

MEMORANDUM

City of Philadelphia

Date: July 14, 2015

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

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

**Subject: AGENDA FOR THE JULY 14, 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 Lots**
 - B. Residential Side/Rear yard**
 - C. Extension**
 - D. Non-Profit**
 - E. Auction**
- 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. 5500 Angora Terrace	33.66x74.07	31200	10/12

*Applicant: Richardo Higgins
331 N. 62nd Street
Philadelphia, PA 19139*

Attachments-A

B. 1317 W. Clementine Street	14x40	24200	11/00
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*Applicant: Rudolph Wallace
1022 S. 53rd Street
Philadelphia, PA 19141*

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. 1801 S. 23rd Street	18x62	164100	04/87

*Applicant: Public Health Management Corp
Center Square East
c/o Lenora Felder
1500 Market Street
Philadelphia, PA 19102*

B. 2819 N. Orianna Street	14x50	2500	02/77
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*Applicant: Eliseo Perez
213 E. Mentor Street
Philadelphia, PA 19120*

Owens: 2815, 2817, & 2821 N. Orianna Street

Attachment-B

C. 1210 S. 27th Street	13.95x56	8900	06/89
1212 S. 27th Street	13.95x56	8900	06/89
1214 S. 27th Street	13.95x56	8900	06/89

**Applicant: Cityscape investment Group
c/o Anthony Merlino
6421 Woodcrest Avenue
Philadelphia, PA 19151**

Attachments-C

D. 4614 Trenton Avenue	32.25x100	26400	06/52
4616 Trenton Avenue	20x100	20700	10/43
4620 Trenton Avenue	20x200	20700	10/69

**Applicant: Joseph Lawless
4622 Trenton Avenue
Philadelphia, PA 19124**

Proposal: Side yards

E. 3121 N. Wendle Street	14x50	2000	04/86
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**Applicant: Gustavo Mairath
3116 N. 6th Street
Philadelphia, PA 19133**

F. 2914-26 N. 2nd Street	126.66x121.75	55700	11/98
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**Applicant: Miguel Martinez
2912 N. 2nd Street
Philadelphia, PA 19125**

Proposal: Side yard and Parking for Church

Attachments-D

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. 2540 N. 9 th Street	Mozell Grimble 2538 N. 9th Street Philadelphia, PA 19133	03/15
B. 2461 N. Opal Street	Frederick Jones 2463 N. Opal Street Philadelphia, PA 19132	03/15
C. 228 E. Wishart Street	Evelyn Villegas 226 E Wishart Street Philadelphia, PA 19134	03/15
D. 610 W. Harold Street (rear)	Cornelia Dimalantha 2602 N. 6 th Street Philadelphia, PA 19133	04/83
E. 2144 N. 30 th Street	Ibn Diop 2146 N. 30 th Street Philadelphia, PA 19132	11/86
F. 2819 N. Darien Street 2821 N. Darien Street	Shawn Anderson 2820 N. 8 th Street Philadelphia, PA 19133	09/03 12/87
G. 4561 N. 18 th Street	Richard Taggart 4559 N. 18 th Street Philadelphia, PA 19140	10/89
H. 2739 N. Mascher Street	Esteban Padilla, II 2737 N. Mascher Street Philadelphia, PA 19133	03/15
I. 1968 N. Patton Street	Eleanor Clark 1966 N. Patton Street Philadelphia, PA 19121	06/05

<i>J. 2317 Coral Street</i>	<i>Frederick W. Richards 2319 Coral Street Philadelphia, PA 19125</i>	<i>01/88</i>
<i>K. 108 E. Eleanor Street</i>	<i>Linda Payer 110 E. Eleanor Street Philadelphia, PA 19120</i>	<i>09/06</i>
<i>L. 1239 W. Sedgley Avenue</i>	<i>Lela M. Stroman 1243 W. Sedgley Avenue Philadelphia, PA 19133 Owns 1241 W. Sedgley Avenue</i>	<i>06/83</i>
<i>M. 5112 Willows Avenue</i>	<i>Valarie Barb 5110 Willows Avenue Philadelphia, PA 19143</i>	<i>08/86</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>1508 N. Bailey Street</i>	<i>George Franklin</i>	<i>06/92</i>
<i>2517 N. Mutter Street</i>	<i>Marilyn Rosario</i>	<i>12/85</i>
<i>2043 N. 19th Street</i>	<i>Shantey Henderson</i>	<i>02/82</i>
<i>4117 Pennsgrove Street</i>	<i>Madelyn Brundage</i>	<i>08/08</i>
<i>4119 Pennsgrove Street</i>		<i>04/05</i>
<i>4121 Pennsgrove Street</i>		<i>10/85</i>
<i>1123 N. 40th Street</i>	<i>Lynwood W. Hayes</i>	<i>10/85</i>
<i>1125 N. 40th Street</i>		<i>09/85</i>
<i>5437 Addison Street</i>	<i>Shirley Pickens</i>	<i>09/11</i>

5. Extension of Time

<u>Address</u>	<u>Name of Applicant</u>	<u>City Acquired</u>
2147 Federal Street	JBS Renovations, LLC	02/13
2723 Oakford Street		
2727 Oakford Street		

Attachments-E**6. Non-Profit Lot Transfer**

<u>Address</u>	<u>Name of Applicant</u>	<u>City Acquired</u>
A. 201 E. Tioga Street	Urban Hope Training Center c/o Jason Holt 210 E. Tioga Street Philadelphia, PA 19134	09/13

Attachments-F

B. 4234 Lancaster Avenue	ICRIC New Africa Center, CDC	03/85
4236 Lancaster Avenue	c/o Abdul-Rahim Muhammad	05/85
4238 Lancaster Avenue	4243 Lancaster Avenue	06/82
4240 Lancaster Avenue	Philadelphia, PA 19104	06/82

