


**MEMORANDUM**

*City of Philadelphia*

*Date: September 9, 2014*

**To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE**

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

**Subject: AGENDA FOR THE SEPTEMBER 9, 2014 MEETING OF THE VACANT PROPERTY REVIEW COMMITTEE**

**TIME: 10:00 AM**                      **LOCATION: City Council**  
**Caucus Room, 4<sup>th</sup> 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 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. 6022 Market Street	16x115	97000	11/93

*Applicant: Lux & Investments, LLC  
c/o Len Chang  
1009 Arch Street  
Philadelphia, PA 19107*

*Proposal: Rehab*

*LAMA Value: \$6,054.00*

*Attachments-A*

B. 818 N. Preston Street	17.33x87	6600	10/82
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*Applicant: Charna Daniels  
4023 Reno Street  
Philadelphia, PA 19104*

*Proposal: Side Yard*

*LAMA Value: \$9,031.00*

C. 2263 E. William Street	14x50	7400	04/85
2265 E. William Street	14x49.87	7500	09/85

*Applicant: Carlos Gonzalez  
2259 E. William Street  
Philadelphia, PA 19132*

*The interagency Real Estate Review Committee approved counteroffer which was \$7,500.00 each.*

**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. 5116 Pentridge Avenue	15x120	9200	03/84
<i>Applicant: Fatty Tuna, LLC c/o Robert Leventon 510 S 46<sup>th</sup> Street Philadelphia, Pa 19143</i>			
<i>Owens: 5110-12 Pentridge Avenue</i>			
<i>Proposal: Build</i>		<i>LAMA Value: \$ 7,524.00</i>	
B. 4950 Hazel venue	20.50 x 110	65800	05/10
<i>Applicant: Sean Williams 4948 Hazel Avenue Philadelphia, Pa 19143</i>			
<i>Proposal: Side yard</i>		<i>Lama: \$27,804.00</i>	
C. 2416 Manton Street	14x60.85	10300	05/83
<i>Applicant: Streamline Solutions c/o Sean Schellenger 2301 Washington Avenue, Suite 111 Philadelphia, PA 19146</i>			
<i>Proposal: Build Single Family Dwelling</i>		<i>LAMA Value \$ 11,552.00</i>	
<i>Attachments-B</i>			
D. 2530 Annin Street	16x38	6900	12/98
<i>Applicant: William Moss 2433 S. Darien Street Philadelphia, PA 19148</i>			
<i>Attachments-C</i>		<i>LAMA Value: \$7,460.00</i>	

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*E. 1303 S. 23<sup>rd</sup> Street*      *16x63*      *12200*      *07/02*

*Applicant: Carlton Marvin Smith*  
*5620 Baltimore Avenue*  
*Philadelphia, PA 19143*

*Proposal: Side yard*      *LAMA Value \$12,741.00*

*Attachments-D*

*F. 2437 Federal Street*      *14x60*      *65700*      *11/82*

*Applicant: Lisa Wilson-Roberson*  
*2439 Federal Street*  
*Philadelphia, PA 19146*

*Proposal: Side yard*      *LAMA Value: \$11,080.00*

*G. 249 W. Cornwall Street*      *14x45*      *2300*      *02/94*

*Applicant: David Ramirez*  
*253 W. Cornwall Street*  
*Philadelphia, PA 19140*

*Proposal: Parking*      *LAMA Value: \$2,444.00*

*H. 1531 Dorrance Street*      *14x47.50*      *32100*      *02/80*

*Applicant: Kumas Homes, LLC*  
*c/o Frank Kumas*  
*1528 Wharton Street*  
*Philadelphia, PA 19146*

*Proposal: Build Single Family Dwelling*      *LAMA Value: \$7,864.00*

*Attachments-E*

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

<b><u>Address</u></b>	<b><u>Name and Address of Applicant</u></b>	<b><u>City Acquired</u></b>
<b>A. 2547 N. Mutter Street</b>	<b>Justo Gonzalez &amp; Carmen Rivera 2542 N. Mascher Street Philadelphia, PA 19133</b>	<b>05/83</b>
<b>B. 2606 N. Orianna Street</b>	<b>Maribel Morales 2608 N. Orianna Street Philadelphia, PA 19133</b>	<b>10/80</b>
<b>C. 3230 Hartville Street</b>	<b>Jose A. Santana 3232 Hartville Street Philadelphia, PA 19134</b>	<b>10/84</b>
<b>D. 1912 Rutledge Street</b>	<b>Daniel Cancel Candelaria 2914 Rutledge Street Philadelphia, PA 19134</b>	<b>11/79</b>
<b>E. 2863 Amber Street</b>	<b>Luis A. Rodriguez 2865 Amber Street Philadelphia, PA 19134</b>	<b>08/98</b>
<b>F. 2862 E. Amber Street</b>	<b>Prince Pulido 2860 Amber Street Philadelphia, Pa 19134</b>	<b>01/81</b>
<b>G. 226 Collom Street</b>	<b>John Temple Bundy, Jr. &amp; Karea Bethea 224 E. Collom Street Philadelphia, Pa 19144</b>	<b>01/82</b>
<b>H. 631 N. 40<sup>th</sup> Street</b>	<b>Paul Walker 633 N. 40<sup>th</sup> Street Philadelphia, Pa 19104</b>	<b>10/83</b>
<b>I. 2530 N. Leithgow Street</b>	<b>Jose A. Pagan &amp; Aida I Pagan 2527 N. Lawrence Street Philadelphia, PA 19133</b>	<b>05/78</b>

