055 HAVING COMPLETED 13 YEARS OF
SERVICE.

Part III Supplemental Information

Complete this part to provide the information, explanation, or descriptions required for Part I, lines 1a, 1b, 4c, 5a, 5b, 6a, 6b, 7, and 8. Also complete this part for any additional information.

ANTHONY LEONARD RECEIVED SEVERANCE OF \$38,450 HAVING COMPLETED 14 YEARS

OF SERVICE.

SCHEDULE L
(Form 990 or 990-EZ)

Department of the Treasury
Internal Revenue Service

Transactions With Interested Persons

▶ **Complete if the organization answered**
"Yes" on Form 990, Part IV, line 25a, 25b, 26, 27, 28a, 28b, or 28c,
or Form 990-EZ, Part V, line 38a or 40b.
▶ **Attach to Form 990 or Form 990-EZ.** ▶ **See separate instructions.**

OMB No 1545-0047

2009

**Open To Public
Inspection**

Name of the organization

PHILADELPHIA INDUSTRIAL DEVELOPMENT CORP

Employer identification number

23-6050858

Part I Excess Benefit Transactions (section 501(c)(3) and section 501(c)(4) organizations only).

Complete if the organization answered "Yes" on Form 990, Part IV, line 25a or 25b, or Form 990-EZ, Part V, line 40b.

1	(a) Name of disqualified person	(b) Description of transaction	(c) Corrected?	
			Yes	No

- 2 Enter the amount of tax imposed on the organization managers or disqualified persons during the year under section 4958 ▶ \$
- 3 Enter the amount of tax, if any, on line 2, above, reimbursed by the organization ▶ \$

Part II Loans to and/or From Interested Persons.

Complete if the organization answered "Yes" on Form 990, Part IV, line 26, or Form 990-EZ, Part V, line 38a

(a) Name of interested person and purpose	(b) Loan to or from the organization?		(c) Original principal amount	(d) Balance due	(e) In default?		(f) Approved by board or committee?		(g) Written agreement?	
	To	From			Yes	No	Yes	No	Yes	No
Total ▶ \$										

Part III Grants or Assistance Benefitting Interested Persons.

Complete if the organization answered "Yes" on Form 990, Part IV, line 27.

(a) Name of interested person	(b) Relationship between interested person and the organization	(c) Amount and type of assistance

Part IV Business Transactions Involving Interested Persons.

Complete if the organization answered "Yes" on Form 990, Part IV, line 28a, 28b, or 28c

(a) Name of interested person	(b) Relationship between interested person and the organization	(c) Amount of transaction	(d) Description of transaction	(e) Sharing of organization's revenues?	
				Yes	No
EDWARD MORRIS	DIRECTOR	855,885	HEALTH INSURANCE		X

For Privacy Act and Paperwork Reduction Act Notice, see the Instructions for Form 990 or 990-EZ.

Schedule L (Form 990 or 990-EZ) 2009

**SCHEDULE O
(Form 990)**

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990

Complete to provide information for responses to specific questions on
Form 990 or to provide any additional information.
▶ Attach to Form 990.

OMB No 1545-0047

2009

**Open to Public
Inspection**

Name of the organization

PHILADELPHIA INDUSTRIAL DEVELOPMENT CORP

Employer identification number

23-6050858

ATTACHMENT 1

FORM 990, PART VI, LINE 6

THE MEMBERS OF THE CORPORATION ARE THE PERSONS WHO ARE THE DIRECTORS OF
THE CORPORATION. THE BUSINESS AFFAIRS OF THE CORPORATION ARE MANAGED BY
THE DIRECTORS.

THE ORGANIZATION HAS THREE CLASSES OF DIRECTORS-

7 CITY DIRECTORS CONSISTING OF THE SEVEN OFFICERS OF THE CITY OF
PHILADELPHIA INCLUDING THE MAYOR OF THE CITY OF PHILADELPHIA, THE
DIRECTOR OF COMMERCE, THE PRESIDENT OF THE COUNCIL, THE CHAIRMAN OF THE
CITY PLANNING COMMISSION, THE CITY SOLICITOR, THE MANAGING DIRECTOR AND
THE DIRECTOR OF FINANCE;

8 CHAMBER DIRECTORS AS NOMINATED BY THE PRESIDENT OF THE GREATER
PHILADELPHIA CHAMBER OF COMMERCE; AND

15 PUBLIC DIRECTORS AS NOMINATED BY THE PRESIDENT OF THE GREATER
PHILADELPHIA CHAMBER OF COMMERCE AND THE DIRECTOR OF COMMERCE OF THE CITY
OF PHILADELPHIA.

