

MEMORANDUM

City of Philadelphia

Date: September 13, 2016

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

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

Subject: AGENDA FOR THE SEPTEMBER 13, 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*
 1. *Residential Lots*
 2. *Residential Side/Rear yard*
 3. *Urban Garden*
 4. *Public Agency Lot Transfer*
 5. *Extension of Time*
 6. *Release*
 7. *Certificate of Completion*
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>City Acquired</u>
A. 3102 N. Broad Street	10/76
3104 N. Broad Street	12/82

Applicant: Thomas G. Lacorte
8510 Parkwood Lane
Philadelphia, PA 19128-1309

Proposal: Develop

Attachments-

B. 644-46 N. 40 th Street	02/72
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Applicant: People's Emergency Center, CDC
c/o Kira Strong
325 N. 39th Street
Philadelphia, PA 19104

Attachments-

C. 184 W. Norris Street	10/83
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Applicant: Andrea Perez
1932 N. Hancock
Philadelphia, PA 191

Proposal: Art Studio & Garden

Attachments-

D. 3716 Haverford Avenue	09/88
3718 Haverford Avenue	10/87
3720 Haverford Avenue	06/87

Applicant: Casablanca Investors LLC
c/o Brahim Ighlahen
3415 Brandywine Street
Philadelphia, PA 19104

Proposal: Develop

Attachments-

<i>E. 5107 Market Street</i>		<i>02/04</i>
<i>5109 Market Street</i>		<i>02/04</i>
<i>5111 Market Street</i>		<i>03/03</i>
<i>5113 Market Street</i>		<i>02/04</i>
<i>5121 Market Street</i>		<i>03/03</i>
<i>5123 Market Street</i>		<i>02/81</i>
<i>5125 Market Street</i>	<i>Applicant: Powelton Development Co.</i>	<i>05/81</i>

*c/o Anthony Fullard
203 E. Cliveden Street
Philadelphia, PA 19119*

Proposal: Development

Attachments-

<i>F. 708 N. 40th Street</i>		<i>07/10</i>
<i>718 N. 40th Street</i>		<i>11/83</i>
<i>744 N. 40th Street</i>	<i>Applicant: Cook Development, LLC</i>	<i>02/88</i>

*c/o Anthony Fullard
203 E. Cliveden Street
Philadelphia, PA 19119*

Proposal: Development

Attachments-

2. Residential Lots For Transfer and Improvements as Side/Rear Yard Areas
(recommended for transfer at “no consideration”):

<u><i>Address</i></u>	<u><i>Name and Address of Applicant</i></u>	<u><i>City Acquired</i></u>
<i>A. 2118 N. 4th Street</i>	<i>George Perez 2116 N. 4th Street Philadelphia, PA 19122</i>	<i>09/83</i>

The applicant received 2114 N. 4th Street as a side yard.

<i>B. 439 E. Cambria Street</i>	<i>Harold Rafael Terrero 437 E. Cambria Street Philadelphia, Pa 19134</i>	<i>08/08</i>
<i>C. 1310 N. Marston Street</i>	<i>Steven Lawrence 1312 N. Marston Street Philadelphia, PA 19121</i>	<i>07/82</i>

<i>D. 2632 N. 30th Street</i>	<i>Cathy H. Scarborough 2634 N. 30th Street Philadelphia, PA 19132</i>	<i>09/92</i>
<i>E. 2008 N. 3rd Street</i>	<i>Robyn Mello 2012 N. 3rd Street Philadelphia, PA 19122</i>	<i>07/15</i>

The applicant receiving 2010 N. 3rd Street as a side yard

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>
<i>A. 1617 N. Conestoga Street</i>	<i>Hestonville Civic Assoc.</i>	<i>12/78</i>
<i>5528 Oxford Street</i>	<i>c/o Jason G. Thomas</i>	<i>09/95</i>
<i>1662 N. 55th Street</i>	<i>“ “ “ “</i>	<i>11/99</i>
<i>1668 N. 55th Street</i>	<i>“ “ “ “</i>	<i>12/95</i>
<i>B. 2251 Palethorp Street</i>	<i>Mildred Hernandez</i>	<i>06/78</i>
<i>2253 Palethorp Street</i>	<i>“ “</i>	<i>06/82</i>
<i>C. 2820 W. Susquehanna Ave.</i>	<i>Umar Graham</i>	<i>02/89</i>
<i>D. 2954 Westmont Street</i>	<i>Delores Stinson</i>	<i>01/72</i>
<i>E. 4205 Leidy Street</i>	<i>Sadeka Q. Wood</i>	<i>09/86</i>
<i>F. 3250 N. 13th Street</i>	<i>Reynaldo Ford</i>	<i>09/02</i>
<i>3252 N. 13th Street</i>	<i>“ “</i>	<i>12/02</i>
<i>3254 N. 13th Street</i>	<i>“ “</i>	<i>11/03</i>
<i>G. 2210 N. Lawrence Street</i>	<i>Alma Rios</i>	<i>04/86</i>
<i>2212 N. Lawrence Street</i>	<i>“ “</i>	<i>10/83</i>

