

MEMORANDUM*City of Philadelphia**Date: June 9, 2015***To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE****From: Susie D. Johnson** – Chairwoman – Vacant Property Review Committee**Subject: AGENDA FOR THE June 9, 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. Public Agency Transfer**
 - D. Non-Profit**
- 4. Administrative Business and Informational Items**
 - A. Certificates of Completion**

1. 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**

Proposal: Garden

Attachments-

B. 2622 W. Silver Street	14x50	2800	01/93
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**Applicant: James Pompey
2616 W. Silver Street
Philadelphia, PA 19132**

The applicant is being processed for 2618 & 2620 W. Silver Street.

C. 3636 Wharton Street	15x55.50	8000	09/07
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**Applicant: Ahmed Marie Swodam
3632 Wharton Street
Philadelphia, PA 19146**

Proposal: Build

Attachments-

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

2. 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. 3234 N. 17 th Street	Isaac Ikoyo Eweto 3232 N. 17 th Street Philadelphia, PA 191	10/89
B. 2432 N. Leithgow Street	Norris Colon 2429 N. Lawrence Street Philadelphia, PA 19133	12/81
C. 3304 N. 20 th Street	Ivan Hurt 3308 N. 20 th Street Philadelphia, PA 19140	01/15

3. Vacant Lots For Improvements As Urban Gardens (no title transfer presently intended)

<u>Address</u>	<u>Name of Applicant</u>	<u>City Acquired</u>
1901 W. Dauphin Street	Charles Hall &	10/84
1905 W. Dauphin Street	Jessel Alexander	10/84
1907 W. Dauphin Street		09/84
1909 W. Dauphin Street		10/84
2308 N. 19 th Street		09/92
2312 N. 19 th Street		09/93
2151 N. Uber Street	Rodney Houston	12/85
2611 Cecil B. Moore Avenue	Sameerah Spratley	05/74
2349 N. Orkney Street	Abigail Reyes	01/81
2251 N. Palethorp Street	Mildred Hernandez	06/78
2253 N. Palethorp Street	" "	06/82
2045 E. Auburn Street	Deborah Colon Matos	11/83
5730 Kingsessing Avenue	Empowered Community Dev.	05/12
5732 Kingsessing Avenue	" "	07/13
5734 Kingsessing Avenue	" "	07/12

<i>2611 Waterloo Street</i>	<i>Santo Valentin</i>	<i>05/74</i>
<i>2939 N. Fairhill Street</i>	<i>Delfina Rivera</i>	<i>07/01</i>
<i>2347 N. Orkney Street</i>	<i>Abigail R. Reyes</i>	<i>01/81</i>
<i>3409 "A" Street</i>	<i>Maritza Velez</i>	<i>01/99</i>
<i>1921 N. Uber Street</i>	<i>Clarence F. Johnson</i>	<i>07/89</i>
<i>4069 Wallace Street</i>	<i>Kylla Herbert</i>	<i>02/82</i>
<i>4071 Wallace Street</i>	<i>" "</i>	<i>01/82</i>

4. Public Agency Transfer

<u>Address</u>	<u>Name of Applicant</u>	<u>City Acquired</u>
A. <i>3015 W. York 2343 N. 31st Street</i>	<i>Philadelphia Housing Authority c/o Michael Johns</i>	

Attachments-D

These are to be added to properties for Gordon Street Project.

Aattachments-

5. Non-Profit Lot Transfer

<u>Address</u>	<u>Name of Applicant</u>	<u>City Acquired</u>
A. <i>165 W. Cumberland Street</i>		<i>09/86</i>
<i>2503 N. Hancock Street</i>		<i>09/86</i>
<i>2505 N. Hancock Street</i>		
<i>2509 N. Hancock Street</i>		
<i>2511 N. Hancock Street</i>	<i>Norris Square Community Alliance c/o Maria Sour beer 174 Diamond Street Philadelphia, PA 19122</i>	

Attachments-F

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>
A. 721 S. Hicks Street	Thomas L. Graham	02/24/05

The Applicant purchased this lot for \$50,000.00

Attachments-

B. 156 W. Norris Street	Getulio & Ana L. Jimenez	06/02
158 W. Norris Street		12/97

These lots were transferred as side yards.

