

MEMORANDUM

City of Philadelphia

Date: December 9, 2014

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

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

Subject: AGENDA FOR THE DECEMBER 9, 2014 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 Lots**
 - B. Residential Side/Rear yard**
- 4. Administrative Business and Informational Items**
 - A. Certificates of Completion**

1. 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. 1903 E. Huntingdon Street	14x70	7600	07/87
Applicant: Rachael D. Kerns			
1900 E. Harold Street			
Philadelphia, PA 19125			
Proposal: Rear yard	LAMA Value: \$11,790.00		
Attachments-A			
B. 513 Sigel Street	13.83x48	11000	06/93
Applicant: Keith Lam			
1142 S. Marshall Street			
Philadelphia, PA 191			
Owns 515 Sigel Street			
Proposal: Side yard	LAMA Value: \$12,719.00		
C. 2553 Kern Street	12x40	4000	03/88
Applicant: Arcadia Commons			
c/o Jeff Carpenter			
2614 Amber Street			
Philadelphia, Pa 19125			
Proposal: Green Space	LAMA Value: \$6,874.00		

D. 302 Master Street 18.16x45.77 4800 02/03

**Applicant: Reinaldo Pastrana
2727 N. American Street
Philadelphia, PA 19133**

**Owns: 300 Master Street and
1352-64 American Street**

Proposal: Expand Business

LAMA Value: \$17,830.00

Attachments-B

E. 2142 Gould Street 14x50 3300 06/85

Proposal: Build affordable housing for teenagers.

**Applicant: Khalil Foundation
c/o Nicole Joyner
1610 Dickinson Street
Philadelphia, PA 19146**

LAMA Value: \$5,782.00

Attachments-C

**F. 4251 W. Girard Avenue 16x103 8800 01/85
4253 W. Girard Avenue 16x103 8800 10/85
4255 W. Girard Avenue 15.62x103 8600 09/85**

**Applicant: McCloud Tabernacle, Ind Church
c/o Collee Johnson-McCloud
4243 W. Girard Avenue
Philadelphia, PA 19104**

**LAMA Value: 4251 W. Girard Ave., \$15,705.00
4253 W. Girard Ave., \$15,135
4255 W. Girard Ave., \$14,898.00**

2. 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. 3042 N. 5 th Street	Victor Calderon 3044 N. 5 th Street Philadelphia, PA 19133	02/82
B. 2321 N. Sydenham Street	Jerry Dennison 2323 N. Sydenham Street Philadelphia, PA 19146	

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

<u>Address</u>	<u>Name of Applicant</u>	<u>City Acquired</u>
2407 N. Orkney Street	Jossue Villamar	01/82
4815 Merion Avenue	Cassandar Seldon	12/86
4817 Merion Avenue	Cassandar Seldon	01/88
1911 W. Cecil B. Moore Ave.	Temple of Praise Baptist Church	03/85
1300 W. Allegheny Avenue	Denise Bailey	10/04
5921 N. Opal Street	Edward Meritt	03/83
5923 N. Opal Street	Edward Meritt	03/83
1148 S Cleveland Street	Jacob Winegard	05/05

4. 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. 1313 W. Lippincott Street	Theresa Porchea	05/83

This was transferred as a Single Family Dwelling

Attachments-D

B. 422 Master Street	Francesco Lamboy and Lydia Lamboy	05/89
424 Master Street	Francesco Lamboy and Lydia Lamboy	05/89

These lots were transferred as side yards.

Attachments-E

D. 1725 W. Montgomery Avenue	William E Anderson & Jacqueline Kelly-Wright	08/08
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This was a side yard purchased for \$24,000.00.

Attachments-F

F. 1324 S. Chadwick Street	Point Breeze Chadwick Properties, LLC c/o Ori Feibush
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Neal Rubin purchased from above along with Three other lots for \$250,000.00.

Attachment-G

5. 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>Grantee</u>	<u>Settled</u>
A. 2147 Federal Street	JBS Renovation, LLC	02/13
B. 2723 Oakford Street	JBS Renovation, LLC	02/13
C. 2727 Oakford Street	JBS Renovation, LLC	02/13

Attachments-H

D. 4027 Powelton Avenue	W & W Contractors, Inc.	06/13
E. 49 Wiota Street	W & W Contractors, Inc.	06/13
F. 4030 Baring Street	W & W Contractors, Inc.	06/13

Attachments-I