

MEMORANDUM

City of Philadelphia

Date: April 12, 2016

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

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

Subject: AGENDA FOR THE APRIL 12, 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 Side/Rear yard***
 - C. ***Urban Garden***
 - D. ***Land Bank Property***
 - E. ***Non-Profit***
 - 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
Attachments-		Applicant: Jamie Lopez 3541 N. 11 th Street, Basement Philadelphia, PA 19140	
B. 1248 N. 60 th Street	15x134.66	80600	07/08
		Applicant: Fruit of the Spirit Ministries, Inc. 411 N. 53 rd Street Philadelphia, PA 19139	

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. 413 Mercy Street	Arda Yanik 415 Mercy Street Philadelphia, PA 19148	08/88
B. 3628 N. 22 nd Street	Vinel Nelson Cooper 3626 N. 22 nd Street Philadelphia, PA 19140	10/91
C. 2120 N. 3 rd Street	Ruth P. Rivera-Perez 2122 N. 3 rd Street Philadelphia, PA 19122	03/85
D. 2109 E. Williams Street	Shameekah Smith 2106 E. Cambria Street Philadelphia, PA 19134	04/89

E. 436 W. Somerset Street	Carlos Gonzalez 438 W. Somerset Street Philadelphia, PA 19133	12/83
F. 2926 N. 3rd Street	Eduardo Cortes 2924 N. 3rd Street Philadelphia, PA 19133	02/02
G. 5230 Wakefield Street	Jan C. Walker-Bond 5228 Wakefield Street Philadelphia, PA 19144	09/99

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. 4815 Merion Avenue 4817 Merion Avenue	Cassandar Savage Cassandar Savage	12/86 01/88
B. 2816 N. Orkney Street	Angel Juarbe	04/82
C. 2423 N. 6th Street	Sandra Sue Lee	06/80

4. Non-Profit Lot

A. 3222-58 "H" Street	Esperanza Health Center, Inc. c/o Juan Perez 4417 N. 6th Street Philadelphia, PA 19140
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Attachments-

5. Land Bank Property Conveyance

A. 1908 E. York Street	Jeffrey Marshall 119 Blake Avenue Meadowbrook, PA 19046
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Proposed Use: Single family home

Attachments-

B. 1140 Mount Vernon Street**Gary R. Clarke & Rachel S. Collins****Proposed Use: New Construction****Attachments-****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. 1712 Titan Street	Joel Miller	06/11
Attachments-		
B. 1634 Cambridge Street	The St. Joseph's Hospital	12/85
913-15 N. 17th Street	The St. Joseph's Hospital	12/85
912 N. 16th Street	The St. Joseph's Hospital	12/85
917 N. 17th Street	The St. Joseph's Hospital	12/85
Attachments-		
C. 1615 W. Poplar Street	North Philadelphia Health Systems	03/99
Attachments-		
D. 1533 S. Woodstock Street	Maria T. Coleman	12/00
The previous owners didn't request a release.		
Attachments-		
E. 1734 & 1736 Hope Street	Gregory Carrion	10/10
Attachments-		
F. 1349 S. Dover Street	Geraldine Carter	03/00
Attachments-		

<i>B. 5026 Greene Street</i>	<i>Winona Laverne Al-Yakoub</i>	<i>01/10</i>
<i>Attachments-</i>		
<i>C. 1325 Crease Street</i>	<i>Patricia A. Moebius</i>	<i>08/87</i>
<i>Attachments-</i>		
<i>D. 5721 Crittenden Street</i> <i>5723 Crittenden Street</i>	<i>Saul B. Walker &</i> <i>Alfreda Walker</i>	<i>05/84</i>
<i>Attachments-</i>		
<i>J. 502 Hoffman Street</i>	<i>Berger Group, Inc.</i>	<i>09/94</i>
<i>Attachments-</i>		
<i>K. 4027 Powelton Street</i>	<i>W&W Contractor, Inc</i>	<i>06/13</i>
<i>Attachments-</i>		
<i>L. 5351 Irving Street</i>	<i>Cyrus Bowman</i>	<i>02/14</i>
<i>Attachments-</i>		

MEMORANDUM
CITY OF PHILADELPHIA

Date: April 12, 2016

To: Members of the Vacant Property Review Committee (VPRC)
From: Susie D. Johnson - Chairwoman – Vacant Property Review Committee
Subject: Addendum # 1 to the Committee Agenda for April 12, 2016

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Release of reversionary interest per agreement between the City of Philadelphia and applicant:

<u><i>Address</i></u>		<u><i>Date Settled</i></u>
<i>2645 N. 18th Street</i>	<i>Applicant: Dr. Joseph Williams Healthy Systems</i>	<i>06/05/01</i>
<i>1936 Fernon Street</i>	<i>Applicant: Dominic Andrew Virelli & Sandra T. Virelli his wife</i>	<i>02/12/07</i>
<i>1261 Mascher Street 1263 Mascher Street</i>	<i>Applicant: Kensington South CDC</i>	<i>05/31/06</i>
<i>2546 N. Hope Street 2548 N. Hope Street 2550 N. Hope Street 2552 N. Hope Street</i>	<i>Applicant: Walter E. Ney</i>	<i>06/07/89</i>
<i>2326 Morris Street</i>	<i>Applicant: Geneva Carter</i>	<i>05/11/86</i>
<i>2215 Latona Street</i>	<i>Applicant: Barbara Lassiter</i>	<i>11/16/92</i>
<i>1626 Cadwallader Street</i>	<i>Applicant: Feliciano Elena</i>	<i>11/09/99</i>
<i>1341 S. Bouvier Street 1343 S. Bouvier Street</i>	<i>Applicant: 1300 Bouvier Street</i>	<i>01/29/15</i>