


MEMORANDUM

City of Philadelphia

Date: April 24, 2014

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

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

**Subject: AGENDA FOR THE MAY 13, 2014 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-Section II*
 - A. *Donor Taker*
 - B. *Residential Property Sales*
 - C. *Vacant lot Program*
 - D. *Non-Profit Transfer*
4. *Administrative Business and Informational Items -- Section V*
 - A. *Extension Request*
 - B. *Certificates of Completion*

2. Donation (Private Rehab)

<u>Address</u>	<u>Donor/Owner</u>	<u>Taker</u>
2321 W. Oxford Street	Daniel Williams	Aundrey D. Edwards

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), under certain terms and conditions and for Fair Market Value established by independent appraisal:

<u>Address</u>	<u>Size Type</u>	<u>Assessment</u>	<u>City Acquired</u>
5152 Reno Street	14.00 x 48.00	31200	10/11

*Applicant: Vincent Smith
3900 Ford Rd. Unit 21Q
Philadelphia, Pa 19104*

Proposal: Rehab & Occupy

3024 N. 4 th Street	14.00 x 59.00	28900	05/76
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*Applicant: Irving Diaz
4314 Potter Street
Philadelphia, Pa 19124*

Proposal: Rehab & Rent

Attachment-A

<u>Address</u>	<u>Size/Type</u>	<u>Assessment</u>	<u>City Acquired</u>
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<i>5500 Cedar Avenue</i>	<i>22.00 x 88.00</i>	<i>127100</i>	<i>04/09</i>
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*Applicant: Maxine Crooks
834 N. 65th Street
Philadelphia, Pa 19151*

Proposal: Storefront

<i>1907 S. Bonsall Street</i>	<i>14.00 x 54.00</i>	<i>38800</i>	<i>07/03</i>
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*Applicant: Birdtalion, LLC.
c/o John Cunningham
1324 locust Street #1404
Philadelphia, Pa 19107*

Attachment-B

- 2. Residential Lots for Transfer to Adjacent/Abutting Property Owners or Developers for Fair Market Value (established by independent appraisal) after proper public disclosure, subject to the terms and provisions of Chapter 16-400:**

<u>Address</u>	<u>Size/Type</u>	<u>Assessment</u>	<u>City Acquired</u>
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<i>2529 Manton Street</i>	<i>15.00 x 50.00</i>	<i>8500</i>	<i>12/86</i>
<i>2531 Manton Street</i>	<i>15.00 x 50.00</i>	<i>8500</i>	<i>04/64</i>

*Applicant: Janice Ciarrochi
2349 S. 11th Street
Philadelphia, Pa 19148*

Proposal: Build duplex with Side yard

Attachment-C

<u>Address</u>	<u>Size/Type</u>	<u>Assessment</u>	<u>City Acquired</u>
<i>1963 N. Croskey Street</i>	<i>12.66 x 55.00</i>	<i>3200</i>	<i>03/87</i>
<i>Applicant: Jade Cheiracanthuin, LLC c/o Lychou Kouai 1629 Rhawn Street Philadelphia, Pa 19111</i>			
<i>Proposal: Side yard</i>	<i>Owns: 1965 N. Croskey Street</i>		
<i>Attachment-D</i>			
<i>2929 N. Mascher St.</i>	<i>14.00 x 48.50</i>	<i>3400</i>	<i>08/89</i>
<i>Applicant: Korsyg Holdings, LLC c/o Victor Torres 446 W. Airdrie Street Philadelphia, Pa 19140</i>			
<i>Proposal: Side yard</i>	<i>Owns: 2927 N. Mascher Street</i>		
<i>5106 Haverford Ave.</i>	<i>16.00x 58.00</i>	<i>4500</i>	<i>11/88</i>
<i>Applicant: Jocelyn Vanish 714 E. Sharpnack Street Philadelphia, Pa 19119</i>			
<i>Proposal: Side yard</i>	<i>Owns: 5104Haverford Avenue</i>		

3. Subdivision

<u>Address</u>	<u>Name of Applicant</u>
<i>1707 N. Orianna Street</i>	<i>Sarah R. Gearhart 1708 N. 3rd Street Philadelphia, Pa 19122</i>
	<i>Maria Mendez 1704 N. 3rd Street Philadelphia, Pa 19122</i>

4. 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>
<i>308 W. Indiana Ave.</i>	<i>Ignacio Sanchez 310 W. Indiana Ave. Philadelphia, Pa 19133</i>	<i>07/85</i>
<i>3030 N. Leithgow St.</i>	<i>Hector Luis Colon 3033 N. Lawrence Street Philadelphia, Pa 19133</i>	<i>02/77</i>
<i>2807 N. Water Street</i>	<i>Carmen Rodriguez 2805 N. Water Street Philadelphia, Pa 19134</i>	<i>06/87</i>
<i>4532 N. Colorado St.</i>	<i>Sylvia McCall 4534 N. Colorado Street Philadelphia, Pa 19140</i>	<i>06/81</i>

<u>Address</u>	<u>Name and Address of Applicant</u>	<u>City Acquired</u>
2517 Ingersoll St.	Theresa Gordon 2518 W. Master Street Philadelphia, Pa 19121	06/83

The applicant also expressed an interest for 2519 Ingersoll Street which is owned by PHDC.