FORM 990, PART VI, LINE 7B

THE BOARD OF DIRECTORS IS AUTHORIZED TO APPROVE BY APPROPRIATE RESOLUTION
THE PURCHASE, SALE, LEASE, MORTGAGE PLEDGE, OR OTHER DISPOSAL OF REAL
ESTATE AND THE BORROWING OF MONEY FOR THAT PURPOSE. THE DECISIONS OF THE

Name of the organization

PHILADELPHIA INDUSTRIAL DEVELOPMENT CORP

Employer identification number

23-6050858

ATTACHMENT 1 (CONT'D)

BOARD REGARDING CERTAIN LOAN PROGRAMS ARE SUBJECT TO APPROVAL BY EXTERNAL PARTIES (I.E. DIRECTOR OF COMMERCE- CDBG LOANS). IN ADDITION, BETWEEN THE TIMES OF THE BOARD OF DIRECTORS MEETINGS, THE EXECUTIVE COMMITTEE HAS THE RIGHT TO EXERCISE THE AUTHORITY OF THE BOARD OF DIRECTORS. THE EXECUTIVE COMMITTEE CONSISTS OF 15 DIRECTORS INCLUDING THE 7 CITY DIRECTORS AND 8 CHAMBER DIRECTORS WHO ARE NAMED TO THE BOARD OF DIRECTORS. THE CHAIRMAN OF THE BOARD OF DIRECTORS IS ALSO THE CHAIRMAN OF THE EXECUTIVE COMMITTEE.

FORM 990, PART VI, LINE 8

WRITTEN MINUTES ARE MAINTAINED OF ALL MEETINGS, AND OF ALL ACTIONS TAKEN BY THE BOARD AND ITS COMMITTEES.

FORM 990, PART VI, LINE 11

THE CORPORATION'S FORM 990 WILL BE REVIEWED BY THE AUDIT COMMITTEE OF THE BOARD PRIOR TO FILING WITH THE INTERNAL REVENUE SERVICE. THE FORM 990 WILL BE MADE AVAILABLE TO ALL BOARD MEMBERS UPON REQUEST.

FORM 990, PART VI, LINE 12

ALL DIRECTORS OF THE ORGANIZATION MUST DISCLOSE IN WRITING THE NATURE AND EXTENT OF ANY INTERESTS, DIRECT OR INDIRECT, CONTACT, AND/OR ACTIVITY RELATED TO SUCH PROJECTS PROMOTED BY THE ORGANIZATION. NO DIRECTOR WHO HAS SUCH AN INTEREST CAN VOTE ON ANY MATTER RELATING TO IT. THE DISCLOSURE IS WRITTEN AND RETAINED IN THE MINUTE BOOK OF THE ORGANIZATION. THE CORPORATION HAS INCLUDED A CONFLICT OF INTEREST POLICY WITHIN THE PERSONNEL POLICY MANUAL, AND IS APPLICABLE TO ALL EMPLOYEES OF THE CORPORATION. FURTHER, ON A PERIODIC BASIS, THE CORPORATION REQUIRES

Name of the organization

PHILADELPHIA INDUSTRIAL DEVELOPMENT CORP

Employer identification number

23-6050858

ATTACHMENT 1 (CONT'D)

THE OFFICERS OF THE CORPORATION TO DISCLOSE ANY CONFLICTED INTERESTS.

FORM 990, PART VI, LINE 15

THE COMPENSATION FOR THE CEO IS APPROVED BY THE COMPENSATION COMMITTEE, WHICH INCLUDES THE CHAIRMAN OF THE BOARD OF DIRECTORS AND A DESIGNATED BOARD MEMBER APPOINTED BY THE CHAIRMAN OF THE BOARD OF DIRECTORS.

