

**MEMORANDUM**

*City of Philadelphia  
Date: February 9, 2016*

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

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

**Subject: AGENDA FOR THE FEBRUARY 9, 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. ***Extension of Time***
  - F. ***Miscellaneous***
  - G. ***Non-Profit Lot Transfer***
  - H. ***Release***
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. 3024 N 4 <sup>th</sup> Street | 14x59            | 28900             | 05/76                |

*Applicant: Jamie Lopez  
3541 N. 11<sup>th</sup> Street, Basement  
Philadelphia, PA 19140*

*Attachments-*

|                      |             |       |       |
|----------------------|-------------|-------|-------|
| B. 7116 Yocum Street | 14.54x68.34 | 64400 | 06/14 |
|----------------------|-------------|-------|-------|

*Applicant: Iquila Francis  
441 N. 53<sup>rd</sup> Street  
Philadelphia, PA 19139*

### 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. 4235 Leiper Street | 133.22x205.10    | 31500             | 07/04                |

*Applicant: A & S Towing LLC  
c/o Abner Rivera  
1314 E. Luzerne Street  
Philadelphia, PA 19124*

*Proposal: Towing business*

*Attachments-*

|                          |             |      |       |
|--------------------------|-------------|------|-------|
| B. 2700 W. George Street | 13.33x36.50 | 6400 | 06/94 |
|--------------------------|-------------|------|-------|

*Applicant: Floyd & Diann's Tire Shop  
c/o Diann Grandy  
2701 Poplar Street  
Philadelphia PA. 19130*

*Attachments-*

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**C. 413 E. Somerset Street      14.50x56      3500      02/92**

**Applicant: Julio C. Lajara & Olga Lagara  
412 E. Somerset Street  
Philadelphia, PA 19134**

**Attachment-**

**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> |
|--|--|----------------------|
| <b>A. 4244 Orchard Street</b>                | <b>David Rosario<br/>4246 Orchard Street<br/>Philadelphia, PA 19124</b>              | <b>02/89</b>         |
| <b>B. 2409 N. Mascher</b>                    | <b>Myriam Pantoja<br/>2407 N. Mascher Stree<br/>Philadelphia, PA 19133</b>           | <b>02/80</b>         |
| <b>C. 1963 N. Croskey Street</b>             | <b>Ly Chou Kouai<br/>1965 N. Croskey Street<br/>Philadelphia, PA 19121</b>           | <b>12/86</b>         |
| <b>D. 4158 W. Girard Avenue</b>              | <b>Marian L. Stead<br/>4160 W. Girard Avenue<br/>Philadelphia, PA 19104</b>          | <b>05/15</b>         |
| <b>E. 1729 W. Wingohocking</b>               | <b>Gibbs McShore, III<br/>1727 W. Wingohocking Street<br/>Philadelphia, PA 19138</b> | <b>01/06</b>         |
| <b>F. 2787 Emerald Street<br/>(Parcel D)</b> | <b>Florence Romero<br/>2006 E. Somerset Street<br/>Philadelphia, PA 19134</b>        | <b>11/87</b>         |
| <b>G. 2787 Emerald Street<br/>(Parcel C)</b> | <b>Donna Williams<br/>2004 E. Somerset Street<br/>Philadelphia, PA 19134</b>         | <b>11/87</b>         |

|  |   |              |
|--|---|--------------|
| <i>H. 2787 Emerald Street<br/>(Parcel F)</i> | <i>Rosemaire Saponara &amp;<br/>Sarah Saponara<br/>2010 E. Somerset Street<br/>Philadelphia, PA 19134</i> | <i>11/87</i> |
| <i>J. 2842 N. Orkney Street</i>              | <i>Quilino B. Castill<br/>2844 N. Orkney Street<br/>Philadelphia, Pa 19133</i>                            | <i>05/02</i> |
| <i>K. 2719 N. 29<sup>th</sup> Street</i>     | <i>Joseph Burch<br/>2717 N. 29<sup>th</sup> Street<br/>Philadelphia, PA 19132</i>                         | <i>06/15</i> |

**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> |
|------------------------------------|--------------------------|----------------------|
| <i>A. 2722 W. Cabot Street</i>     | <i>Beulah Lawson</i>     | <i>03/83</i>         |
| <i>B. 921 W. Auburns Street</i>    | <i>Historic Fairhill</i> | <i>09/01</i>         |
| <i>C. 3108 Chadwick Street</i>     | <i>Herbert Jackson</i>   | <i>01/04</i>         |
| <i>D. 1148 S. Cleveland Street</i> | <i>Jacob Winegrad</i>    | <i>07/05</i>         |

**5. Non-Profit Lots Transfer**

*1400 N. Taylor Street  
1410 N. Taylor Street  
1413 N. Taylor Street  
1415 N. Taylor Street  
1418 N. Taylor Street  
1420 N. Taylor Street  
1421 N. Taylor Street  
1422 N. Taylor Street  
1424 N. Taylor Street  
1426 N. Taylor Street  
1428 N. Taylor Street*

*1430 N. Taylor Street*

**WCRP**  
*c/o Nora Lichtash*  
*100 W. Oxford Street*  
*Suite E-2300*  
*Philadelphia, PA 19122*

*Attachments-*

**6. Extension of Time**

| <u>Address</u>             | <u>Name of Applicant</u>    | <u>Settled</u> |
|----------------------------|-----------------------------|----------------|
| <i>2147 Federal Street</i> | <i>JBS Renovations, LLC</i> | <i>02/13</i>   |
| <i>2723 Oakford Street</i> | <i>JBS Renovations, LLC</i> | <i>02/13</i>   |
| <i>2727 Oakford Street</i> | <i>JBS Renovations, LLC</i> | <i>02/13</i>   |

**7. Miscellaneous Items**

*2001-11 N. 54<sup>th</sup> Street*

*This was previously approved for transfer to PRA. The request is for the property to be transferred to Wynne Senior Residence, LP.*

*Attachments-*

**8. 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> |
|---|--|----------------|
| <i>A. 827 S. 60<sup>th</sup> Street</i> | <i>Amin Akhatib &amp; Haleemma, his wife</i> | <i>04/86</i>   |

*Attachments-*

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***B. 1822 Titan Street***

***Collette Walsh`***

***10/14***

***Attachments-***

***C. 1319 S. Mole Street***

***Clara McLeod***

***10/02***

***Attachments-***