MEMORAND UM

City of Philadelphia
Date: October 14, 2014

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

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

Subject: AGENDA FOR THE OCTOBER 14, 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 Property Sales
 - B. Residential Lots
 - C. Gift Property
 - D. Non-Profit Transfer
- 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 <u>buyers</u>, 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>	Size Type	<u>Assessment</u>	City Acquired
A. 1916 Mutter Street	12x42	41100	06/90

Applicant: Benjamin Allen 2014 E Firth Street Philadelphia, PA 19125

Proposal: Rehab& rent LAMA Value: \$2,668.00

Attachments-A

B. 6232 Walnut Street 15.12x93.50 36600 08/13

Applicant: Terrance Cook 37 S Millick Street Philadelphia, PA 19139

Proposal: Rehab & occupy LAMA Value: \$8,647.00

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

4	<u>1ddress</u>	<u>Size/Type</u>	<u>Assessment</u>	City Acquired
A.	442 Arlington Street	12x45	3100	05/90
	444 Arlington Street	12x45	3100	06/81

Applicant: G Squared Real Estate, LP c/o Kenneth Allan Grono 958 N. 5th Street Philadelphia, PA 19123

Proposal: Parking LAMA Value: 442 Arlington Street \$3,469.00

444 Arlington Street \$3,657.00

Attachments-B

B .	1211 S. Harmony Street	14x48.50	6600	01/83
	1312 S. Harmony Street	14x48.50	6600	03/77
	1334 S. Harmony Street	14x48.50	6600	04/80
	1308 Warfield Street	14x47.50	6400	01/64
	1330 Grove Street	14x48.50	6600	01/91
	3616 Sears Street	14x46.50	6300	03/78
	3634 Wharton Street	15x55.50	8000	11/82

Applicant: Emerald Properties of Philadelphia, LLC
Eckert Seamans Cherin & Mellott, LLC
c/o Henry M Clinton, Esq.
Two Liberty Place
50 S. 16th Street, 22nd Floor
Philadelphia, Pa 19102

Attachments-C

<i>C</i> .	1429 S. Bouvier Street	14x48	8300	07/85
	1430 S. Bouvier Street	14x48	8300	06/90
	1431 S. Bouvier Street	14x48	8300	03/82
	1434 S. Bouvier Street	14x48	8300	02/92
	1436 S. Bouvier Street	14x48	8300	01/79
	1445 S. Bouvier Street	14x48	8300	08/77
	1449 S. Bouvier Street	14x48	8300	03/85
	1452 S. Bouvier Street	15.10x46	8500	06/82
	1528 S. Bouvier Street	14x48	<i>7900</i>	08/86
	1411 S. Colorado Street	14x50	8600	12/83
	1416 S. Colorado Street	14x48	8300	02/92
	1418 S. Colorado Street	14x48	8300	02/59
	1420 S. Colorado Street	14x48	8300	02/92
	1523 S. Colorado Street	14x50	8600	07/85

Applicant: Innova Redevelopment c/o Jeffrey Allegretti 1548 S. 16th Street Philadelphia, Pa 19146

Attachments-D

D.	1543 N. 6 th Street	16.25x105	16400	07/82
		Appl	icant: Ernest Logo	an Welde
		967 N. American Street		
			Philadelphi	a, PA 19123
		LAM	A Value: \$21,004	7.00
\boldsymbol{E} .	1914 Ellsworth Street	16x55	12400	07/79
	1927 Manton Street	14x50	9800	03/79
	1929 Manton Street	14x50	9800	04/82
			Hayman Constru c/o Tremelle Hay 1921 S. 30 th Stree Philadelphia, PA	man t
	Proposal: New Construction	LAMA Value	1927 Manton S	Street, \$31,337.0 Street, \$19,628.00 Street, \$19,523.00
	Attachments-E			
F.	2610 Annin Street	15x38	6500	01/66
	2620 Annin Street	15x38	6500	12/97
		Appli	icant: Metro Impa	ct Homes
			c/o Steve Si	hklovsky
			1064 Bristol	Road
			Southampto	n, PA 18966
1	Proposal: Develop homes	LAMA Val	ue: 2610 Annin S 2620 Annin St	treet, \$6,566.00 reet, \$6,173.00
\boldsymbol{A}	ttachments-F			,
G.	1415 S. Chadwick Street	14x52	9000	07/85
		Applicant: Kumas Homes, LLC		
			c/o Frank Kumas	8
		1528 WI		reet
			Philadelphia, PA	19146
P	roposal: Develop	LAM	4 Value: \$11,087.	00
\boldsymbol{A}	ttachments-G			