THE CORPORATION HAS ESTABLISHED A COMPENSATION PROGRAM TO ENSURE THE SALARIES AND BENEFITS PAID TO OFFICERS AND EMPLOYEES IS FAIR, COMPETITIVE, AND REFLECTIVE OF EMPLOYEE'S ACTUAL PERFORMANCE. THE CORPORATION PERIODICALLY PERFORMS PAY-RANGE SURVEYS OF OTHER COMPARABLE EMPLOYERS AND MONITORS CURRENT TRENDS IN COMPENSATION. IN ADDITION, THE COMPENSATION STRUCTURE EMBEDS A RISK BASED COMPONENT WHICH CONSIDERS ACHIEVEMENT OF PERFORMANCE GOALS.

FORM 990, PART VI, LINE 19

THE CORPORATION MAKES ITS FORM 990 AVAILABLE TO THE PUBLIC BY RETAINING A COPY AT ITS PLACE OF BUSINESS. THE FORM 990 IS LIKEWISE PUBLISHED ON THE INTERNET AT WWW.GUIDESTAR.COM. THE CORPORATION'S FINANCIAL STATEMENTS AND GOVERNING DOCUMENTS (INCLUDING CONFLICT OF INTEREST POLICY) ARE NOT ORDINARILY MADE AVAILABLE TO THE PUBLIC, BUT, IF REQUESTED, WILL BE PROVIDED AT MANAGEMENT'S DISCRETION.

FORM 990, PART III, OTHER PROGRAM SERVICE

OTHER PROGRAM SERVICE (SOFTWARE DEVELOPMENT & MAINTENANCE FOR MANAGING ECONOMIC DEVELOPMENT LOAN ACTIVITY)

PIDC CREATED A SOFTWARE PROGRAM THAT IS SPECIFICALLY DESIGNED TO

Name of the organization	Employer identification number
PHILADELPHIA INDUSTRIAL DEVELOPMENT CORP	23-6050858

ATTACHMENT 1 (CONT'D)

ASSIMILATE, TRACK AND REPORT THE INFORMATION REQUIRED BY LOCAL, STATE AND
FEDERAL REGULATORS AND AUTHORITIES. PIDC HAS LICENSED THE SOFTWARE TO
SIMILARLY SITUATED TAX EXEMPT ORGANIZATIONS FOR THE MANAGEMENT OF THEIR
PORTFOLIOS AND REPORTING REQUIREMENTS.

FORM 990, PART VI, LINE 14

THE CORPORATION INTENDS TO IMPLEMENT A DOCUMENT RETENTION AND DESTRUCTION
POLICY BY DECEMBER 31, 2010.

SUPPORTED ORGANIZATION UNDER 509(A)(3)

PHILADELPHIA INDUSTRIAL DEVELOPMENT CORPORATION (PIDC) IS SUPPORTED BY
THE OPERATIONS OF PIDC REGIONAL DEVELOPMENT CORPORATION (EIN:
23-2889102), A 501(C)(3) ORGANIZATION. PIDC'S MISSION IS TO DEVELOP AND
SUPPORT ECONOMIC GROWTH IN THE CITY OF PHILADELPHIA AND PROVIDE SERVICES
THAT THE CITY OF PHILADELPHIA CANNOT PERFORM. PIDC MEETS THE PUBLIC
SUPPORT TEST PURSUANT TO IRC SECTION 509(A)(2) AS MORE THAN 95% OF ITS
INCOME IS DERIVED FROM PROGRAM SERVICE REVENUE. FURTHERMORE, PIDC MEETS
THE ORGANIZATIONAL, OPERATIONAL, RELATIONSHIP AND CONTROL TEST
REQUIREMENT OF 509(A)(3).

ATTACHMENT 2

FORM 990, PART III, LINE 4D - OTHER PROGRAM SERVICES

DESCRIPTION	GRANTS	EXPENSES	REVENUE
SOFTWARE DEV. AND MAINTENANCE	0.	247,465.	378,666.
TOTALS	0.	247,465.	378,666.

