

**MEMORANDUM**

*City of Philadelphia*

*Date: December 8, 2015*

**To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE**

**From: Susie D. Jarmen** – Chairwoman – Vacant Property Review Committee

**Subject: AGENDA FOR THE DECEMBER 8, 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 Side/Rear yard**
  - C. Urban Garden**
  - D. Release**
- 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. 3119 W. Huntingdon Street	60x902	13500	11/87
		<b>Applicant: Raheem S. Strong</b> <b>2618 N. Douglas Street</b> <b>Philadelphia, PA 19132</b>	
		<b>Proposal: Rehab</b>	
		<b>Owns: 3121 W. Huntingdon Street</b>	
		<b>Attachments-</b>	
B. 1742 S. Edgewood Street	18x94.84	66800	01/13
		<b>Applicant: Sherrie Carroll</b> <b>1742 S. Edgewood Street</b> <b>Philadelphia, PA 19142</b>	
C. 7116 Yocum Street	14.54x68.34	64400	06/14
		<b>Applicant: Iquila Francis</b> <b>2726 Cranston Road</b> <b>Philadelphia, PA 19131</b>	
		<b>Proposal: Rehab &amp; occupy</b>	

**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. 3017 N. 5 <sup>th</sup> Street	Elizabeth Cabrero 3019 N. 5 <sup>th</sup> Street Philadelphia, PA 19133	01/01
B. 1911 E. Harold Street 1913 E. Harold Street	Derek Szteliga 1910 E. Albert Stret Philadelphia, PA 19125	04/81 11/86
C. 815 W. Firth Street	Carmen Gomez 813 Firth Street Philadelphia, PA 19133	10/89
D. 2936 N. 6th Street	Minerva Velez Velazquez 2938 N. 6 <sup>th</sup> Street Philadelphia, PA 19133	02/85
E. 1148 S. Cleveland Street	Shawanda Bishop 1146 S. Cleveland Street Philadelphia, PA 19146	07/05

**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>
3100 N. Bambrey Street	Dawn Hudson	05/99

#### **4. 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:*

<b><u>Address</u></b>	<b><u>Grantee</u></b>	<b><u>Settled</u></b>
<b>A. 1225 S. 18<sup>th</sup> Street</b>	<b>Louis Zahner</b>	<b>07/97</b>
<b>Attachments-</b>		
<b>B. 1719 W. Seybery Street</b>	<b>Ernest &amp; Rosa L. McFadden</b>	<b>01/01</b>
<b>1721 W. Seybert Street</b>	<b>Ernest &amp; Rosa L. McFadden</b>	<b>01/01</b>
<b>Attachments-</b>		
<b>C. 1707 W. Seybert Street</b>	<b>Mary T. Ryons</b>	<b>02/91</b>
<b>Attachments-</b>		
<b>D. 2253 N. Uber Street</b>	<b>John L. Warren, Jr.</b>	<b>11/06</b>
<b>Attachments-</b>		
<b>E. 912 N. 19<sup>th</sup> Street</b>	<b>Dottie Properties, LLC</b>	<b>11/13</b>
<b>914 N. 19<sup>th</sup> Street</b>	<b>Dottie Properties, LLC</b>	<b>11/13</b>
<b>They transferred to TGT Properties, LLC, November 8, 2013 for \$1.00.</b>		
<b>Attachments-</b>		
<b>F. 612 N. 10<sup>th</sup> Street</b>	<b>Ronald L. Williams</b>	<b>10/01</b>
<b>614 N. 10<sup>th</sup> Street</b>	<b>Ronald L. Williams</b>	<b>10/01</b>
<b>Attachments-</b>		
<b>G. 3618 Sears Street</b>	<b>Annie Jean Emanuel</b>	<b>12/04</b>
<b>Attachment-</b>		