2860 Tulip Street	Araseliz Lassus 2858 Tulip Street Philadelphia, Pa 19134	12/84
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2819 N. Hutchinson St.	Blanca Roman 2817 N. Hutchinson Street Philadelphia, Pa 19133	08/02
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5. Lots for Transfer and Development by Non-Profit Corporations

Address

2721-77 Ruth Street

*Applicant: New Kensington, CDC
c/o Sandy Salzman
2515 Frankford Ave.
Philadelphia, Pa 19121*

2018 N. 16th Street

*Applicant: Habitat for Humanity
c/o Jon Musselman
1829 N. 19th Street
Philadelphia, Pa 19121*

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

<u>Address</u>	<u>Name of Applicant</u>	<u>City Acquired</u>
3545 N. Warnock Street	Joann Green	07/78
2226 Ridge Avenue	Robbie & Stephanie Ridgeway	08/05
2228 Ridge Avenue	Robbie & Stephanie Ridgeway	08/05
2536 N. Orianna Street	Mary Redding	07/75
2918 N. Orianna Street	Dalila Mendez	10/80
2920 N. Orianna Street	Dalila Mendez	10/80
2922 N. Orianna Street	Dalila Mendez	10/80
4919 Market Street	Antoinette Jackson	03/85

7. Request for Extension of Time for Completion Of Rehabilitation

Chapter 16-400 of the Philadelphia Code requires that rehabilitation and/or improvement of property be completed within one year from the date of the Deed from the Redevelopment Authority to a Grantee. It further allows that 6 month extensions be granted by the Committee if requested in writing and substantiated by any Grantee in a satisfactory manner.

<u>Address</u>	<u>Grantee</u>	<u>Date Settled</u>
1929 Reed Street	Jason Cutaiar	06/13

Attachment-E

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>1725 W. Montgomery Ave.</i>	<i>William Anderson & Jacqueline Wright</i>	<i>08/08</i>
<i>Attachment-F</i>		
<i>3939 Cambridge Street</i>	<i>1st Timothy Baptist Church</i>	<i>10/12/90</i>
<i>3941 Cambridge Street</i>	<i>1st Timothy Baptist Church</i>	
<i>Attachment-G</i>		
<i>2130 E. Susquehanna Ave.</i>	<i>New Kensington, CDC</i>	<i>10/10</i>
<i>Attachment-H</i>		
<i>1811 Gratz Street</i>	<i>Habitat for Humanity</i>	<i>09/99</i>
<i>Attachment-I</i>		
<i>1917 N. 7th Street</i>	<i>Thomas Acevedo, Jr.</i>	<i>05/08</i>
<i>Mr. Acevedo transferred to Hector Mendez for \$1.00 October 21, 2005 Mr. Mendez Sold to current owner 5/28/08 for \$45,000.00.</i>		
<i>Attachment-J</i>		

<u>Address</u>	<u>Grantee</u>	<u>Settled</u>
<i>2042 Annin Street</i>	<i>Trinity Real Estate, LLC</i>	<i>11/13</i>
<i>Attachment-K</i>		
<i>2038 Annin Street</i>	<i>KI Partners I, LP.</i>	<i>06/13</i>
<i>2034 Annin Street</i>	<i>KI Partners I, LP.</i>	<i>06/13</i>
<i>Attachment-L</i>		
<i>2111 E. Dauphin Street</i>	<i>Nicholas Campion</i>	<i>02/20/97</i>
<i>Attachment-M</i>		



CITY OF PHILADELPHIA

OFFICE OF HOUSING AND
COMMUNITY DEVELOPMENT
1234 MARKET ST., 17TH FLOOR
PHILADELPHIA, PA 19107

Date: May 7, 2014

To: Members of the Vacant Property Review Committee (VPRC)

From: Susie D. Jarmon  Chairwoman-VPRC

Subject: **Addendum #1 to the Committee Agenda of May 13, 2014**

1. Residential Lots for Transfer to Adjacent/Abutting Property Owners or Developers for Fair Market Value (established by independent appraisal) after proper public disclosure, subject to the terms and provisions of Chapter 16-400:

<u>Address</u>	<u>Size/Type</u>	<u>Assessment</u>	<u>City Acquired</u>
110 Fairmount Street	17.00 x 68.16	35900	06/73

Applicant: 1709-1711, LLC
c/o Fredrick Duling
3901B Main Street Suit104
Philadelphia, Pa 19127

Attachment-A