Name of the organization

PHILADELPHIA INDUSTRIAL DEVELOPMENT CORP

Employer identification number

23-6050858

ATTACHMENT 3 (CONT'D)

990, PART VII- COMPENSATION OF THE FIVE HIGHEST PAID IND. CONTRACTORS

<u>NAME AND ADDRESS</u>	<u>DESCRIPTION OF SERVICES</u>	<u>COMPENSATION</u>
GRANT THORNTON 2001 MARKET STREET, SUITE 3100 PHILADLEPHIA, PA 19103	AUDIT/TAX	429,524.
GEOGRAPHIX INC. 201 FULTON STREET RIVERTON, NJ 08077	IT	236,923.
JOSEPH GARDNER 11126 HENDRIX STREET PHILADELPHIA, PA 19116	ACCOUNTING	103,956.
JOE ALYMER 550 GATES STREET PHILADELPHIA, PA 19128	MARKET DEVELOPMENT	123,574.
LIPSKY AND BRANDT 1101 MARKET STREET PHILADELPHIA, PA 19107	LEGAL	175,069.
TOTAL COMPENSATION		<u>1,069,046.</u>

Part I Identification of Disregarded Entities (Complete if the organization answered "Yes" on Form 990, Part IV, line 33.)

[illegible]

Part II
Identification of Related Tax-Exempt Organizations (Complete if the organization answered "Yes" on Form 990, Part IV, line 34 because it had one or more related tax-exempt organizations during the tax year.)

(a) Name, address, and EIN of related organization	(b) Primary activity	(c) Legal domicile (state or foreign country)	(d) Exempt Code section	(e) Public charity status (if section 501(c)(3))	(f) Direct controlling entity
PIDC- REGIONAL DEVELOPMENT CORP 1500 MARKET STREET PHILADELPHIA, PA 19102	ECONOMIC DEV	PA	501 (C) (3)	11A-I	N/A
PIDC-LOCAL DEVELOPMENT CORPORATION 1500 MARKET STREET PHILADELPHIA, PA 19102	ECONOMIC DEV	PA	501 (C) (4)		N/A
PIDC- DEVELOPMENT MANAGEMENT CORP 1500 MARKET STREET PHILADELPHIA, PA 19102	ECONOMIC DEV	PA	501 (C) (4)		N/A
PIDC- FINANCING CORPORATION 1500 MARKET STREET PHILADELPHIA, PA 19102	ECONOMIC DEV	PA	501 (C) (4)		N/A
PIDC- PENN VENTURE FUND 1500 MARKET STREET PHILADELPHIA, PA 19102	ECONOMIC DEV	PA	501 (C) (4)		N/A
FOOD DISTRIBUTION CENTER 1500 MARKET STREET PHILADELPHIA, PA 19102	ECONOMIC DEV	PA	115		N/A

For Privacy Act and Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule A (Form 990) 2009

Part V Transactions With Related Organizations (Complete if the organization answered "Yes" on Form 990, Part IV, line 34, 35, or 36.)**Note.** Complete line 1 if any entity is listed in Parts II, III, or IV of this schedule**1** During the tax year, did the organization engage in any of the following transactions with one or more related organizations listed in Parts II-IV?

	Yes	No
a Receipt of (i) interest (ii) annuities (iii) royalties or (iv) rent from a controlled entity	1a	X
b Gift, grant, or capital contribution to other organization(s)	1b	X
c Gift, grant, or capital contribution from other organization(s)	1c	X
d Loans or loan guarantees to or for other organization(s)	1d	X
e Loans or loan guarantees by other organization(s)	1e	X
f Sale of assets to other organization(s)	1f	X
g Purchase of assets from other organization(s)	1g	X
h Exchange of assets	1h	X
i Lease of facilities, equipment, or other assets to other organization(s)	1i	X
j Lease of facilities, equipment, or other assets from other organization(s)	1j	X
k Performance of services or membership or fundraising solicitations for other organization(s)	1k	X
l Performance of services or membership or fundraising solicitations by other organization(s)	1l	X
m Sharing of facilities, equipment, mailing lists, or other assets	1m	X
n Sharing of paid employees	1n	X
o Reimbursement paid to other organization for expenses	1o	X
p Reimbursement paid by other organization for expenses	1p	X
q Other transfer of cash or property to other organization(s)	1q	X
r Other transfer of cash or property from other organization(s)	1r	X

2 If the answer to any of the above is "Yes," see the instructions for information on who must complete this line, including covered relationships and transaction thresholds.

	(e) Name of other organization	(b) Transaction type (a-f)	(c) Amount involved
(1)	PIDC REGIONAL DEVELOPMENT CORPORATION	N	50,000.
(2)	PIDC REGIONAL DEVELOPMENT CORPORATION	P	4,345.
(3)			
(4)			
(5)			
(6)			

Schedule R (Form 990) 2009

