

MEMORANDUM

*City of Philadelphia
Date: August 11, 2015*

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

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

**Subject: AGENDA FOR THE August 11, 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. Non-Profit**
 - 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. 3121 N Wendle Street	14x50	2000	04/86

**Applicant: Gustavo Mairath
3116 N. 6th Street
Philadelphia, PA 19133**

Was tabled due to applicants absence.

B. 2547 N. Corlies Street	Applicant: Brenda Langley	04/15
	6539 Ditman Street	
	Philadelphia, PA 19135	

Proposal: Sideyard

Owns: 2549 N. Corlies Street

C. 407 W. Norris Street	Applicant: Sami Kurdina
	2220 78th Avenue, Apt. C1
	Queens, NY 11370

Proposal: Garden for business

Owns: 402-11 W. Norris 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. 2212 N. Mascher Street	Karen Meza 2214 N. Mascher Street Philadelphia, PA 19133	05/06
B. 135 W. Dauphin Street	Joseph A. Ovelman, III 133 W. Dauphin Street Philadelphia, PA 19133	07/88
C. 2715 N. Dover Street	Johnnie Stevens 2713 N. Dover Street Philadelphia, PA 19132	10/79

<i>D. 1830 Latona Street</i>	<i>Kristen Wilson 1828 Latona Street Philadelphia, PA 19146</i>	<i>08/88</i>
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3. Vacant Lots For Improvements As Urban Gardens (no title transfer presently intended)

<u><i>Address</i></u>	<u><i>Name of Applicant</i></u>	<u><i>City Acquired</i></u>
<i>800 N. 16th Street</i>	<i>Carla Julian & Thomas Leonard</i>	<i>10/99</i>
<i>2210 Mascher Street</i>	<i>Karen Meza</i>	<i>01/80</i>
<i>2637 N. Waterloo Street</i>	<i>Santos Valentin</i>	<i>04/83</i>
<i>2521 N. 9th Street</i>	<i>Marjorie Harley</i>	<i>02/87</i>
<i>2450 N. Marston Street</i>	<i>Dorothy Johnson</i>	<i>04/15</i>
<i>3427 N. Reese Street</i>	<i>Jean E. Paris</i>	<i>10/85</i>
<i>3014 N. Darien Street</i>	<i>Robin Moore</i>	<i>06/06</i>
<i>2920 N. Leithgow</i>	<i>Cristobal Serrano</i>	<i>03/85</i>
<i>2233 Mutter Street</i>	<i>Iris Rodriguez</i>	<i>05/81</i>
<i>2444 N. Fairhill Street</i>	<i>Yolanda Maldonado</i>	<i>01/80</i>
<i>2031 N. Orkney Street</i>	<i>Syndia Green</i>	<i>06/87</i>

4. Discussion

Ad Hoc resolution

Name of Applicant

Philadelphia Housing Authority

Attachment-

5. Non-Profit Lot Transfer

<u>Address</u>	<u>Name of Applicant</u>	<u>City Acquired</u>
A. 201 E. Tioga Street	Urban Hope Training Center c/o Jason Holt 210 E. Tioga Street Philadelphia, PA 19134	09/13

Attachments-

B. 854 Field Street	Francisville Neighborhood Dev. Corp.	11/95
856 Field Street	1729 Wylie Street	02/95
858 Field Street	and	02/95
860 Field Street	P.O. Box 56192	02/95
864 Field Street	Philadelphia, PA 19130	06/87
866 Field Street		11/87

Attachments-**6. Auction**

A. 1807 E. Oakdale Street	\$8,000.00
1808 E. Oakdale Street	\$6,000.00
1812 E. Oakdale Street	\$9,000.00
1810 E. Lehigh Avenue	\$7,000.00

Metroploy, LLC
c/o Vyacheslav Shlovsky
255 Worthington Hill Rd.
Richboro, PA 18954

B. 2443 Jasper Street	\$47,500.00
1948 E. Harold Street	\$ 5,500.00

Universal Building & Construction
c/o Joseph Smith
P.O. Box 419
Newtown, PA 18940

Was tabled last month.

C. 2641 Kensington Avenue	\$13,000.00
1932 E. Cumberland Street	\$40,000.00

Hiep Thanh Pham & Dung A Tran
3133 Independence Court
Bensalem, PA 19020

<i>D. 2245 E. William Street</i>	<i>\$ 2,800.00</i>	<i>Carlos Gonzalez</i> <i>2259 E. William Street</i> <i>Philadelphia, PA 19134</i>
<i>Was tabled last month.</i>		
<i>E. 2767 Coral Street</i>	<i>\$ 2,450.00</i>	<i>James Mayberry</i> <i>2052 E. Lehigh Avenue</i> <i>Philadelphia, PA 19125</i>
<i>F. 2329 S. Marshall Street</i>	<i>\$20,000.00</i>	<i>Xue Xian Chen</i> <i>1028 S. 5th Street</i> <i>Philadelphia, PA 19147</i>
<i>G. 623 Mercy Street</i>	<i>\$32,500.00</i>	<i>Mohamed B. El-laisy</i>
<i>H. 1922 E. Oakdale Street</i>	<i>\$11,000.00</i>	<i>PHB Investment, LLC</i> <i>Michael Smith</i> <i>2329 Emerald Street</i> <i>Philadelphia, PA 19125</i>
<i>1904 E. Harold Street</i>	<i>\$ 2,800.00</i>	
<i>I. 2118 E. Auburn Street</i>	<i>\$ 4,200.00</i>	<i>Cari Schemm</i> <i>3047 Amber Street</i> <i>Philadelphia, PA 19134</i>

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>
<i>A. 1421 S. 19th Street</i>	<i>Lois Thompson</i>	<i>10/05</i>

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>
<i>Attachments-</i>		
<i>C. 2621 S. 2nd Street</i>	<i>Margaret Mezzalesta</i>	<i>06/07</i>
<i>Attachments-</i>		
<i>D. 4025 Reno Street</i>	<i>DeBouse Deborah</i>	<i>02/81</i>
<i>Prior deed has VPRC restrictions</i>		
<i>Attachments-</i>		
<i>E. 1708 W. Allegheny Avenue</i>	<i>Frederick D. Pennington</i>	<i>09/06</i>
<i>Attachments-</i>		
<i>F. 2339 N. Lawrence Street</i>	<i>Francisco Crespo</i>	<i>12/76</i>
<i>Attachments-</i>		
<i>G. 2629 Federal Street</i>	<i>2632 Federal, LLC</i>	<i>06/15</i>
<i>Attachments-</i>		
<i>H. 1900 E. York Street</i>	<i>Tram D. Tin</i>	<i>07/05</i>
<i>1902 E. York Street</i>	<i>“ “ “</i>	<i>09/02</i>
<i>1904 E. York Street</i>	<i>“ “ “</i>	<i>09/02</i>
<i>1906 E. York Street</i>	<i>“ “ “</i>	<i>09/02</i>
<i>Attachments-</i>		