Attachments-

C. 2227 Cross Street	Arlene Wilson	10/97
2229 Cross Street	" "	12/95

These were transferred as side yards.

Attachments-

D. 1421 S. 19 th Street	Lois Thompson	10/05
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Was transferred as a side yard.

The applicant Sold to Carl A. Geiger on May 20, 2013 for \$17,000.00.

Attachments-

E. 1235 N. Leithgow Street	Michael Charen	1/30/03
1237 N. Leithgow Street	" "	1/30/03

He purchased there lots to develop.

Attachments-

<i>F. 426 Wiota Street</i>	<i>Pryce Giftton & Jennifer Butter</i>	<i>12/93</i>
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This was transferred as a Single Family Dwelling.

Attachments-

<i>G. 4913 Florence Avenue</i>	<i>Myrtis Headen</i>	<i>10/79</i>
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This was transferred as a Single Family Dwelling now lot.

Attachments-

<i>H. 442 W. Norris Street</i>	<i>Gisela Llanos</i>	<i>10/09</i>
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Was a side yard.

Attachments-

<i>I. 1518 Manton Street</i>	<i>Point Breeze Manton Properties, LLC</i>	<i>08/14</i>
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Lot was sold to applicant on 8/20/14 for \$45,000.00. He has since sold to 1518 Manton Street, LLC for \$60,000.00 on 8/21/14.

Attachments-

<i>J. 1310 S. Chadwick Street</i>	<i>Point Breeze Chadwick Properties</i>	<i>03/25/14</i>
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The applicant purchased for \$30,000.00 and then sold for \$225,000.00 along with 1308 and 1312 S. Chadwick Street .

Attachments-

<i>K. 2924 N. Taylor Street</i>	<i>Allegheny West</i>
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Attachments-

<i>L. 1712 S. 19th Street</i>	<i>Doris Stowe</i>	<i>12/02</i>
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The Estate of Doris Stowe sold to Mazal Tov Development LLC on March 3, 2015.

Attachments-

<i>M. 2549-51 Carpenter Street</i>	<i>Jason M. Villa</i>	<i>08/06</i>
<i>2553 Carpenter Street</i>	<i>" " "</i>	<i>08/06</i>

These Lots Were sold to him for \$117,000.00.

Attachments-

<i>N. 1822-28 E. Letterly Street</i>	<i>David O'Beirne & Walter J. Heimall</i>	<i>3/11/87</i>
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The Estate transferred to David O'Beirne for \$1.00.

Attachments-

<i>O. 1510 Manton Street</i>	<i>Point Breeze Manton Properties, LLC</i>	<i>6/18/14</i>
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This was sold to applicant for \$45,000.00 on 6/19/14. They sold to Wesdamo, LLC for \$67,000.00.

Attachments-

<i>P. 2002 Tulip Street</i>	<i>Maria Campanile</i>	<i>03/91</i>
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Attachments-

<i>Q. 4905 W. Stiles Street</i>	<i>Habitat for Humanity</i>	<i>8/20/99</i>
<i>4907 W. Stiles Street</i>	<i>" " "</i>	
<i>4913 W. Stiles Street</i>	<i>" " "</i>	
<i>4920 W. Stiles Street</i>	<i>" " "</i>	
<i>4922 W. Stiles Street</i>		
<i>4930 W. Stiles Street</i>		
<i>4932 W. Stiles Street</i>		
<i>4941 W. Stiles Street</i>		
<i>4943 W. Stiles Street</i>		
<i>4945 W. Stiles Street</i>		
<i>4947 W. Stiles Street</i>		
<i>4960 W. Stiles Street</i>		
<i>4962 W. Stiles Street</i>		

Attachments-