

MEMORANDUM*City of Philadelphia**Date: November 18, 2014***To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE****From: Susie D. Jarnon** – Chairwoman – Vacant Property Review Committee**Subject: AGENDA FOR THE NOVEMBER 19, 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. Public Agency Transfer**
 - D. Non-Profit Transfer**
 - E. Residential Side/Rear yard**
- 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. 5901 N. 13 th Street	20x84	107800	11/03

*Applicant: Dong IL Kim
6635 N. 5th Street
Philadelphia, PA 19126*

Proposal: Resturant

LAMA Value: \$18,743.00

Attachments-A

B. 6132 Walnut Street	15.12x93.50	36600	08/13
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*Applicant: Terrance Cook
37 S Millick Street
Philadelphia, PA 19139*

Proposal: Rehab & occupy

LAMA Value: \$8,647.00

The applicant was approved to purchase October 14, 2014. However, the address wasn't correct on the agenda.

C. 5354 Irving Street	18X80	56200	11/12
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*Applicant: Raymond H. Erwin
1051 Yeadon Avenue
Yeadon, PA 19050*

Proposal: Rehab & occupy

LAMA Value: \$8,584.00

Attachments-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. 1248 S. 20 th Street	14x61.35	10300	11/73
1321 Dorrance Street	12x45	8000	11/84
Applicant: Distinguished Properties, LP c/o Sanjiv K. Jain 7715 Crittenden Street Philadelphia, PA 19118			
Proposal: New Construction	LAMA Value: 1248 S. 20th Street \$16,448.00 1321 Dorrance Street \$10,693.00		
Attachments-C			
B. 1130 S. 24 th Street	16x60	11700	05/81
Applicant: Jason Cutaiar 2210 Barker Circle West Chester, PA 19380			
Proposal: New Construction	LAMA Value: \$17,011.00		
Attachments-D			
C. 2319 Germantown Avenue	14x48	8300	07/85
2321 Germantown Avenue	14x48	8300	06/90
Applicant: The New Creation Bible Class c/o Thomas Logue 2317 Germantown Avenue Philadelphia, Pa 19331			
Proposal: Green Space	LAMA Value: 2319 Germantown Ave. \$7,723.00 2321 Germantown Ave. \$7,421.00		
Attachments-E			

D. 1839 N. Ringgold Street 16.25x105 16400 07/82

**Applicant: Ernest & Denise B. Jennifer
1845 N. Ringgold Street
Philadelphia, PA 191**

Owns: 1843 Ringgold Street

Proposal: Side yard

LAMA Value: \$3,848.00

Real Estate Review Committee approved counter offer of \$1,500.00

**E. 2226 Ridge Avenue 18x80 6900 02/07
2228 Ridge Avenue 18x80 6900 08/05**

**Applicant: Robbie Ridgeway & Stephanie Hardy
2224 Ridge Avenue
Philadelphia, PA 19121**

Proposal: Green Space

**LAMA Value: 2226 Ridge Ave. \$8,482.00
2228 Ridge Ave. \$8,827.00**

Attachments-F

**F. 1200 S. Bucknell Street 16x50 9700 11/70
2040 Titan Street 13.50x49.16 8000 06/91
2046 Titan Street 14x52.16 8800 12/91**

**Applicant: Hayman Construction, LLC
c/o Felton Hayman
1921 S. 30th Street
Southampton, PA 19146**

**Proposal: New Construction LAMA Value: 1200 S. Bucknell Street, \$14,752.00
2040 Titan Street, \$12,852.00
2046 Titan Street, \$11,913.00**

Attachments-G

G. 249 W. Cornwall Street 14x45 2300 02/94

**Applicant: David Ramirez
253 W. Cornwall Street
Philadelphia, PA 19140**

Proposal: Parking

LAMA Value: \$2,444.00

**H. 2618 W. Silver Street 14x50 2800 07/13
2620 W. Silver Street 14x50 2800 07/13**

**Applicant: James Pompey
1414 Conlyn Street
Philadelphia, PA 19141**

The Applicant owns 2616 W. Silver Street

Proposal: Side yard

LAMA Value: \$6,781.00 for both.

**I. 1306 S. 21st Street 16x74 14200 07/08
1308 S. 21st Street 16x74 14200 07/08
1310 S. 21st Street 16x74 14200 07/08
1312 S. 21st Street 16x74 14200 07/08**

**Applicant: ELU, Inc.
c/o Jim Hickman
3900 Ford Road, Unit 19L
Philadelphia, PA 19131**

**LAMA Value: 1306 S. 21st Street, \$23,337.00
1308 S. 21st Street, \$23,348.00
1310 S. 21st Street, \$23,384.00
1312 S. 21st Street, \$23,479.00
\$93,548.00**

Proposal: Build Health and Wellness Center

Attachments-H

J. 2255 N. Howard Street **16x64.50** **3800** **02/72**

Applicant: Tomas Sanchaz
2038 N. Hancock Street
Philadelphia, PA 19122

LAMA Value: \$6,192.00

K. 2009 Oakford Street **14x48** **8100** **12/03**
2021 Oakfoed Street **14x48** **8100** **12/91**

Applicant: Wilson Drake Development, LLC
c/o Anthony Drake
509 S. 49th Street
Philadelphia, PA 19143

Proposal: Develop

LAMA Value: 2009 Oakford Street, \$18,863.00
2021 Oakford Street, \$18,782.00

Attachments-I

3. Public Agency Lot Transfer

A. 2017 N. Alder Street
2019 N. Alder Street
2000-08 N. 10th Street

Philadelphia Housing Authority
c/o Michael Johns

4. Non-Profit Lot Transfer

A. 2018 N. 16th Street

Habitat for Humanity
c/o Jon Musselman
1829 N. 19th Street
Philadelphia, PA 19121

5. 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. 5454 Baltimore Avenue	Josephine Knowles 5456 Baltimore Avenue Philadelphia, PA 19143	12/08
B. 1221 W. Atlantic Street	Siobham Tameki Wright 1317 S. Dorrance Street Philadelphia, PA 19140	11/85
C. 3141 N. Wendle Street	Guillermo Alvarez 3143 N. Wendle Street Philadelphia, PA 19133	02/88
D. 2527 N. Leithgow Street	Jovanaly M. Cortes 2524 N. 4 th Street Philadelphia, PA 19133	12/86
E. 2143 E. Monmouth St.	Lanery Garcia 2145 E. Monmouth Street Philadelphia, PA 19134	10/83
F. 2906 Rosehill Street	Carmen Garcia 2908 Rosehill Street Philadelphia, PA 19134	06/00

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>
2517 N. 9 th Street	Carl Childs	10/89
2021 Etting Street	Tommie Blocker	02/86
2834 'A' Street	Angel Rivera	08/79

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. 806 W. Burns Street	Dailey Care Inc.	08/98
808 W. Burns Street	Dailey Care Inc.	08/98

Attachments-J

B. 423 Mercy Street	Charlotte D. Wehrli	04/98
425 Mercy Street	Charlotte D. Wehrli	04/98

These lots were transferred as side yards.

Attachments-K

C. 1540 S. 4 th Street	Joshua France	12/13
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Mr. France purchased the lot December 12, 2013 from Linda C. Farthing, LLC for \$73,000.00

Attachments- L

D. 1220 S 27 th Street	Dianne Arnold	11/89
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This was transferred as a side yard.

Attachments-M

E. 1511 Brown Street	Francisville Associates	04/89
1515 Brown Street	Francisville Associates	04/89

Attachments-N