*J. 2261 E. William Street      Carlos Gonzalez      02/84*  
*2259 E. William Street*  
*Philadelphia, PA 19132*

**4. Lots for Transfer and Development By Non-Profit Corporations**

**Address**

*A. 2942 W. Dauphin Street      Applicant: Strawberry Mansion*  
*2944 W. Dauphin Street      Community Center*  
*c/o Kevin Upshur*  
*2946 W. Dauphin Street*  
*Philadelphia, PA 19132*

*Proposal: Expand Community Center*

**Attachments-F**

*The Real Estate Committee approved transfer at nominal for community use.*

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

<b><u>Address</u></b>	<b><u>Name of Applicant</u></b>	<b><u>City Acquired</u></b>
5123 Baltimore Avenue	Greensgrow Phila. Project	02/04
5125 Baltimore Avenue	c/o Ryan Kuck	06/90
5127 Baltimore Avenue		06/80
5129 Baltimore Avenue		06/05
2801 Mutter Street	Olga Rivera	12/86
3900 Reno Street	Elaine Butler	10/88
3427 N. Reese Street	Jean Paris	10/85
2003-09 N. Orkney Street	Carmen Carrasquillo	08/86
713 N. Brooklyn Street	Cassell M. Allen	06/78
1651 Fillmore Street	Lance Jacobson	12/83
5130 Warren Street	Dawn Graham	01/93
5138 Warren Street	Dawn Graham	04/87
4145 Leidy Avenue	Dawn Graham	01/88
4163 Leidy Avenue	Dawn Graham	05/82
2413 N. 6 <sup>th</sup> Street	Sandra Sue Lee	11/85

2415 N. 6 <sup>th</sup> Street	Sandra Sue Lee	01/85
2423 N. 6 <sup>th</sup> Street	Sandra Sue Lee	06/80
4819 Greene Street	Dawud Abdus-Saboor	02/85
2536 N. Orianna Street	Marvin Burgos	07/75
2538 N. Orianna Street	Marvin Burgos	07/75

#### 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>
A. 2218 Amber Street	Lydia Lebron	02/04/14
B. 1820 Earp Street	Temple Community & Economic Development Corp.	04/26/07
1834 Earp Street		05/21/07
1838 Earp Street		06/24/98
1840 Earp Street		06/24/98
1318 S. Dorrance Street		05/21/07
1324 Dorrance Street		06/24/98
1335 S. 19 <sup>th</sup> Street		08/31/98
<b>Attachments-G</b>		
C. 2507-09 Palethorp Street	Hiram Diaz	02/09/07
2511 Palethorp Street	Hiram Diaz	02/09/07
<b>Attachments-H</b>		
D. 1937 N. Gratz Street		06/86
<b>Attachments-I</b>		
E. 1308 S. Dorrance Street	Point Breeze Federation, Inc.	06/82

#### *Attachment-J*

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**7. Public Property Releases**

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

**5013-17 Master Street  
4813 Merion Avenue  
1836-38 Poplar Street  
2624 N. 18<sup>th</sup> Street  
2446 N. 26<sup>th</sup> Street  
1831 N. 57<sup>th</sup> Street  
2951 N. 7<sup>th</sup> Street  
3133 N. 7<sup>th</sup> Street  
2949 N. 25<sup>th</sup> Street  
2306 N. 12<sup>th</sup> Street  
2765-67 N. 29<sup>th</sup> Street  
3016 N. Bailey Street  
2251 N. Mutter Street  
2422 N. Mole Street  
1523 W. York Street  
2557 N. Chadwick Street  
2213-15 N. Broad Street  
2650 N. Darien Street  
2443 N. 32<sup>nd</sup> Street  
2502 Alder Street  
3426-28 Brandywine Street  
306 Bringhurst Street  
6127 Chestnut Street  
1837 Ginnodo Street  
3343 N. Hancock Street  
6170 Limekiln Pike  
5716 Ludlow Street  
6248 Market Street  
2113-15 W. Spencer Street  
5331 Walnut Street  
3513 N. 7<sup>th</sup> Street  
3713 N. 8<sup>th</sup> street  
886 N. 49<sup>th</sup> Street**