

MEMORANDUM

City of Philadelphia

Date: October 13, 2015

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

From: Susie D. Jarmon – Chairwoman – Vacant Property Review Committee

**Subject: AGENDA FOR THE OCTOBER 13, 2015 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***
 - A. ***Residential Property Sales***
 - B. ***Residential Lots***
 - C. ***Residential Side/Rear yard***
 - D. ***Urban Gardens***
 - E. ***Auction***
 - F. ***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. 3119 W. Huntingdon Street	60x902	13500	11/87

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

Proposal: Rehab

Owns: 3121 W. Huntingdon Street

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>Size/Type</u>	<u>Assessment</u>	<u>City Acquired</u>
A. 2643 Janney Street	12.82x42	9400	08/80

*Applicant: Brenton C. Higgins &
Rifai S. Bassam
8 Spring Drive
Dayton, NJ 08810*

B. 6013 Cedarhurst Street	16x82.50	7300	03/03
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*Applicant: Lakeia M. Williams
5851 Washington Avenue
Philadelphia, PA 19143*

Proposal: Garden

Attachments-

C. 1400-20 N. 8th Street 209.21x218.19 11600 12/97

**Applicant: Phillip Chan
9 Greentree Way
Cherry Hill, NJ. 08003**

Proposal: Parking

Attachments-

D. 2063 E. Letterly Street 15x66.25 10400 07/79

Attachments-

**Applicant: Sergeant Street, LLC
c/o Steven Kravets
1363 Buttonwood Drive
Holland, PA 18966**

E. 1333 S. Dover Street 14x.50 7700 05/84

**Applicant: Dover Point, LLC
c/o Margery Green
142 Third Avenue
Phoenixville , PA 19460**

Proposal: Green Space

Owns: 1331, 1347 S. Dove Street

Attachments-

F. 5500 Lansdowne Avenue 15x87 7300 08/84
5515 Lansdowne Avenue 16x98 8800 03/88
5521 Lansdowne Avenue 16x98 8800 08/81
5523 Lansdowne Avenue 16x98 8800 08.81
5525 Lansdowne Avenue 16x98 8800 07/85
5530 Lansdowne Avenue 15x87 7300 11/80

**Applicant: Tony Goodman
441 E. Girard Avenue
Philadelphia, PA 19125**

Attachments-

G. 2524 N. Mascher Street 18x92.50 6400 06/87

**Applicant: Emilio Garcia-Castro
141 W. Susquehanna Avenue
Philadelphia, PA 191**

Attachments-

H. 1912 E. Oakdale Street 12x50 2400 03/82
1914 E. Oakdale Street 12x50 2400 03/82

**Applicant: Mary Moc
1919 E. Oakdale Street
Philadelphia, PA 19125**

Proposal: Build one house on 2 lots

I. 301 E. Lehigh Avenue 15x68 5200 06/86
303 E. Lehigh Avenue 15x68 5200 05/89

**Applicant: Michael Bankoff
5808 Saul Street
Philadelphia, PA 19149**

Proposal: Build a restaurant

J. 751 N. 38th Street 15x45 3500 04/90
3739 Aspen Street 15x93 7300 08/88

**Applicant: Nicholas Coombs
6256 Wissahickon Avenue
Philadelphia, PA 19144**

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>
A. 2049 N. Lawrence Street	Ramon L. Pubill 2051 N. Lawrence Street Philadelphia, PA 19122	02/84

<i>B. 3132 N. Franklin Street</i>	<i>Marcelino Saldana</i> <i>3130 N. Franklin Street</i> <i>Philadelphia, PA 19133</i>	<i>07/84</i>
<i>C. 2122 E. Arizona Street</i>	<i>Cynthia C. O'Brian</i> <i>2120 E. Arizona Street</i> <i>Philadelphia, PA 19125</i>	<i>12/83</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>158 W. Wyoming Avenue</i>	<i>Migdalia Bones</i>	<i>09/04</i>
<i>2971 N. Lawrence Street</i>	<i>Ramon Rayes</i>	<i>06/87</i>
<i>2976 N. Leithgow Street</i>		<i>09/79</i>
<i>2980 N Leithgow Street</i>		<i>03/84</i>
<i>2069 N. Orkney Street</i>		<i>03/88</i>
<i>2837 Jasper Street</i>	<i>Ana Caseres Batisa</i>	<i>11/91</i>
<i>3833 Germantown Avenue</i>	<i>The Center for Returning Citizens</i> <i>(TCRC)</i>	<i>07/85</i>
<i>711 E. Hilton Street</i>	<i>Angel Diaz</i>	<i>12/85</i>
<i>2437 N. Lawrence Street</i>	<i>Joana Gonzalez</i>	<i>04/87</i>
<i>454 E. Clearfield Street</i>	<i>Idy Suarez</i>	<i>11/03</i>

