

MEMORANDUM

*City of Philadelphia
Date: August 9, 2016*

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

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

**Subject: AGENDA FOR THE AUGUST 9, 2016 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***
 1. ***Residential Lots***
 2. ***Residential Side/Rear yard***
 3. ***Urban Garden***
 4. ***Philadelphia Land Bank***
 5. ***Real Estate Committee Approval***
 6. ***Extension of Time***
 7. ***Release***
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>City Acquired</u>
A. 2533 N. 23 rd Street	12/02

*Applicant: Emmitt & Darlene V. Carter
912 Princeton Avenue
Philadelphia, PA 19111*

Proposal: Side yard

Owns: 2531 N. 23rd Street

Attachments-

B. 5504 Baltimore Avenue	07/96
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*Applicant: Perihan Emmungil Karakulak
1124 Roosevelt Drive
Havertown, PA 19083*

Proposal: Rear yard

Owns: 832 S. 55th Street

Attachments-

C. 1220 N. 16 th Street	09/01
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*Applicant: Emanuel Apostolic Church of God
c/o Bishop Robert Smith
1218 N. 16th Street
Philadelphia, PA 19122*

Attachments-

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. 2407 N. Orkney Street	<i>Josue Villamar 2405 N. Orkney Street Philadelphia, PA 19133</i>	12/80
B. 1953 N. Croskey Street	<i>Charles M. Faulkner 1951 N. Croskey Street Philadelphia, Pa 19121</i>	01/84

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>
A. 3824 N. 10 th Street	Mayra Camacho	12/78
B. 2137 N. 29 th Street	Adul-Qauí Hasan	03/89
C. 4153 Leidy Avenue	Sadeka Q. Wood	01/88
D. 1300 W. Allegheny Avenue	Pastor Blount	10/04

4. Philadelphia Land Bank

A. 2919 W. Oakdale Street

Attachments-

5. Real Estate Committee Approval

A. 1845 S. 56th Street

6. Extension of Time

<u>Address</u>	<u>Grantee</u>	<u>Settled</u>
A. 2201 E. Auburn Street	Community Justice Land Trust	08/15
Attachments-		
B. 2147 Federal Street	JBS Renovations, LLC	02/13
2723 Oakford Street	“ “ “	02/13
2727 Oakford Street	“ “ “	02/13

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. 1416 S. Colorado Street	Innova Redevelopment, LLC	04/15
1418 S. Colorado Street	“ “ “	04/15
1420 S. Colorado Street	“ “ “	04/15
1434 S. Bouvier Street	“ “ “	04/15
1436 S. Bouvier Street	“ “ “	04/15
<i>Attachments-</i>		
B. 2117 Latona Street	Wilson Drake Development, LLC	06/15
2121 Latona Street	“ “ “ “	06/15
<i>Attachments-</i>		
C. 2223 Coral Street	Brick Stone Group, LLC	08/14
2227 Coral Street	“ “ “ “	08/14
2229 Coral Street	“ “ “ “	08/14
<i>Attachments-</i>		
D. 1823 N. Bouvier Street	Jeanette Lula Burris	04/87
<i>Attachments-</i>		
E. 5351 Irving Street	Cyrus Bownan.	02/14
<i>Attachments-</i>		
F. 1440 S. Bouvier Street	Sandra D. Miles	08/05
<i>Attachments-</i>		
G. 1811 Reed Street	Constance Ortiz	10/88
<i>Attachments-</i>		

H. 427 W. York Street

Juan & Carment Rios

02/92

Attachments-

***I. 1715 N. Howard Street and
1716 N. Hope Street***

***George T. &
Kathleen Hanlom Chorlton***

06/86

Attachments-