Н.	2117 Latona Street	14x45	7600	10/84
	2121 Latona Street	14x45	7600	08/91
		Applicai	nt: Wilson Drake Anthony Dra 509 S. 49 th St Philadelphia,	reet
	roposal: New construction	LAMA Val		Street \$11,195.00 Street \$10,742.00
I. 2	2924 W. Page Street	13.75х49 Ард		11/82 ams Norris Street phia, PA 191
	oposal: Rear yard tachment-I	LAMA Value: \$3,867.00		
J. 2149 E. Albert Street	149 E. Albert Street	12x42	7200	06/88
		Appi		chock non Street hia, PA 19137
Pr	oposal: Fence & maintain	LA	MA Value: \$5,7	72.00
3. <u>No</u>	n Profit Lot Transfer			
<i>A</i> .	1845 Ridge Avenue	18x90.27	11100	04/88
		Appi		_
Pro	pposal: Side yard	LA	MA Value: \$24,	844.00

Attachment-J

4. <u>Residential Lots For Transfer and Improvements as Side/Rear Yard Areas</u> (recommended for transfer at "no consideration"):

<u>Address</u>		Name and Address of Applicant	City Acquired
A. 2432 W.	Firth Street	Robin Ann Henderson & Bennie Lee Coleman 2430 W. Firth Street Philadelphia, PA 19132	09/88
B. 1315 S. 1	Dorrance Street	Aldorie Pough 1317 S. Dorrance Street Philadelphia, PA 19146	11/06
	Orianna Street Orianna Street	Ramen Garcia 2407 N. Orianna Street Philadelphia, PA 19133	09/83 09/81
D. 2407 N. I	Leithgow Street	Carmen Rosado 2414 N. 4 th Street Philadelphia, PA 19133	01/86
E. 2200 N. N	Mascher Street	Lillian Rosado 2202 N. Mascher Street Philadelphia, PA 19133	10/81
F. 2316 N. A	Mascher Street	David Nieves & Carmen Garcia 2314 N. Mascher Street Philadelphia, Pa 19133	05/88
G. 2945 N. o	5 th Street	Enrique Luyando 2943 N. 6 th Street Philadelphia, Pa 19133	09/00
H. 2239 N 2241 N. 3	30 th Street 80 th Street	William & Annette Thompson 2243 N. 30 th Street Philadelphia, PA 19132	03/94
I. 2736 Wa	terloo Street	Estaban Padilla, II 2737 Mascher Street Philadelphia, PA 19133	07/86

J. 1732 Hope Street

Shehadeh N. & Jacquelyn F. Amer 07/97 1731 N. Howard Street Philadelphia, PA 19122

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

<u>Address</u>	Name of Applicant	City Acquired
3247 N. 6 th Street	Maribel Colon	12/85
26 E. Silver Street	Carmen Diaz Santos	05/01
454 E. Clearfield Street	Idy Suarez	11/03
1747 Foulkrod Street	Mariana DeJesus	08/95
2430 N. Orianna Street	Melissa Morales	12/85
206 E. Indiana Avenue	Luis Escalante	01/86
1848 N. Bouvier Street	NP Action Committee c/o Milton Pollard	01/78
229 E. Logan Street	Greater Vision Church c/o Billy Thompson	12/67
2702 C Street	Esther Ocaso	04/82
2316-50 N. 11 th Street	Philadelphia Urban Creators	06/98
Extension of Time		
1. 534 & 526 N. 36 th Street	Loonstyn Holding, P.P. c/o William V. Loonstyn, Jr.	

6. E

Philadelphia, PA

Attachment-K

7. <u>Certificates of Completion</u>

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. 2311 Ellsworth Street	Leonidas Tillman	10/05	
2315 Ellsworth Street	Leonidas Tillman	10/05	

2315 Ellsworth Street was sold September 10, 2013 for \$55,000.00 Attachment-L

B. 1235 W. Tioga Street

Sheila Womack

01/01

Note: applicant will not be able to attend because she is lives out of town.

Attachments-M

C. 2404-06 N. Broad Street

09/13/90

This property was transferred from PAID to Grace Kuttab. The deed has the VPRC restrictions which need to be removed.

Attachments-N

D. 1648 Ridge Avenue

Mark Amour Seidman &

06/07

Victorica Jenkins

Attachments-O

E. 1205 S. 16th Street

An V. Trieu

04/11

This applicant purchased this lot for \$30,000.00

Attachment-P

F. 2727 N. 9th Street

Paulette Dubar

08/78

Attachment-Q

G. 1258 S. Ruby Street

Angela Rudisill

01/86

Attachment-R

H. 1311 W. William Street

Carolyn Dixon

03/97

Attachment-S

I. 943, 945 & 947 N. 6th Street John & Kathleen Paluszek

02/03

This was previously approved for consent. Now current owner want a full release Attachment-T

J. 3443 N. American Street	Maria E. Delgado	03/86
Attachment-U		
K. 177-79 Norris Street	Genovera Torres	05/05
Attachment-V		
L. 2976 Richmond Street	Michael A. Witczak	04/03
Attachment-W		
M. 1018 S. 17 th Street	Mary S. Jarnette	02/91
Attachment-X		

8. Public Property Releases

Releases requested form Public Property, the following properties have been inspected and are in compliance.

2135 E. Norris Street 2636-38 Ritter Street 2684 E. Amber Street 3073 Reese Street 3073 N. Orkney Street