

**MEMORANDUM**

*City of Philadelphia*

*Date: January 12, 2016*

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

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

**Subject: AGENDA FOR THE JANUARY 12, 2016 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. Residential Side/Rear yard**
  - D. Urban Garden**
  - E. Auction**
  - F. Release**
  - G. Miscellaneous**
- 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. 3119 W. Huntingdon Street	60x902	13500	11/87

*Applicant: Raheem S. Strong  
2618 N. Douglas Street  
Philadelphia, PA 19132*

*Proposal: Rehab*

*Owens: 3121 W. Huntingdon Street*

*Attachments-*

C. 7116 Yocum Street	14.54x68.34	64400	06/14
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*Applicant: Iquila Francis  
2726 Cranston Road  
Philadelphia, PA 19131*

*Proposal: Rehab & occupy*

### 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>
B. 2050 E. William Street	12x71.75	6900	06/85
2050 E. William Street	12x73.25	7000	06/85
2060 E. William Street	12x73.25	7000	03/85
2062 E. William Street	12x73.25	7000	09/83
2066 E. William Street	12x71.50	6900	10/85
2068 E. William Street	12x71.50	6900	06/85

*Applicant: William Street Properties  
c/o Ken Roscioli  
1212 Ellsworth Street  
Philadelphia, PA 19147*

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**C. 2031 E. Auburn Street**                      **13.67x73.17**                      **8200**                      **04/15**

**Applicant: Miguel Zeledon**  
**3035 N. Mascher Street**  
**Philadelphia PA. 191**

**Owns: 2033 E. Auburn Street**

**D.5741 Knox Street**                      **34x21**                      **7100**                      **08/87**  
**(Rear yard)**

**Applicant: Morgan & Ward Endeavors, LLC**  
**c/o Tim Smigelski**  
**5800 Greene Street**  
**Philadelphia, PA 19144**

**Owns: 154 & 156 W. Price Street**

**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>
<b>A. 2920 N. Leithgow Street</b>	<b>Cristobal Serrano &amp; Myrna</b> <b>2921 N. Lawrence Street</b> <b>Philadelphia, PA 19133</b>	<b>03/85</b>
<b>B. 1600 N. Bodine Street (2A)</b> <b>1600 N. Bodine Street (3A)</b>	<b>Carmen Camasquillo &amp;</b> <b>Nydia Negron</b> <b>1621 N. 3<sup>rd</sup> Street</b> <b>Philadelphia, PA 19122</b>	
<b>C. 1600 N. Bodine Street (4A)</b>	<b>Adrianna Miletto</b> <b>1625 N. 3<sup>rd</sup> Street</b> <b>Philadelphia, PA 19122</b>	
<b>D. 1600 N. Bodine Street (8A)</b>	<b>Varol Yuksel</b> <b>1633 N. 3<sup>rd</sup> Street</b> <b>Philadelphia, PA 19122</b>	

<i>E. 1600 N. Bodine Street (9A)</i>	<i>Xhemil Hoxha &amp; Zinailda Hoxha 1635 N. 3<sup>rd</sup> Street Philadelphia, PA 19122</i>	
<i>F. 1600 N. Bodine Street (10A) 1600 N. Bodine Street (11A)</i>	<i>Carmen V. Fernandez 1637 N. 3<sup>rd</sup> Street Philadelphia, PA 19122</i>	
<i>G. 3108 N. Chadwick Street</i>	<i>Herbert Jackson 3110 N. Chadwick Street Philadelphia, PA 19132</i>	<i>11/13</i>
<i>H. 2722 W. Cabot Street</i>	<i>Beulah Lawson 2724 W. Cabot Street Philadelphia, Pa 19121</i>	<i>03/83</i>
<i>I. 1931 E. Harold Street</i>	<i>Thomas E. Cusick 1926 E. Albert Street Philadelphia, PA 19125</i>	<i>06/78</i>
<i>J. 2244 N. 10<sup>th</sup> Street</i>	<i>Darryll Williams 2246 N. 10<sup>th</sup> Street Philadelphia, PA 19133</i>	<i>04/15</i>

