

MEMORANDUM

City of Philadelphia

Date: September 8, 2015

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

From: Susie D. Jackson – Chairwoman – Vacant Property Review Committee

Subject: AGENDA FOR THE SEPTEMBER 8, 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. Discussion**
 - D. Subordination**
 - E. Auction**
- 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. 407 W. Norris Street	14.50x5041	4300	12/15
<i>Proposal: Garden for business</i>		<i>Applicant: Sami Kurdina 2220 78th Avenue, Apt. C1 Queens, NY 11370</i>	
		<i>Owns: 402-11 W. Norris Street</i>	
B. 6013 Cedarhurst Street	16x82.50	7300	03/03
<i>Proposal: Garden</i>		<i>Applicant: Lakeia M. Williams 5851 Washington Avenue Philadelphia, PA 19143</i>	
<i>Attachment -</i>			
C. 1400-20 N. 8 th Street	209.21x218.19	11600	12/97
<i>Proposal: Parking</i>		<i>Applicant: Phillip Chan 9 Greentree Way Cherry Hill, NJ. 08003</i>	
<i>Attachment-</i>			
D. 2063 E. Letterly Street	15x66.25	10400	07/79
<i>Applicant: Sergeant Street, LLC c/o Steven Kravets 1363 Buttonwood Drive Holland, PA 18966</i>			

E. 1510 N. Hollywood Street 15.25x50.50 22600 06/05

**Applicant: Evelyn M. Waddel
388 Sun Blvd.
Bear, DE. 19701**

Proposal: Side yard

Owens: 1512 & 1514 N. Hollywood Street

F. 1823 N. 2nd Street 16x47.11 5600 05/94

**Applicant: Perfect Touch Auto Repair & Service
c/o Angle Mendez
2102 N. 2nd Street
Philadelphia, PA 19122**

G. 807 N. 40th Street 16x79 6600 06/05

**Applicant: Kenneth Key
5951 Overbrook
Philadelphia, PA 19131**

Proposal: Side yard

Owens: 801 & 803 N. 40th Street

**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. 2521 N. 9th Street	Ronald Moore & Marjorie Harley 2523 N. 9th Street Philadelphia, PA 19133	02/87
B. 1312 W. Butler Street	Juan De Dias Puma 1310 W. Butler Street Philadelphia, PA 19140	02/83
C. 528 W. Dauphin Street	Rufus Lovers 530 W. Dauphin Street Philadelphia, PA 19133	05/82

D. 916 W. Rockland Street **Erika Ellis** **04/15**
914 W. Rockland Street
Philadelphia, PA 191

E. 2210 N. Mascher Street **Karen Meza** **05/06**
2214 N. Mascher Street
Philadelphia, PA 19133

Was approved to receive 2212 N. Mascher Street, August 11, 2015.

F. 3364 N. Lawrence Street **Domingo Montanez** **10/79**
3362 N. Lawrence Street
Philadelphia, PA 19140

A. 1834 E. Huntingdon Street **Coong Ninh** **02/81**
1836 E. Huntingdon Street
Philadelphia, PA 19125

B. 2566 N. Chadwick Street **Roberto Moraes Cepeda** **09/86**
(Rear yard)
2563 N. 17th Street
Philadelphia, PA 19132

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>
1205-13 W. Nedro Avenue	Patricia Mitchell	09/86
713 Brooklyn Avenue	Cassel M. Allen	06/78

4. Auction

A. 1807 E. Oakdale Street	\$8,000.00	Metroploy, LLC c/o Vyacheslav Shlovsky 255 Worthington Hill Rd. Richboro, PA 18954
1808 E. Oakdale Street	\$6,000.00	
1812 E. Oakdale Street	\$9,000.00	
1810 E. Lehigh Avenue	\$7,000.00	

