


**MEMORANDUM***City of Philadelphia**Date: January 13, 2015***To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE****From: Susie D. Jarmol**  **Chairwoman – Vacant Property Review Committee****Subject: AGENDA FOR THE January 13, 2015 MEETING OF THE VACANT  
PROPERTY REVIEW COMMITTEE****TIME: 10:00 AM**                      **LOCATION: City Council**  
**Caucus Room, 4<sup>th</sup> 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**
- 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. 5901 N. 13 <sup>th</sup> Street	20x84	107800	11/03

*Applicant: Dong IL Kim  
6635 N 5<sup>th</sup> Street  
Philadelphia, PA 19126*

*Proposal: Resturant*

#### *Attachments-A*

B. 3418 Brandywine Street	14.62x54.33	197700	04/89
3420 Brandywine Street	14.50x52	179700	05/80

*Applicant: Fred Jones  
5822 Ludlow Street  
Philadelphia, PA 19139*

*Proposal: Rehab & occupy*

#### *Attachments-B*

C. 5221 Chester Avenue	16.97	33400	08/13
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*Applicant: We Can Do Better  
c/o Lakeia Williams  
5627 Windsor Avenue  
Philadelphia, PA 19143*

*Proposal:*

**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. 2610 Annin Street	15x38	6500	01/66
2620 Annin Street	15x38	6500	12/97
<i>Proposal: Develop homes</i>		<i>Applicant: Metro Impact Homes c/o Steve Shklovsky 162 Forge Lane Feasterville, PA 19053</i>	
<i>Attachments-C</i>			
B. 2142 Gould Street	14x50	3300	06/85
<i>Proposal: Build affordable housing for teenagers</i>		<i>Applicant: Khalil Foundation c/o Nicole Joyner 1610 Dickinson Street Philadelphia, PA 19146</i>	
<i>Attachment-D</i>			
C. 302 Master Street	18.16x45.77	4800	02/03
<i>Proposal: Expansion of business</i>		<i>Applicant: Reinaldo Pastrana 901-19 N. Front, Regga 2902 Philadelphia, Pa 19123</i>	
		<i>Owens: 300 Master Street and 1352-64 American Street</i>	
<i>Attachment-E</i>			
D. 1839 N. Ringgold Street	13.97x47	3000	08/80
<i>Proposal: Side yard</i>		<i>Applicant: Ernest &amp; Denise B. Jennifer 1845 N. Ringgold Street Philadelphia, PA 19121</i>	
		<i>Owens: 1841 &amp; 1843 N. Ringgold Street</i>	
<i>The Real Estate Committee approved counter offer of \$9,500.00.</i>			

**E. 1707 N. Orianna Street                      18x44                      4700                      03/82**

**Applicant: Sara R. Gearhart  
1708 N. 3<sup>rd</sup> Street  
Philadelphia, PA 19122  
and**

**Proposal: Side yard**

**Applicant: Maria Mendez  
1706 N. 3<sup>rd</sup> Street  
Philadelphia, PA 19122**

**F. 4234 Lancaster Avenue                      16x60                      4400                      03/83  
4236 Lancaster Avenue                      16x60                      4400                      05/85  
4238 Lancaster Avenue                      15.75x60                      4300                      06/82  
4240 Lancaster Avenue                      15.46.50                      3200                      06/82**

**Applicant: ICPIC New Africa Center, CDC  
c/o Abdul-Rahim Muhammad  
4243 Lancaster Avenue  
Philadelphia, PA 19104**

**Proposal: Develop New Africa Vendors Mall**

**Attachment-F**

**G. 1910 E. York Street                      15x90                      15200                      06/90  
1914 E. York Street                      15x90                      15200                      06/90  
1920 E. York Street                      15x90                      15200                      11/86**

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

**Proposal: Residential Development**

**Attachment-G**

**H. 708 N. 34<sup>th</sup> Street                      16x80                      6700                      12/78**

**Applicant: Rochelle Arms, LLC  
c/o Colin Lauren  
426 S. 44<sup>th</sup> Street  
Philadelphia, PA 19104**

**Proposal: Build Apartments**

**Attachment-H**

**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. 2507 Sharswood Street	Theresa Gallman 2505 Sharswood Street Philadelphia, PA 19121	12/83

**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>
2024 Gerritt Street	2000 Block of Grrtitt Group	01/82
2026 Gerritt Steet		12/86
2030 Gerritt Street		01/88

**5. 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. 1043 S. 6 <sup>th</sup> Street	Rita De Piano	05/83

*The current owner is Rose Rita DePiano the Administor of the Estate of Rita DePiano*

**Attachments-I**

B. 1313 W. Lippincott Street	Theresa Porchea	05/83
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*This was transferred as a Single Family Dwelling*

**Attachments-J**

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**C. 1917 N. Mutter Street                      Americo Mendez                      05/83**

***Mr. Mendez sold to Ernesto Miranda for \$15,000.00. The Miranda's sold to current owner HIS Developments for \$40,000.00.***

***Attachments-K***

**D. 1645 N. Marshall Street                      Francisco Vega                      03/95**

***Lucy Collins, Administratrix of the Estate transferred to herself on March 11, 2011.***

***Attachment-L***

**E. 1132 S. Sydenham Street                      Point Breeze Sydenham Properties, LLC                      03/04  
1134 S. Sydenham Street**

***Point Breeze Sydenham purchased from the City for \$101,000.00 and sold to Ociville, LP on April 22, 2014 for \$150,000.00.***

***Attachments-M***

**F. 1324 S. Chadwick Street                      Point Breeze Chadwick Properties, LLC                      03/14**

***Point Breeze Chadwick purchased from the City for \$22,500.00 and sold to Neal Rubin along with Three other lots for \$250,000.00 on October 15, 2014.***

***Attachment-N***

**G. 515 Hoffman Street                      Cheryl Shepard                      12/94**

***The applicant purchased for \$500.00. She purchased 517 and 519 Hoffman Street from the Redevelopment Authority in January, 1994.***

***Attachment-O***

**H. 2111 E. Dakota Street                      Alice Hermann                      08/99**

***Attachment-P***