

MEMORANDUM*City of Philadelphia**Date: May 10, 2016***To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE****From: Susie D. Jarmon** – Chairwoman – Vacant Property Review Committee**Subject: AGENDA FOR THE MAY 10, 2016 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*
 1. *Residential Lots*
 2. *Residential Side/Rear yard*
 3. *Urban Garden*
 4. *Release*
4. *Administrative Business and Informational Items*
 - A. *Certificates of Completion*

1. 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. 6203 Market Street	16.08x81	5500	3/89

**Applicant: 6209 Market Street, LLC
c/o Dan Achek
1009 Jones Road
Gulph Mills, PA 19428**

Proposal: Business Expansion

Attachments-

B. 2819 N. Orianna Street	14x42	2500	2/77
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**Applicant: Jose F. Lebron
2276 E. Cambria Street
Philadelphia, PA 19134**

Attachments-

C. 1804 E. Oakdale Street	13x57.50	3000	08/81
1830 E. Oakdale Street	13x57.50	5800	03/88

**Applicant: Metropoly, LLC
c/o Vyacheslav Shklousky
162 Forge Lane
Feasterville, PA 19053**

Proposal: Development

D. 2939 N. Fairhill Street	14x70	3000	10/01
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**Applicant: Ernesto Baez
2918 N. Fairhill Street
Philadelphia, PA 19133**

Proposal: Garden

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>
A. 413 Mercy Street	Arda Yanik 415 Mercy Street Philadelphia, PA 19148	08/88

We have ordered an appraisal on this.

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>
A. 732 W. Allegheny Avenue	Celeste Pinkett	02/04
B. 818 N. Preston Street	Charna Daniels	10/82
C. 903 Rising Sun Avenue	Carmen Colon Monsserra	11/88
D. 1911 Cecil B. Moore Avenue	Temple of Praise Baptist Church c/o Georgory Linham	03/88

4. 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. 1707 S. 20 th Street	Wydella Riley	05/94
<i>Attachments-</i>		
B. 2115 Wharton Street	Betty McFadden	01/97
<i>Attachments-</i>		

<i>C. 1248 N. Hollywood Street</i>	<i>Donte Harris</i>	<i>06/14</i>
<i>The current owners purchased October 29, 2015 for \$21,000.00.</i>		
<i>Attachments-</i>		
<i>D. 1806 Francis Street</i>	<i>Arnold & Barbara Dort</i>	<i>09/98</i>
<i>Attachments-</i>		
<i>E. 1931 E. Cumberland Street</i>	<i>New Kensington, CDC</i>	<i>04/09</i>
<i>2428 Frankford Avenue</i>	<i>New Kensington, CDC</i>	<i>04/09</i>
<i>Attachments-</i>		
<i>F. 1324 Chadwick Street</i>	<i>Point Breeze Chadwick Properties, LLC</i>	<i>02/14</i>
<i>Attachments-</i>		
<i>G. 1323 S. Colorado Street</i>	<i>Perry Gegin</i>	<i>04/99</i>
<i>Attachments-</i>		
<i>H. 214 S. 46th Street</i>	<i>Natural Solutions Builders, LLC</i>	<i>09/15</i>
<i>Attachments-</i>		
<i>J. 1332 S. Bouvier Street</i>	<i>1300 Bouvier LP</i>	<i>01/29</i>
<i>1336 S. Bouvier Street</i>	<i>c/o Jesse Fuchs Simon</i>	
<i>1345 S. Bouvier Street</i>	<i>1236 Reed Street</i>	
<i>1346 S. Bouvier Street</i>	<i>Philadelphia, PA 19147</i>	
<i>1347 S. Bouvier Street</i>		
<i>1349 S. Bouvier Street</i>		
<i>1353 S. Bouvier Street</i>		
<i>1355 S. Bouvier Street</i>		
<i>1356 S. Bouvier Street</i>		
<i>1339 S. 18th Street</i>		
<i>Attachments-</i>		
<i>I. 2853 N. Howard Street</i>	<i>David Lastra</i>	<i>06/12</i>
<i>Attachments-</i>		