

MEMORANDUM

City of Philadelphia

Date: November 10, 2015

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

From: Susie D. Harmon – Chairwoman – Vacant Property Review Committee

Subject: AGENDA FOR THE NOVEMBER 10, 2015 MEETING OF THE VACANT PROPERTY REVIEW COMMITTEE

TIME: 10:00 AM

**LOCATION: City Council
Caucus Room, 4th Floor
City Hall**

The properties being presented for the Committee Members' recommendations at the subject meeting are listed on the following pages by address, census tract, property "type" and suggested program/reuse. Where possible, applicants of record are likewise identified.

The Committee Members will be requested, after appropriate consideration, to recommend acquisition and/or disposition by the City of appropriate public agency, pursuant to the terms and conditions of Chapter 16-400 of the Philadelphia Code.

PROPOSED AGENDA SEQUENCE

- 1. Presentations by Attending Guests (requesting properties)**
- 2. Consideration of the Minutes of previous meetings (corrections received are included herewith)**
- 3. Property Disposition Recommendations**
 - A. Residential Property Sales**
 - B. Residential Lots**
 - C. Residential Side/Rear yard**
 - D. Extension of Time**
 - E. Auction**
 - F. Release**
- 4. Administrative Business and Informational Items**
 - A. Certificates of Completion**

1. Residential Property Sales Program

The staff is recommending that the properties listed below, on which we have received inquiries from interested buyers, likewise identified, be considered for disposition pursuant to Chapter 16-400 of the Philadelphia Code (through the Redevelopment Authority), the LAMA price is established by a mass appraisal model:

<u>Address</u>	<u>Size Type</u>	<u>Assessment</u>	<u>City Acquired</u>
A. 3119 W. Huntingdon Street	60x902	13500	11/87

*Applicant: Raheem S. Strong
2618 N. Douglas
Philadelphia, PA 19132*

Proposal: Rehab

Owns: 3121 W. Huntingdon Street

Attachments-

2. Residential Lots for Transfer to Adjacent/Abutting Property Owners or Developers, the LAMA price is established by a mass appraisal model.

<u>Address</u>	<u>Size/Type</u>	<u>Assessment</u>	<u>City Acquired</u>
A. 4222 Powelton Avenue	16.20x94.32	11400	09/83

*Applicant: Michael Kamara
4025 Powelton Ave
Philadelphia, PA 19104*

Attachments-

B. 2555 Emerald Street	14x55	8000	06/78
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*Applicant: Shaun Zhang
2224 Speviva Street
Philadelphia, PA 19125*

Proposal: Garden

Parents owns 2557 and 2559 Emerald Street

Attachments-

C. 244 W. Stella Street 13x50 25500 12/89

**Applicant: Martinez Johny Andres
246 W. Stella Street
Philadelphia, PA 19133**

Note: This Applicant lives in Cayey Puerto Rico

Attachments-

D. 2524 N. Mascher Street 18x92.50 6400 06/87

**Applicant: Emilio Garcia-Castro
141 W. Susquehanna Avenue
Philadelphia, PA 19122**

Attachments-

E. 542 S. 52nd Street 16x90 8800 11/90

**Applicant: Bear & Co
c/o Levar D. Clark
6638 Algard Street
Philadelphia, PA 19135**

Proposal: Develop along with adjacent lot at 540 S. 52nd Street.

F. 2317 Ridge Avenue 18x88.19 8600 06/15

**Applicant: Harold McCoy
1816 N. Taney Street
Philadelphia, PA 19121**

3. Residential Lots For Transfer and Improvements as Side/Rear Yard Areas
(recommended for transfer at “no consideration”):

<u>Address</u>	<u>Name and Address of Applicant</u>	<u>City Acquired</u>
A. 5354 Irving Street	Regina Duley 5354 Irving Street Philadelphia, PA 19139	11/12
B. 2614 N. 3 rd Street	Barry Johnson & Melva L. Johnson 2612 N. 3 rd Street Philadelphia, PA 19132	0/7/96
C. 2010 N. 3 rd Street	Robyn Mello 2012 N. 3 rd Street Philadelphia, PA 19122	10/14
D. 2131 N. Fairhill Street	Jose L. Mendez 2133 N. Hairhill Street Philadelphia, PA 19122	12/85

