

MEMORANDUM

City of Philadelphia

Date: May 12, 2015

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

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

**Subject: AGENDA FOR THE MAY 12, 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. Public Agency Transfer**
 - E. Non-Profit**
- 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. 5436 Walnut Street	17.75x90	102900	06/03

*Applicant: Mohamed Osman &
Mubarak Ahmad
232 S. 59th Street
Philadelphia, PA 19139*

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. 3009 Wharton Street	15.75x51	22800	04/92
1349 S. Corlies Street	14x48	20600	03/92

*Applicant: John Cunningham
1324 Locust Street, # 1404
Philadelphia, PA 19107*

Proposal: Develop

Attachments-

B. 2300 N. 29 th Street	18.75x67.41	4700	02/03
2302 N. 29 th Street	18.75x67.41	4700	12/09
2304 N. 29 th Street	18.75x69.91	4800	06/02

*Applicant: Maron Faison
3025 W. Norris Street
Philadelphia, PA 19121*

Proposal: Development

Attachments-

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. 1941 E. Harold Street	Margaret Moll Stark 1934 E. Albert Street Philadelphia, PA 19125	12/83
B. 1911 Philip Street	Victoria Serrano 1910 N. 2 nd Street Philadelphia, PA 19122	07/75
C. 1921 N. Uber Street	Clarence F. Johnson 1923 N. Uber Street Philadelphia, PA 19121	07/89
D. 4122 W. Poplar Street	Wanda Mitchell Dicks 4124 W. Poplar Street Philadelphia, PA 19104	05/82
E. 2832 W. Diamond Street	Charlotte Lewis 2830 W. Diamond Street Philadelphia, PA 19121	11/86
F. 543 Creighton Street	Clara Glenn 545 N. Creighton Street Philadelphia, PA 19131	04/89

4. Vacant Lots For Improvements As Urban Gardens (no title transfer presently intended)

<u>Address</u>	<u>Name of Applicant</u>	<u>City Acquired</u>
2518 N. Dover Street	Charles Hall	03/83
2029 N. Orianna Street	Mayra Ruiz	01/08
413 E. Somerset Street	Julio Lajara	02/92
3851 Aspen Street	Ella M. Moore	08/70
1624 W. Susquehanna Avenue	Tina Maria Russell	03/85

<i>1632 W. Susquehanna Avenue</i>	“ “ “	<i>10/92</i>
<i>1648 W. Susquehanna Avenue</i>	“ “ “	<i>04/85</i>
<i>1329 S. 15th Street</i>	<i>Pamela Gibson</i>	<i>05/04</i>
<i>3001-19 N. 7th Street</i>	<i>Julio Carrasquillo</i>	<i>11/89</i>
<i>2323-31 N. 5th Street</i>	<i>Manuel Rivera</i>	<i>02/78</i>
<i>2750 Amber Street</i>	<i>Carmen Bonilla</i>	<i>11/83</i>
<i>3043 W. York Street</i>	<i>Florence Abrams</i>	<i>09/84</i>
<i>196 W. Ontario Street</i>	<i>Aracelis Gonzalez</i>	<i>11/03</i>
<i>1848 N. Bouvier Street</i>	<i>Milton Pollard</i>	<i>01/78</i>
<i>543 Creighton Street</i>	<i>Clara Glenn</i>	<i>04/89</i>
<i>7101-09 Stenton Avenue</i>	<i>West Oak Lane Charter School</i>	<i>02/76</i>

5. Public Agency Transfer

<u>Address</u>	<u>Name of Applicant</u>	<u>City Acquired</u>
<i>A. 2050 N. 7th Street</i>	<i>Philadelphia Housing Authority c/o Michael Johns</i>	
<i>2052 N. 7th Street</i>		
<i>814 W. Norris Street</i>		
<i>818 W. Norris Street</i>		
<i>1914 N. 7th Street</i>		
<i>1916 N. 7th Street</i>		
<i>1957 N. 9th Street</i>		

Attachments-

<i>B. 3010 W. York Street</i>	<i>Philadelphia Housing Authority c/o Michael Johns</i>
<i>3011 W. York Street</i>	
<i>3012 W. York Street</i>	
<i>3013 W. York Street</i>	
<i>3014 W. York Street</i>	
<i>3038 W. York Street</i>	
<i>3040 W. York Street</i>	

2302 N. 30th Street
 2325 N. 30th Street
 2333 N. 30th Street
 2341 N. 30th Street
 2327 N. 31st Street
 2340 N. 31st Street
 2342 N. 31st Street
 2346 N. 31st Street
 2348 N. 31st Street
 *2338 N. 31st Street
 *2344 N. 31st Street

Attachments-

****Approval contingent upon verification, whether previous applicant is interested.***

6. Non-Profit Lot Transfer

<u>Address</u>	<u>Name of Applicant</u>	<u>City Acquired</u>
A. 1116 N. 4 th Street		09/86
1015 N. Leithgow Street		09/86
	<i>The Neighborhood Garden Trust</i>	
	<i>c/o Gregory P. Duffy</i>	
	<i>100 N. 20th Street, Suite 309</i>	
	<i>Philadelphia, PA 191-03</i>	

The Garden group has requested to take title for Spooky Garden.

Attachments-

7. Subordination Agreement

A. 2201 E. Auburn Street Community Justice Land Trust

8. Request for Extension of Time for Completion Of Rehabilitation

Chapter 16-400 of the Philadelphia Code requires that rehabilitation and/or improvement of property be completed within one year from the date of the Deed from the Redevelopment Authority to a Grantee. It further allows that 6 month extensions be granted by the Committee if requested in writing and substantiated by any Grantee in a satisfactory manner.

<u>Address</u>	<u>Name of Applicant</u>	<u>Settled</u>
A. 1811 N. Gratz Street	Andas Real Estate, LLC c/o Qifan Chen	10/14

The current owner is requesting an Extension because work hasn't started.

Attachments-

B. 1324 S. Chadwick Street	Neal Rubin	02/14
----------------------------	------------	-------

9. 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>
A. 2320-22 Trenton Avenue	Nicholas Campione	06/85
2324 Trenton Avenue	“ “	10/91
2328 Trenton Avenue	“ “	05/06

Attachments-

B. 613 N. 11 th Street	Deborah Redd Stanton	08/87
-----------------------------------	----------------------	-------

This was transferred as a side yard.

Attachments-

C. 2726 Ruth Street **Allen E. Huntbach** **06/00**

This was transferred as a side yard.

Attachments-

D. 607 Mechanic Street **Arthur Wilkerson** **09/03**

This was transferred as a side yard.

Attachments-

E. 611 & 613 Mechanic Street **Donald K and Enid F. Jones** **07/02**

This was transferred as a side yard.

Attachments-

F. 611-613 N. 12th Street **Temple Resev, LLC**

Attachments-

G. 2159 E. Gordon Street **Nancy & Joseph McElroy** **03/97**

This was transferred as a side yard.

Attachments-

H. 2002 Tulip Street **Maria Campanile** **03/91**

Attachments-

I. 1923 Annin Street **Clarence & Tracy Kellam** **04/04**

This was transferred as a side yard.

Attachments-

J. 1314 Annin Street **Vincent Delmastco** **09/10**

This was transferred as a side yard.

Attachments-

K. 2201 E. Auburn Street **Community Justice Land Trust**

Attachments-