5. Auction

<i>A. 1807 E. Oakdale Street</i>	<i>\$8,000.00</i>	
<i>1808 E. Oakdale Street</i>	<i>\$6,000.00</i>	
<i>1812 E. Oakdale Street</i>	<i>\$9,000.00</i>	
<i>1810 E. Lehigh Avenue</i>	<i>\$7,000.00</i>	<i>Metroploy, LLC</i> <i>c/o Vyacheslav Shlovsky</i> <i>255 Worthington Hill Rd.</i> <i>Richboro, PA 18954</i>

<i>B. 2443 Jasper Street</i>	<i>\$47,500.00</i>	<i>Universal Building & Construction c/o Joseph Smith P.O. Box 419 Newtown, PA 18940</i>
<i>1948 E. Harold Street</i>	<i>\$ 5,500.00</i>	
<i>C. 2637 Janney Street</i>	<i>\$25,000.00</i>	<i>Bassam S. Rifai & Brenton C. Higgins 8 Spring Drive Dayton, NJ 08810</i>
<i>D. 2106 E. Stella Street</i>	<i>\$2,800.00</i>	<i>Carlos Torres 2107 E. Stella Street Philadelphia, PA 19134</i>
<i>E. 1845 E. Huntingdon Street</i>	<i>\$32,000.00</i>	<i>Benedicto Ventura 2053 E. Fletcher Street Philadelphia, PA 19125</i>
<i>F. 2634 Collins Street</i>	<i>\$27,500.00</i>	<i>Carlos Giraldo 6443 Rising Sun Avenue Philadelphia, PA 19111</i>

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:

<u>Address</u>	<u>Grantee</u>	<u>Settled</u>
<i>A. 1541 N. 7th Street</i>	<i>B.M. Oakley Community & Economic Development Corp.</i>	<i>07/97</i>
<i>Attachments-</i>		
<i>B. 2579 E. Huntingdon Street 2581 E. Huntingdon Street</i>	<i>Global-Win Incorporated</i>	<i>02/05</i>

Attachments-

<i>C. 2907 Wharton Street</i>	<i>Joseph Billingsley</i>	<i>12/99</i>
<i>Attachments-</i>		
<i>D. 1325 S. Bouvier Street</i>	<i>Gladys Newman</i>	<i>06/06</i>
<i>This was transferred as a side yard</i>		
<i>Attachments-</i>		
<i>E. 2324 Wilder Street</i>	<i>Walter P. & Hattie M. Wallace</i>	<i>09/06</i>
<i>This was transferred as a side yard</i>		
<i>Attachments-</i>		
<i>F. 1739 Seybert Street</i> <i>1741 Seybert Street</i>	<i>Reginald Bundy, Sr. & Louise Bundy</i>	<i>05/00</i>
<i>Attachments-</i>		
<i>G. 358 Cantrell Street</i>	<i>Ronald Middleman</i>	<i>04/89</i>
<i>This was transferred as a side yard</i>		
<i>Attachments-</i>		
<i>H. 2008 Columbia Avenue</i>	<i>Ballard's Billard Center, Inc.</i>	<i>04/91</i>
<i>Attachments-</i>		
<i>I. 6313-21 Chester Avenue</i>	<i>Carl Forcillo</i>	<i>11/054</i>
<i>Attachments-</i>		
<i>J. 2036 Ellsworth Street</i>	<i>Thomas & Patricia Strickland</i>	<i>08/10</i>
<i>Attachments-</i>		
<i>K. 4653 Mulberry Street</i>	<i>Frankford Group Ministry</i>	<i>02/96</i>
<i>Attachmnts-</i>		

