

MEMORANDUM*City of Philadelphia**Date: February 10, 2015***To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE****From: Susie D. Jardon** – Chairwoman – Vacant Property Review Committee**Subject: AGENDA FOR THE February 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. 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. 2955 N. 8 th Street	18x66.03	55100	01/79

*Applicant: Elena Amparo
400 Narragansett Pkwy
Philadelphia, PA 19144*

Attachments-A

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. 2142 Gould Street	14x50	3300	06/85

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

Proposal: Build affordable housing for teenagers

Attachments-B

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. 2731 N. Fairhill Street	Abigail Matos 2729 N. Fairhill Street Philadelphia, PA 19133	12/89

3341 N. Uber Street
Venice Campbell
3343 N. Uber Street
Philadelphia, PA 19141
08/89

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>
2149 N. Orianna Street	Michelle Burgos	07/79
2001 N. Orianna Street	Joseph Wright	12/83
2118 N. 4 th Street	George Perez	09/83
1233 S. Hanson Street	Robert Davis, Jr.	11/87
1009-11 W. Dauphin Street	Urban Creators	08/85
4671-73 Paul Street	Frankford, CDC c/o Kimberly Washington	04/09

Attachments-C

5. Non-Profit Program

<u>Address</u>	<u>Name of Applicant</u>	<u>City Acquired</u>
1736 S. 5 th Street	Neighborhood Gardens Trust	12/87
1738 S. 5 th Street	c/o Jenny Greenberg 100 N. 20 th Street, 5 th Floor Philadelphia, PA 19103	12/87

Proposal: Garden

1232 Hanson Street	10/94
1418 Hanson Street	10/65
1420 Hanson Street	10/65
1422 Hanson Street	10/65
1424 Hanson Street	10/65
1426 Hanson Street	10/65
1430 S. Fallon Street	11/81
1432 S. Fallon Street	02/83

Southwest Philadelphia District Services
c/o Michael Ross
1557 N. Valley Road
Pottstown, PA 19464

Attachments-D

6. Public Agency Lot Transfer

<u>Address</u>	<u>Name of Applicant</u>
A. 1907 Turner Street	Philadelphia Redevelopment Authority c/o Brian Abernathy

This was previously approved for Habitat for Humanity. They are requesting that title go directly to Philadelphia Redevelopment Authority because they are acquiring several properties from PRA.

7. 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. 2365-67 E. York Street	Joseph W. Arena	11/87
<i>These lots were transferred to Saman Tha MaQuire for \$1.00 on March 18, 1996.</i>		
<i>Attachments-E</i>		
B. 1511 & 1513 S. Bambrey Street	James Manion	12/88
<i>Attachments-F</i>		
C. 241-243 E. Thompson Street	Lynn Wigglesworth	08/87
<i>These were transferred as side yard. The above applicant Sold to Robert Tepport for \$75,000.00 11/6/96.</i>		
<i>Attachments-G</i>		
D. 2111 E. Dakoka Street	Alice Herrmann	08/99
<i>Attachments-H</i>		

E. 1645 N. Marshall Street

Francisco Vega

03/95

Attachments-I

F. 1324 S. Chadwick Street Point Breeze Chadwick Properties, LLC 03/14

Point Breeze Chadwick purchased from the City for \$22,500.00 and sold to Neal Rubin along with Three other lots for \$250,000.00 on October 15, 2014.

Attachments-J