

MEMORANDUM*City of Philadelphia**Date: May 29, 2014***To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE****From: Susie D. Harmon** – Chairwoman – Vacant Property Review Committee**Subject: AGENDA FOR THE JUNE 10, 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. *Certificates of Completion*

1. Donation (Private Rehab)

<u>Address</u>	<u>Donor/Owner</u>	<u>Taker</u>
2416 W. Oxford Ave.	Estate of Marguerite L. Townsend	
2509 N. 7 th Street	Bernard J. Butler	Norma Hill

2. 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>
3024 N. 4 th Street	14.00 x 59.00	28900	05/76

*Applicant: Irving Diaz
4314 Potter Street
Philadelphia, Pa 19124*

Proposal: Rehab & Rent *Lama \$3,142.00*

Attachment-A

1716 N. Stillman Street	14.00X 44.00	13300	04/87
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*Applicant: Frederick Page & Ron D. Young
1737 N. Stillman Street
Philadelphia, Pa 19121*

Proposal: Rehab & Occupy *Lama \$ 4, 478.00*

<u>Address</u>	<u>Size/Type</u>	<u>Assessment</u>	<u>City Acquired</u>
<i>1100 N. 40th Street</i>	<i>18.00 x 100.00</i>	<i>122600</i>	<i>09/88</i>

*Applicant: Hul Tim
5132 Westford Rd.
Philadelphia, Pa 19120*

Proposal: Storefront Lama \$ 14,094.00

3. 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>
<i>2929 N. Mascher St.</i>	<i>14.00 x 48.50</i>	<i>3400</i>	<i>08/89</i>

*Applicant: Korsyg Holdings, LLC
c/o Victor Torres
446 W. Airdrie Street
Philadelphia, Pa 19140*

Proposal: Side yard Lama \$5,276.00 Owns: 2927 N. Mascher Street

<i>4532 N. Colorado</i>	<i>15.00 x 51.83</i>	<i>3600</i>	<i>06/81</i>
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*Applicant: Sylvia McCall
4534 N. Colorado Street
Philadelphia, Pa 19140*

Lama 1, 958.00

<u>Address</u>	<u>Size/Type</u>	<u>Assessment</u>	<u>City Acquired</u>
<i>1437 Diamond Street</i>	<i>19.00 x 116.00</i>	<i>18100</i>	<i>03/79</i>
<i>1617 Diamond Street</i>	<i>18.00 x 100.00</i>	<i>114000</i>	<i>06/69</i>
<i>1717 Diamond Street</i>	<i>18.33 x 100.00</i>	<i>11600</i>	<i>08/73</i>
<i>1729 Diamond Street</i>	<i>17.00 x 100.00</i>	<i>10800</i>	<i>02/69</i>
<i>2039 N. 15th Street</i>	<i>16.50 x 87.00</i>	<i>11800</i>	<i>12/83</i>
<i>2030 N. 15th Street</i>	<i>15.50 x 82.10</i>	<i>11100</i>	<i>07/84</i>
<i>2019 N. 16th Street</i>	<i>16.50 x 87.00</i>	<i>135800</i>	<i>04/83</i>
<i>1841 Willington Street</i>	<i>15.50 x 72.83</i>	<i>7100</i>	<i>03/85</i>
<i>1847 Willington Street</i>	<i>15.50 x 72.83</i>	<i>7100</i>	<i>10/94</i>

*Applicant: Sophisticated Investment, Inc.
c/o Yamit Haba
1525 W. Girard Avenue
Philadelphia, Pa 19130*

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>2237 N. Palethorp Street (Rear Yard)</i>	<i>Edgar Ponce, Sr. 2232 N. Hancock Street Philadelphia, Pa 19133</i>	<i>06/77</i>
<i>887 N. Fallon Street</i>	<i>John A. & Sharon Barnes 889 N. Fallon Street Philadelphia, Pa 19139</i>	<i>02/80</i>
<i>425 E. Clearfield Street</i>	<i>Jose Ramon 427 E. Clearfield Street Philadelphia, Pa 19125</i>	<i>07/86</i>

<u>Address</u>	<u>Name and Address of Applicant</u>	<u>City Acquired</u>
<i>620 Hoffman Street</i>	<i>Kate Ferencz 618 Hoffman Street Philadelphia, Pa 19148</i>	<i>10/78</i>
<i>1901 E. Huntingdon St.</i>	<i>Gary E. & Rachael D. Kerns 1900 E. Harold Street Philadelphia, Pa 19125</i>	<i>09/84</i>
<i>2124 N. 4th Street</i>	<i>Ana Mendez 2126 N. 4th Street Philadelphia, Pa 19122</i>	<i>02/88</i>
<i>1921 W. Dauphin St.</i>	<i>Thomas & Bonita Myricks 1923 W. Dauphin Street Philadelphia, Pa 19132</i>	<i>04/84</i>

5. Lots for Transfer and Development by Non-Profit Corporations

Address

*1322 N. 15th Street
1313 N. 16th Street*

*Applicant: PHDC
c/o Michael Koonce
1234 Market Street 17th Floor
Philadelphia, Pa 19107*

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>
2971 N. Lawrence Street	Tara Kuilan	09/87
2251 N. Palethorp Street	Mildred Hernandez	05/78
2253 N. Palethorp Street	Mildred Hernandez	07/82
3733 "L" Street	Enid Rojas Matias	04/08
158 W. Wyoming Avenue	Migdalia Bones	12/04
1617 Conestoga Street	Hestonville Civic Association c/o Sheila Buckanan	05/87
2239 N. 30 th Street	William & Annette Thompson	08/94
2241 N. 30 th Street	William & Annette Thompson	12/92
2432 W. Firth Street	John Nance	05/89
3200-02 Germantown Ave.	Youth for Change c/o Sonia & Lola Blount	11/85
2236 N. 30 th Street	Tonetta Graham	08/89

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>
<i>5236 McKean Street</i>	<i>Habitat for Humanity</i>	<i>04/05</i>

Attachment-

<i>1703 & 1705 Cecil B Moore Ave</i>	<i>RDA</i>	<i>08/24/88</i>
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<i>433 Sigel Street</i>	<i>Manzural Huq.</i>	<i>06/85</i>
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