

MEMORANDUM*City of Philadelphia**Date: March 8, 2016***To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE****From: Susie D. Jarron** – Chairwoman – Vacant Property Review Committee**Subject: AGENDA FOR THE MARCH 8, 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**
 - A. Residential Property Sales**
 - B. Residential Lots**
 - C. Residential Side/Rear yard**
 - D. Urban Garden**
 - E. Miscellaneous**
 - F. 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. 3024 N 4 th Street	14x59	28900	05/76

*Applicant: Jamie Lopez
3541 N. 11th Street, Basement
Philadelphia, PA 19140*

Attachments-

B. 545 N. Vodges Street	14.54x68.34	59200	03/15
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*Applicant: Yasmeeen Lambert
411 N. 53rd Street
Philadelphia, PA 19139*

Attachments-

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. 1554 S. Dover Street	16x47	8300	04/86

*Applicant: The Cape May IRA, LLC
c/o Job Itzkawitz
1402 S. 15th Street
Philadelphia, PA 19146*

Attachments-

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. 2008 Wilder Street	John L. & Crystal M. Montfort 2010 Wilder Street Philadelphia, PA 19146	02/89
B. 2513 N. Mascher Street	Luis R. Rodriguez 2511 N. Mascher Stree Philadelphia, PA 19133	08/86

<i>C. 2312 N. 25th Street</i>	<i>LaTasha Stone 2314 N. 25th Street Philadelphia, PA 19132</i>	<i>10/04</i>
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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>
<i>A. 2553 Kern Street</i>	<i>Arcadia Commons</i>	<i>03/88</i>
<i>B. 6870-88 Cedar Park Ave.</i>	<i>Mt. Airy Baptist Church</i>	<i>01/18</i>

5. Miscellaneous Items

<i>4234 Lancaster Avenue 4236 Lancaster Avenue 4238 Lancaster Avenue 4240 Lancaster Avenue</i>	<i>Islamic Cultural Preservation & Information Council</i>
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The applicant was approved to receive these lots with a Self-Amortizing mortgage placed against the title. They are requesting that title be in the name of Islamic Cultural Preservation & Information Council.

6. 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. 3821 Mt. Vernon Street</i>	<i>Mary Taylor</i>	<i>10/92</i>

This was transferred as a side yard.

Attachments-

<i>B. 3861 Melon Street</i>	<i>Sheila Hand</i>	<i>03/01</i>
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This was transferred as a side yard

Attachments-