B. 2443 Jasper Street	\$47,500.00	Universal Building & Construction c/o Joseph Smith P.O. Box 419 Newtown, PA 18940
1948 E. Harold Street	\$ 5,500.00	
C. 2831 Coral Street	\$ 1,740.00	Matthew McLaughlin 1032 E. Eyre Street Philadelphia, PA 19125
D. 2637 Janney Street	\$30,000.00	Bassam Rifai & Brenton Higgins 8 Spring Drive Dayton, NJ 08810
2639 Janney Street	\$30,000.00	
2645 Janney Street	\$27,500.00	
2646 Ritter Street	\$25,000.00	
2658 Ritter Street	\$40,000.00	
E. 2134 E. Williams Street	\$ 3,150.00	Alfredo Cruz 2701 E. Lehigh Avenue Philadelphia, PA 19125
F. 2129 E. York Street	\$87,500.00	Amelia Investors, LLC c/o Raymond Scarpasto 2300 S. 20th Street Philadelphia, PA 19145
G. 713 Mercy Street	\$31,000.00	V2 Properties, LLC c/o Vincent S. Viney 151 Buckwalter Road Royersford, PA 19468

5. Discussion

Ad Hoc Resolution

A. 4030 Baring Street

W & W Contractors, Inc.

B. 1310 S. Chadwick Street

Point Breeze Chadwick Properties, LLC

6. Subordination Agreement*1306-1312 S. 20th Street**The Real Estate Committee approved the transfer with a 10 year Mortgage against the title.**Attachment-***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>
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(RELEASE FROM AUGUST 11, 2015 ADGENDA)

<i>A. 1421 S. 19th Street</i>	<i>Lois Thompson</i>	<i>10/05</i>
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*This was transferred as a side yard.**The applicant sold to Carl A. Geiger on May 20, 2013 for \$17,000.00.**Attachments-*

<i>B. 5816 Norfolk Street</i>	<i>Beverly E. Dover</i>	<i>11/86</i>
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*Attended August 11, 2015**Attachments-*

<i>C. 2621 S. 2nd Street</i>	<i>Margaret Mezzatesta</i>	<i>06/07</i>
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Attachments-

<i>D. 4025 Reno Street</i>	<i>DeBouse Deborah</i>	<i>02/81</i>
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*Prior deed has VPRC restrictions**Attended August 11, 2015**Attachments-*

E. 1708 W. Allegheny Avenue Frederick D. Pennington 09/06

Attended August 11, 2015

Attachments-

G. 2339 N. Lawrence Street Francisco Crespo 12/76

Attended August 11, 2015

Attachments-

H. 2629 Federal Street 2632 Federal, LLC 06/15

Attachments-

I.1900 E. York Street Tram D. Tin 07/05

1902 E. York Street “ “ “ 09/02

1904 E. York Street “ “ “ 09/02

1906 E. York Street “ “ “ 09/02

Attended August 11, 2015

Attachments-

I. 539 McKean Gary Cohn & 08/81

Kathy Cohn

Attachments-

J. 2209 Oakdale Street Awilda Garcia 05/87

Attachment

K. 1916 Roberts Avenue William & Gloria Lofton 09/82

This was a single family dwelling

L. 1542 S. 20th Street Cynthia Lyde 02/84

<p>M. 1701 Bowers Street 1703 Bowers Street 1705 Bowers Street 1707 Bowers Street 1709 Bowers Street 1711 Bowers Street 1713 Bowers Street</p>	<p>Community Ventures c/o David La Fontain 1501 Cherry Street Philadelphia, PA 19102</p>	<p>12/91</p>
<p>Attachment-</p>		
<p>N. 1301 N. Smedley Street 1303 N. Smedley Street 1305 N. Smedley Street 1307 N. Smedley Street 1309 N. Smedley Street 1311 N. Smedley Street 1313 N. Smedley Street 1315 N. Smedley Street 1317 N. Smedley Street 1319 N. Smedley Street</p>	<p>Community Ventures c/o Tory Hannigan, Assoc. 1501 Cherry Street Philadelphia, PA 19102</p>	<p>07/14</p>
<p>Attachment-</p>		
<p>O. 1261 N. Mascher Street 1263 N. Mascher Street</p>	<p>Kensington South, CDC c/o Lois Di Domenico, President 1627 N. 2nd Street, Suite 100 Philadelphia, PA 19122</p>	<p>05/06</p>
<p>Attachment-</p>		
<p>P. 1306-08 S. 24th Street</p>	<p>Neighborhood Garden Assoc.</p>	<p>10/95</p>
<p>Attachment-</p>		
<p>Q. 3931 Haverford Avenue</p>	<p>Revelation Outreach Community Center</p>	<p>07/14</p>
<p>Attachment-</p>		