

MEMORANDUM*City of Philadelphia**Date: April 14, 2015***To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE****From: Susie D. Jarmon** – Chairwoman – Vacant Property Review Committee**Subject: AGENDA FOR THE APRIL 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 Property Sales**
 - B. Residential Lots**
 - C. Residential Side/Rear yard**
 - D. Non-Profit**
- 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. 2542 N. Douglas Street	14x50	20900	03/89

*Applicant: Troy Delancey Scott &
Leslie E. Williams
2530 N. Douglas Street
Philadelphia, PA 19132*

Proposal: rehab & occupy

Attachments-A

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. 2700 Federal Street	15x100	17100	02/88

*Applicant: Germantown D & E
c/o Edon Shlomo
2231 Panama Street
Philadelphia, PA 19103*

Proposal: Build three story dwelling

Attachments-B

B. 432 Sigel Street	16x47.50	12600	06/77
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*Applicant: 412 Sigel, LLC
c/o Curtis & Graciela Krauss
112 N. 3rd Street
Philadelphia, PA 19106*

Proposal: Development

Competitive Bid: \$21,500.00

<i>C. 1922 E York Street</i>	<i>16x62</i>	<i>3900</i>	<i>09/86</i>
<i>1924 E. York Street</i>	<i>16x62</i>	<i>3900</i>	<i>04/87</i>

*Applicant: Jeffrey C. Marshall
119 Blake Avenue
Meadowbrook, PA 19046*

Was approved January 13, 2015 for 1910, 1914 and 1920 E. York Street

Proposal: Residential Development

<i>D. 969 N 45th Street</i>	<i>14x60</i>	<i>3300</i>	<i>12/14</i>
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*Applicant: Roberta Roberson
971 N. 45th Street
Philadelphia, PA 19104*

Received 971 & 975 N. 45th Street from the City.

Proposal: Side yard

<i>C. 2708 Federal Street</i>	<i>15x100</i>	<i>17100</i>	<i>02/74</i>
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*Applicant: Daniel Tartaglino
2505 Lambert Street
Philadelphia, PA 19145*

Proposal: Development

Attachments-C

<i>B. 2538 S. 2nd Street</i>	<i>14x63</i>	<i>5700</i>	<i>08/87</i>
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*Applicant: 2538-2544 Second Street, LLC
c/o Ravinder Singh
1840 Woodhaven Road
Philadelphia, PA 19116*

Proposal: Development

C. 2113 E. Dakota Street 12x40.75 5500 06/90

**Applicant: Sorenbeck Properties
c/o Bobo Beck
4817 E. Howell Street
Philadelphia, PA 19135**

Proposal: Development

D. 2947 N. Orianna Street 14x43.50 2200 08/83

**Applicant: Dalila Mendez
33338 B Street
Philadelphia, PA 19134**

Proposal: Garden

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. 53 Cosgrove Street	Charles A Norton, Jr. 51 Cosgrove Street Philadelphia, PA 19144	12/88
B. 2568 N. Myrtlewood Street	Santra Harrell 2566 N. Myrtlewood Street Philadelphia, PA 19132	12/01
C. 1718 N. Bodine Street (rear yard)	Heather Rice 1717 N. 3rd Street Philadelphia, PA 19122	02/82
D. 2207 N. 10th Street	Isabella Bishop 2209 N. 10th Street Philadelphia, PA 19133	11/05
E. 2562 N. Corlies Street	Gertrude Blue 2564 N. Corlies Street Philadelphia, PA 19132	12/83

<i>F. 1221 S. St Bernard Pl.</i>	<i>Carmen Williams Jones 1219 S. St. Bernard Pl. Philadelphia, PA 19143</i>	<i>10/14</i>
<i>G. 2924 Page Street (rear yard)</i>	<i>Vera Adams 2929 W. Norris Street Philadelphia, PA 19135 Owns: 2922 Page Street</i>	<i>11/82</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>2800 N. Water Street</i>	<i>Carmen Rodriguez</i>	<i>10/80</i>
<i>1009-11 Dauphin Street</i>	<i>Philly Urban Creators c/o Alex Esptein</i>	<i>08/85</i>
<i>2816 N. Orkney Street</i>	<i>Angel Juarbe</i>	<i>05/82</i>
<i>4202 Viola Street 4204 Viola Street</i>	<i>Lorraine Gomez “ “</i>	<i>04/77</i>
<i>2053 N. Orianna Street</i>	<i>Yamary Ruiz</i>	<i>02/85</i>
<i>2430 N. Orianna Street</i>	<i>Melissa Morales</i>	<i>12/85</i>
<i>5921N. Opal Street 5923 N. Opal Street</i>	<i>Jada Dixon</i>	<i>03/83</i>
<i>1617 N. Conestoga Street 5528 Oxford Street 1662 N. 55th Street 1668 N. 55th Street</i>	<i>Hestonville Civic Association c/o Karah Love Lace</i>	<i>05/87 09/95 11/99 12/95</i>
<i>2920 N. Orianna Street 2922 N. Orianna Street</i>	<i>Dalila Mendez</i>	<i>05/81 05/81</i>
<i>2129 N. Reese Street</i>	<i>Ana L. Ortiz</i>	<i>09/81</i>

<i>2553 Kern Street</i>	<i>Arcdia Commons c/o Jeff Carpenter</i>	<i>03/88</i>
<i>3424 Fairhill Street</i>	<i>Serafin Natal</i>	<i>03/88</i>
<i>3426 Fairhill Street</i>		<i>04/88</i>

5. Non-Profit Program

<u>Address</u>	<u>Name of Applicant</u>	<u>City Acquired</u>
<i>A. 2739-47 N. 5th Street</i>	<i>HACE c/o Maria Gonzalez, President 167 W. Allegheny Avenue Philadelphia, PA 19140</i>	<i>09/14</i>

Proposal: Mix use

Attachments-E

<i>B. 4236 Lancaster Avenue</i>	<i>ICPIC New Africa Center, CDC c/o Adubl-Rahim Muhammad, Dir. 4243 Lancaster Avenue Philadelphia, PA 19104</i>	<i>05/85</i>
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Proposal: Develop New Africa Vendors Mall

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>
<i>A. 2207 N. Philip Street 2209 N. Philip Street 2211 N. Philip Street 2213 N. Philip Street</i>	<i>Lorenzo & Carmen Diaz, his/wife</i>	<i>06/85</i>

Attachments-G