4. Extension of Time

<u>Address</u>	<u>Name of Applicant</u>	<u>City Acquired</u>
3428 Brandywine Street 3430 Brandywine Street 4219 Filbert Street	Global Community Solution, LLC	10/11

5. Auction

A. 2443 Jasper Street	\$47,500.00	
1948 E. Harold Street	\$ 5,500.00	Universal Building & Construction c/o Joseph Smith P.O. Box 419 Newtown, PA 18940

<i>B. 2637 Janney Street</i>	<i>\$25,000.00</i>	<i>Bassam S. Rifai & Brenton C. Higgins 8 Spring Drive Dayton, NJ 08810</i>
<i>C. 2106 E. Stella Street</i>	<i>\$2,800.00</i>	<i>Carlos Torres 2107 E. Stella Street Philadelphia, PA 19134</i>
<i>D. 1845 E. Huntingdon Street</i>	<i>\$32,000.00</i>	<i>Benedicto Ventura 2053 E. Fletcher Street Philadelphia, PA 19125</i>
<i>E. 2634 Collins Street</i>	<i>\$27,500.00</i>	<i>Carlos Giraldo 6443 Rising Sun Avenue Philadelphia, PA 19111</i>

6. Certificates of Completion

The Grantees for the properties identified hereafter have demonstrated Satisfactory Compliance with the Conditions of Title to which they had agreed at settlement, as evidenced by a physical inspection of the premises. Accordingly, it is recommended that the Committee authorize the issuance of Certificates of Completion in recordable form for the following:

<u>Address</u>	<u>Grantee</u>	<u>Settled</u>
<i>A. 1715 N. Howard Street and 1716 N. Hope Street 1717 N. Howard Street</i>	<i>George T. Chorlton & Kathleen Hanlon Mr. Chorlton's wife</i>	<i>07/97 06/86</i>
<i>Attachments-</i>		
<i>B. 1718 N. Hope Street</i>	<i>Kathleen Hanlon-Chorlton</i>	<i>06/89</i>
<i>Attachments-</i>		
<i>C. 2249 Wharton Street</i>	<i>Catherine Woodard</i>	<i>12/99</i>
<i>Attachments-</i>		

<i>D. 2027 Ellsworth Street</i>	<i>Alan Nelson Taylor</i>	<i>12/06</i>
<i>This was transferred as a side yard</i>		
<i>Attachments-</i>		
<i>E. 1831 S. 4th Street</i>	<i>John Idi</i>	<i>11/05</i>
<i>Attachments-</i>		
<i>F. 427 Mercy Street</i>	<i>Charlotte Wehrli</i>	<i>05/95</i>
<i>429 Mercy Street</i>	<i>Charlotte Wehrli</i>	<i>09/93</i>
<i>Attachments-</i>		
<i>G. 135 S.51st Street</i>	<i>Philadelphians Concerned about Housinhg</i>	<i>04/89</i>
<i>Attachments-</i>		
<i>H. 2418 Amber Street</i>	<i>Jasmine Fuentes</i>	<i>08/05</i>
<i>Attachments-</i>		
<i>I. 2420 Amber Street</i>	<i>Kristen Moore</i>	<i>12/13</i>
<i>Attachments-</i>		
<i>K. 1704 Ingersoll Street</i>		<i>10/75</i>
<i>1728 Ingersoll Street</i>		<i>12/69</i>
<i>1220 N. 15th Street</i>		<i>05/78</i>
<i>1222 N. 15th Street</i>		<i>05/78</i>
<i>1224 N. 15th Street</i>		<i>11/88</i>
<i>1306 N. 18th Street</i>		<i>03/89</i>
<i>1308 N. 18th Street</i>		<i>09/89</i>
<i>1321 N. 18th Street</i>	<i>Philadelphia Housing Development Corporation</i>	<i>03/89</i>
<i>Attachments-</i>		