**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>
<i>A. 3900 Reno Street</i>	<i>Elaine Butler</i>	<i>10/88</i>
<i>B. 911 W. Auburns Street</i>	<i>Historic Fairhill</i>	<i>08/87</i>
<i>913 W. Auburn Street</i>		<i>10/01</i>
<i>915 W. Auburn Street</i>		<i>10/00</i>
<i>919 W. Auburn Street</i>		<i>10/00</i>
<i>923 W. Auburn Street</i>		<i>10/00</i>
<i>925 W. Auburn Street</i>		<i>09/00</i>

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**C. 3017 N. 5<sup>th</sup> Street** **Elizabeth Cabrero** **01/04**

**4. Auction**

<b>A. 2649 Janney Street</b>	<b>\$25,000.00</b>	<b>Bassam S. Rifai &amp; Brenton C. Higgins 8 Spring Drive Dayton, NJ 08810</b>
<b>B. 2017 E. Letterly Street</b>	<b>\$45,000.00</b>	<b>Cam Homes, LLC c/o Harris Schwartz 217 Bainbridge Street Philadelphia, PA 19147</b>
<b>C. 2443 Jasper Street 1948 E. Harold Street</b>	<b>\$47,500.00 \$ 5,500.00</b>	<b>Universal Building &amp; Construction 1511 Linddenhurst Rd. Yardley, PA 19067</b>

**5. Miscellaneous Items**

**1847 Brunner Street**

***This was an AD Hoc, approved by the committee on December 16, 2015***

***Attachments-***

**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:***

<b><u>Address</u></b>	<b><u>Grantee</u></b>	<b><u>Settled</u></b>
<b>A. 1816 N. Gerritt Street</b>	<b>James C. Jenkins</b>	<b>03/05</b>

***Attachments-***

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<i>B. 1441 S. Colorado Street</i>	<i>Claire L. Richardson</i>	<i>06/91</i>
<i>1443 S. Colorado Street</i>	<i>Claire L. Richardson</i>	<i>06/91</i>
<i>Attachments-</i>		
<i>C. 543 W. Glenwood Avenue</i>	<i>Joseph Verne &amp; Lewis Vernekoff</i>	<i>11/87</i>
<i>Attachments-</i>		
<i>D. 1429 S. Bouvier Street</i>	<i>Innova Redevelopment, LLC</i>	<i>04/15</i>
<i>1439 S. Bouvier Street</i>		
<i>1431 S. Bouvier Street</i>		
<i>1445 S. Bouvier Street</i>		
<i>1449 S. Bouvier Street</i>		
<i>Attachments-</i>		
<i>E. 1431 S. 56<sup>th</sup> Street</i>	<i>Brenda Sudler</i>	<i>06/79</i>
<i>Attachments-</i>		
<i>F. 2112 Manton Street</i>	<i>Jerome &amp; Annette Whitfield</i>	<i>07/94</i>
	<i>His wife</i>	
<i>Attachments-</i>		
<i>G. 2555 Tulip Street</i>	<i>Veronica Whatley</i>	<i>12/98</i>
<i>2557 Tulip Street</i>	<i>Veronica Whatley</i>	<i>12/98</i>
<i>The applicant received as side yards</i>		
<i>Attachments-</i>		
<i>H. 1347 S. Stanley Street</i>	<i>Jose Cintron</i>	<i>07/97</i>
<i>Attachments-</i>		
<i>I. 1833 W. Tioga Street</i>	<i>June Sypieo James</i>	<i>03/99</i>
<i>J. 1322 N. 15<sup>th</sup> Street</i>	<i>Philadelphia Housing Development</i>	<i>12/15</i>
<i>1313 N. 16<sup>th</sup> Street</i>	<i>Corporation</i>	<i>12/15</i>