

MEMORANDUM

City of Philadelphia

Date: August 12, 2014

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

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

Subject: AGENDA FOR THE AUGUST 12, 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*
 - A. *Residential Property Sales*
 - B. *Residential Lots*
 - C. *Gift Property*
 - D. *Non-Profit Transfer*
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. 5215 Beaumont Avenue	16x57	16700	12/08

*Applicant: Ardra Henderson
1724 S. Newkirk Street
Philadelphia, PA 19145*

LAMA Value: \$3,703.00

Attachment-A

B. 6137 Spruce Street	16x85	57200	10/13
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*Applicant: Khalilah Dione Cade
4939 Pine Street
Philadelphia, PA 19143*

Proposal: Rehab occupy *LAMA Value: \$6,843.00*

C. 2255 N. Waterloo Street	14x40	39700	11/13
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*Applicant: Benjamin Allen
2014 E. Firth Street
Philadelphia, PA 19125*

Proposal: Rehab occupy *LAMA Value: \$2,668.00*

Attachment-B

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. 1249 N. Hope Street	20x41.50	6100	05/64

*Applicant: Brandon Bolstad
110 Thompson Street, Unit B
Philadelphia, Pa 19122*

Proposal: Real yard

LAMA Value: \$ 13,371.00

Attachment-C

B. 2932 Wharton Street	17.00 x 62.00	10200	06/83
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*Applicant: Dau Lai
2936 Wharton Street
Philadelphia, Pa 19146*

Owns: 2938 Wharton Street

Proposal: Green Space

Lama: \$9,064.00

C. 3708 Haverford Avenue	15x51.25	108500	11/85
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*Applicant: Westview Development Partners, LLC
c/o Ricardo Young
630 N. 35th Street
Philadelphia, PA 19104*

Proposal: Development

LAMA Value \$ 13,522.00

Attachment-D

D. 6045 Market Street 16x90 6100 12/84

*Applicant: Mao Khai Van
6049 Market Street
Philadelphia, PA 19139*

Owns: 6043 & 6047 Market Street

Proposal: Side yard LAMA Value: \$6,322.00

E. 2826 N. Darien Street 13.50x40 1500 11/82

*Applicant: Marisol Maldonado
2829 N. 9th Street
Philadelphia, PA 19133*

Owns: 2828 & 2830 N. Darien Street

Proposal: Side yard LAMA Value \$3,380.00

F. 818 N. Preston Street 17.33x87 6600 10-82

*Applicant: Charna Daniels
4023 Reno Street
Philadelphia, PA 19104*

Proposal: Side yard LAMA Value: \$9,031.00

G. 3249 N. Reese Street 14x47.50 2600 06/97

*Applicant: Damaris Santiago
3242 N. Reese Street
Philadelphia, PA 19140*

Owns: 3247 N. Reese Street (house)

LAMA Value: \$3,278.00

Attachment-E

H. 2058 E. Susquehanna Avenue 17x120 32100 02/06

*Applicant: Donn A. Lendenon
323 Race Street, Unit T-1
Philadelphia, PA 19106*

Proposal: Development

Competative Bid: \$80,800.00

Attachment-F

I. 2427 Frankford Avenue 19x65 17600 08/88

*Applicant: Franklin Wealth, Inc.
c/o Mike Tomaseti
51 N. 3rd Street, # 154
Philadelphia, PA 19125*

Competative Bid: \$50,000.00

Attachment -G

J. 4532 N. Colorado 15x51.83 3600 06/81

*Applicant: Sylvia McCall
4534 N. Colorado Street
Philadelphia, PA 19140*

Proposal: Side yard

LAMA Value: \$1,958.00

K. 3813 Pennsgrove Street

*Applicant: Debra Holmes
3816 Pennsgrove Street
Philadelphia, PA 19104*

Proposal: Play area for Day Care LAMA Value: \$ 11,945.00

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. 2446 N. Orkney Street	Carlos R. Perez 2443 N. 5 th Street Philadelphia, PA 19133	02/94
B. 3012 N Orianna Street	Nolly A. Gonzalez 3013 N. 4 th Street Philadelphia, PA 19133	08/76
C. 3008 N. 9 th Street	Elvin Aviles 3010 N. 9 th Street Philadelphia, PA 19133	06/05
D. 2009 E. Dauphin Street	Elsa V. Rojas 2007 E. Dauphin Street Philadelphia, PA 19125	12/88
E. 2303 Federal Street	Anthony D. Gamble, Sr. & Pietra N. Gamble 2305 Federal Street Philadelphia, PA 19146	11/85
F. 2315 N. Orkney Street	Debberie J. Burdine 2318 N. Lawrence Street Philadelphia, Pa 19133	01/81

5. Lots for Transfer and Development by Public Agencies

<u>Address</u>	<u>Applicant</u>
A. 1318 N. 18 th Street	PHDC c/o Michael Koonce 1234 Market Street, 17 th Floor Philadelphia, PA 19107

This is an additional property to be transferred to PHDC then Secure Holdings, LLC.

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>
2969 N. Orkney Street	Ramon Reyes	09/88
2971 N. Lawrence Street	Ramon Reyes	09/87
2976 N. Leithgow Street	Ramon Reyes	08/79
2980 N. Leithgow Street	Ramon Reyes	03/84
3250 Hartville Street	Harry Diaz Diaz	11/81
3248 Hartville	Miguel A. Moutaluo	11/81
528 W. Dauphin	James McCain	05/82
2424 E. Indiana	Montana Norvell	06/06
2925 Cecil B. Moore	Cheryl Gadson	03/89
2335-37 N. 6 th Street	Julian Pagan	04/76
2436 N. 4 th Street	Shima Rossado	10/80
5921 N. Opal Street	Jada Dixon	03/83
5923 N. Opal Street	Jada Dixon	03/83

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. 2218 Amber Street	Lydia Lebron	02/14

Attachments-H

B. 1436 Frankford Avenue	Murray Levin & Leona Levin	12/89
1438 Frankford Avenue	Murray Levin & Leona Levin	12/89
1442 Frankford Avenue	Murray Levin & Leona Levin	12/89

These properties were transferred from City to PAID then to the above applicants.

Attachments-I

D. 1608-12 Ridge Avenue	Francisville Neighborhood Dev.	07/13
1628-32 Ridge Avenue	Francisville Neighborhood Dev.	07/13
1638 Ridge Avenue	Francisville Neighborhood Dev.	07/13

They are requesting to transfer to a new entity for \$1.00

Attachment-J

<i>E. 1420 S. 19th Street</i>	<i>Felton Hayman</i>	<i>04/13</i>
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Attachment-K

8. Public Property Releases

Releases requested from Public Property, the following properties have been inspected and are in compliance.

3426 Brandywine Street	10/12/11
1837 N. 17th Street	01/23/12
1324 N. 17th Street	05/27/11
2123 N. Lambert Street	

Attachment-L	08/26/13
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9. Discussion Item

872 Field Street	David Champagne
	808 N. 20th Street

Attachment-M

10. Donation

862 Field Street	David Champagne
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