Proposal: Vendors Mall**Attachments-G**

C. 854 Field Street	Francisville Neighborhood Dev. Corp.	11/95
856 Field Street	1729 Wylie Street	02/95
858 Field Street	and	02/95
860 Field Street	P.O. Box 56192	02/95
864 Field Street	Philadelphia, PA 19130	06/87
866 Field Street		11/87

Attachments-H

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. 425 N. 32 Street	Ralph & Iris Jackson	02/24/05
<i>Attachments-I</i>		
B. 156 W. Norris Street	Getulio & Ana L. Jimenez	06/02
158 W. Norris Street		12/97
<i>These lots were transferred as side yards.</i>		
<i>Attachments-J</i>		
C. 2227 Cross Street	Arlene Wilson	10/97
2229 Cross Street	" "	12/95
<i>These were transferred as side yards.</i>		
<i>Attachments-K</i>		
D. 1421 S. 19 th Street	Lois Thompson	10/05
<i>Was transferred as a side yard.</i>		
<i>The applicant Sold to Carl A. Geiger on May 20, 2013 for \$17,000.00.</i>		
<i>Attachments-L</i>		
E. 1229-55 N. Howard Street	Joseph P. Hand and Joseph P. Hand, Jr.	04/89
<i>This was transferred as a commercial lot.</i>		
<i>Attachments-M</i>		

F. 2135 E. Norris Street BMK Properties, LLC 08/12

They purchased for \$56,000.00. Was sold to Megan Fonash and Michael Pidgeon for \$360,500.00 on 09/2013 along with other properties.

Attachments-N

G. 507 W. York Street Pedro Diaz 10/87

This was transferred as a Single Family Dwelling, he sold to Ana Ilda Pastrana for \$2,500.00 on October 12, 1989. Ana Ilda Sold to John Roman on March 18, 1996 for \$1,500.00.

Attachments-O

H. 2039 E. Hazzard Street Madeline D. Myers 01/86

This was transferred as a side yard on January 3, 1986. The Estate of Madeline D. Myers sold to Forward LLC for \$19,749.70.

Attachments-P

I. 2019 W. Ontario Street Brenda L. Williams 04/82

This was transferred as a Single Family Dwelling.

Attachments-Q

J. 2255 N. Broad Street Caribbean Business Assoc. 12/93

The applicant's purchased this lot for \$8,500.00. They sold to Food For All, Inc., On February 8, 2001 for \$20,000.00 Food For All, Inc. sold to Global Events Management Co. Inc. April 11, 2006 for 150,000.00 Global Events sold to EC Lots, LP on November 23, 2009 for \$10.00, EC Lots, LP sold to Broad Street Investments, LLC for \$320,000.00.

Attachments-R

K. 2213 N. Hancock Street Danilo A. Diaz 04/00

This was transferred as a side yard.

Attachments-S

<i>D. 2118 E. Auburn Street</i>	<i>\$4,200.00</i>	<i>Cari Schemm 3047 Amber Street Philadelphia, PA 19134</i>
<i>E. 2245 E. William Street</i>	<i>\$2,800.00</i>	<i>Carlos Gonzalez 2259 E. William Street Philadelphia, PA 19134</i>
<i>F. 1905 E. Cumberland St.</i>	<i>\$50,000.00</i>	<i>Callahan and Ward Prop., LLC c/o Antonio Cutruforio 2610 Hirst Terrace Havertown, PA 19083</i>
<i>G. 1909 E. Harold Street</i>	<i>\$4,000.00</i>	<i>Stelios Maltepes 1837 Callowhill Street Philadelphia, PA 19130</i>
<i>H. 1914 E. Cumberland St.</i>	<i>\$30,000.00</i>	<i>AEL Contractors, LLC c/o Noe Gutierrez 431 Passmore Street Philadelphia, PA 19111</i>
<i>2134-36 E. Clearfield St.</i>	<i>\$7,000.00</i>	
<i>I. 1922 E. Harold Street</i>	<i>\$5,000.00</i>	<i>Ha Pham 1921 E. Huntingdon Street Philadelphia, PA 19125</i>
<i>1924 E. Harold Street</i>	<i>\$3,000.00</i>	
<i>J. 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>K. 2035 E. Orleans Street</i>	<i>\$3,500.00</i>	<i>Jose Tirado, III 3522 Malta Street Philadelphia, PA 19134</i>

<i>L. 2526-28 Amber Street</i>	<i>\$75,000.00</i>	<i>Fidan Basha 2432 E. Indiana Avenue Philadelphia, PA 19134</i>
<i>M. 2839 Amber Street</i>	<i>\$2,450.00</i>	<i>Valdez R. Astacio, LLC c/o Moises Valdey 13354 Susan Terrace Philadelphia, PA 19116</i>
<i>N. 2850 Amber Street</i>	<i>\$2,100.00</i>	<i>Disney Nichols AME Church c/o Ellwood Clark 111 W. Spencer Street Philadelphia, PA 19120</i>
<i>2852 Amber Street</i>	<i>\$2,100.00</i>	
<i>O. 2967 Amber Street</i>	<i>\$3,500.00</i>	<i>Akmaljon Khdboev 10864 Parlin Terrace Philadelphia, PA 19116</i>
<i>P. 3413 Kensington Avenue</i>	<i>\$8,500.00</i>	<i>Migdalia Lopez 4623 Horrocks Street Philadelphia, PA 19124</i>
<i>3422 Collins Street</i>	<i>\$32,000.00</i>	
<i>Q. 730 Daly Street</i>	<i>\$11,000.00</i>	<i>ATL Development Corp c/o Levent Ulusal 75 Jackson Avenue Pompton Plains, NJ 07666</i>