

**MEMORANDUM**

*City of Philadelphia*

*Date: July 12, 2016*

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

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

**Subject: AGENDA FOR THE JULY 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*
  1. *Residential Property Sales*
  2. *Residential Lots*
  3. *Residential Side/Rear yard*
  4. *Urban Garden*
  5. *Philadelphia Land Bank*
  6. *Extension of Time*
  7. *Miscellaneous*
  8. *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>City Acquired</u>
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A. 1408-10 W Butler Street  
1412 W. Butler Street

05/09

*Applicant: Anton Newkirk  
300 Godfrey Avenue  
Philadelphia, PA 19150*

*Attachments-*

B. 2754 N. 8<sup>th</sup> Street

*Applicant: Victor Maldonado  
2756 N. 8<sup>th</sup> Street  
Philadelphia, PA 191*

*Proposal: Rehab & Occupy as personal resident*

*Attachments-*

**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>City Acquired</u>
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A. 182 W. Norris Street

10/83

*Applicant: Andrea Perez  
1932 N. Hancock Street  
Philadelphia, PA 19122*

*Proposal: Build a garage*

*Attachments-*

B. 4822 Hazel Street

*Applicant: Pedro Molteni* 12/02

*4826 Hazel Avenue  
Philadelphia, PA 19143*

*Proposal: Develop*

*Attachments-*

<b>C. 2560 E. Auburn Street</b>	<b>Applicant: Joseph Puchon, Jr. Charles &amp; Kayne Puchon 2852 Almond Street Philadelphia, PA 19134</b>	<b>11/82</b>
<b>D. 614 N. Shedwick Street</b>		<b>12/85</b>
<b>632-40 N. 35<sup>th</sup> Street</b>		<b>07/16</b>
<b>709 N. 35<sup>th</sup> Street</b>		<b>10/86</b>
<b>713 N. 35<sup>th</sup> Street</b>		<b>02/85</b>
<b>3634 Haverford Avenue</b>		<b>07/84</b>
<b>3710 Haverford Avenue</b>		<b>10/78</b>
<b>3732 Haverford Avenue</b>	<b>Applicant: Westview, LLC c/o Rick Young 619 N. 35<sup>th</sup> Street Philadelphia, PA 1904</b>	<b>09/70</b>

**Proposal: Develop**

**Attachments-**

**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. 1734 Wagner Avenue</b>	<b>Henry Long</b>	<b>12/85</b>
<b>1736 Wagner Avenue</b>	<b>1732 Wagner Street Philadelphia, PA 19141</b>	<b>02/86</b>
<b>B. 2050 N. 25<sup>th</sup> Street</b>	<b>Warren Johnson &amp; Yvette Tender 2048 N. 25<sup>th</sup> Street Philadelphia, PA 19121</b>	<b>11/01</b>
<b>C. 34 Collom Street</b>	<b>Tyrone Hardy 36 E. Collom Street Philadelphia, PA 19144</b>	<b>09/99</b>
<b>D. 2501 W. Seltzer Street</b>	<b>Andrew M. Lightner 2503 W. Seltzer Street Philadelphia, PA 19132</b>	<b>11/85</b>

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<i>E. 4128 Mantua Avenue</i>	<i>Sylvester Lunsford 4132 Mantua Avenue Philadelphia, PA 19104 Owns: 4130 Mantua Avenue</i>	<i>07/85</i>
<i>F. 2129 N. Dover Street</i>	<i>Sylvia Parker 2127 N. Dover Street Philadelphia, PA 19121</i>	<i>04/89</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. 2750 Amber Street</i>	<i>Carmen Bonilla</i>	<i>11/83</i>
<i>B. 2335-37 N. 6<sup>th</sup> Street</i>	<i>Julian Pagon</i>	<i>04/76</i>
<i>C. 5437 Addison Street</i>	<i>Shirley Pickens</i>	<i>09/11</i>
<i>D. 2132 N. 9<sup>th</sup> Street</i>	<i>Margaret Moody</i>	<i>03/88</i>
<i>E. 5431 W. Thompson Street</i>	<i>Robert C. Leach</i>	<i>05/05</i>
<i>5433-35 W. Thompson Street</i>	<i>“ “</i>	<i>08/05</i>
<i>F. 5730 Kingsessing Avenue</i>	<i>Empowered, CDC</i>	<i>05/12</i>
<i>5732 Kingsessing Avenue</i>	<i>“ “</i>	<i>07/13</i>
<i>5734 Kingsessing Avenue</i>	<i>“ “</i>	<i>07/12</i>

**5. Philadelphia Land Bank Owned**

*A. 2637 N. Waterloo Street*      *Valentin Santos*

*Attachments-*

**6. Extension of Time**

*A. 905-07 W. Lehigh Avenue*      *Pastor Dawson*

*Attachments-*

## 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. 829-871 N. 4 <sup>th</sup> Street <i>Attachments-</i>	Rouse Urban Housing Four, Inc.	12/86
B. 1937 E. Arizona Street <i>Attachments-</i>	Michael T & P Fischetti	12/85
C. 611-613 N. 12 <sup>th</sup> Street <i>Attachments-</i>	Temple Resev, LLC	08/13
D. 645 N. 41 <sup>st</sup> Street <i>This was transferred as a single family dwelling</i> <i>Attachments-</i>	Stephen & Linda Harris	04/89
E. 1335 S Opal Street 1337 S. Opal Street <i>Attachments-</i>	Mitchum Wilson Funeral Home, Inc.	04/93
F. 1440 S. Bouvier Street <i>Attachments-</i>	Sandra Delores Miles	08/05
G. 1317 S. Bancroft Street 1319 S. Bancroft Street	John Pietrafitta	04/88

*The applicant's proposal was to use as Garden. Now would like to build on them*

*Attachments-*

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<i>H. 860 S. 55<sup>th</sup> Street</i>	<i>Amoroso's Baking Company</i>	<i>11/89</i>
<i>862 S. 55<sup>th</sup> Street</i>	<i>" " "</i>	<i>11/89</i>
<i>872 S. 55<sup>th</sup> Street</i>	<i>Amoroso's Brother's L.P.</i>	<i>01/03</i>
<i>874 S. 55<sup>th</sup> Street</i>	<i>" " "</i>	<i>01/03</i>
<i>Attachments-</i>	<i>A Delaware Limited Partnership</i>	
<i>I. 1315 S. Dorrance Street</i>	<i>Aldoric Angenant Pough</i>	<i>11/06</i>
<i>Attachments-</i>		
<i>J. 1811 Reed Street</i>	<i>Constance Ortiz</i>	<i>07/91</i>
<i>This was transferred as a side yard.</i>		
<i>Attachments-</i>		
<i>K. 2618 Jasper Street</i>	<i>David B. Lowry</i>	<i>06/95</i>
<i>Applicant is not selling the property.</i>		
<i>Attachments-</i>		
<i>L. 2020 Wilder Street</i>	<i>Valerie Burgess</i>	<i>02/84</i>
<i>Attachments-</i>		