4. Public Agency Lot Transfer

- A. 2050 E. William Street*
- 2052 E. William Street*
- 2056 E. William Street*
- 2058 E. William Street*
- 2060 E. William Street*

*2062 E. William Street
2066 E. William Street
2068 E. William Street*

These properties were previously approved to be transfer to William Street Properties LLC, c/o Kenneth Roscioli. Council has requested that they be transferred from PRA with a Redevelopers Agreement to the Applicant.

5. Extension of Time

<u>Address</u>	<u>Grantee</u>	<u>Settled</u>
A. 1704 N. 52 nd Street	Community Ventures	11/93

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>
A. 2057 Martha Street	William & Carol Moore	4/89

This was transferred as a side yard.

Attachments-

B. 2307 Emerald Street	2307-2313 Emerald Street, LP	05/06
2309 Emerald Street	“ “ “ “	05/06

Attachments-

C. 1508 S. Stillman Street	Jerome N. Jones	10/96
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This was transferred as a Single Family Dwelling

Attachments-

D. 2048 N. Front Street	Jose A. Mercado	01/03
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E. 2050 N. Front Street	Soldiers of the Lord Inc.	11/91
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The attachment is for D & E

Attachments-

<i>F. 2324 Ellsworth Street</i>	<i>Prethenia Taylor</i>	<i>04/87</i>
<i>Attachments-</i>		
<i>G. 2111 E. Dakota Street</i>	<i>Alice Hermann</i>	<i>01/00</i>
<i>Sorenbeck Properties purchased from the Estate for \$10,000.00</i>		
<i>2113 E. Dakota Street</i>	<i>Sorenbeck Properties</i>	<i>05/16</i>
<i>This lot was purchased for \$14,000.00</i>		
<i>Attachments-</i>		
<i>H. 2042 E. Arizona Street</i>	<i>Arthur F. Sr., & Betty Poekert h/w</i>	<i>12/90</i>
<i>Attachments-</i>		
<i>I. 1332 N. Taney Street</i>	<i>John Frank & Jean Lucas</i>	<i>05/05</i>
<i>Attachments-</i>		
<i>J. 2015 N. Lawrence Street</i>	<i>Juan & Georgina Borrero</i>	<i>11/89</i>
<i>This was transferred as a side yard</i>		
<i>Attachments-</i>		
<i>K. 2514 N. Front Street</i>	<i>Pelegrin Gonzalez</i>	<i>03/00</i>
<i>2516 N. Front Street</i>	<i>“ “</i>	<i>03/00</i>
<i>Attachments-</i>		
<i>L. 1820 Earp Street</i>	<i>Temple Community & Economic Dev.</i>	<i>04/07</i>
<i>1834 Earp Street</i>	<i>Temple Community & Economic Dev.</i>	<i>05/07</i>
<i>Attachments-</i>		
<i>M. 1144 S. Sydenham St.</i>	<i>Howard & B. A. Austin</i>	<i>06/87</i>
<i>Attachments-</i>		
<i>N. 2012-14 Dreer Street</i>	<i>Raphael Velazquez</i>	<i>04/97</i>
<i>2016-20 Dreer Street</i>	<i>Theodore Flody Eckert</i>	<i>06/95</i>
<i>Attachments-</i>		

8. Certificates of Completion

The following properties were settled and are in compliance

A. 226 S. Frazier Street	Charles & Phillis Adams	11/14
B. 5312 Walnut Street	Progressive Communities, CDC	09/14
C. 1929 Reed Street	Jason Cutariar	06/13
D. 1348 S. 17th Street	Jason Cutariar	06/13
E. 1336 S. 18th Street	Jason Cutariar	05/14
F. 1931 Reed Street	Jason Cutariar	05/14
G. 412 S. 19th Street	Thomas T. Roech, Jr.	06/13
H. 2034 Annin Street	KI Parners I, LP	06/13
I. 2038 Annin Street	KI Parners I, LP	06/13
J. 2042 Annin Street	Trinity Real Estate LLC	11/13
K. 1420 S. 19th Street	Felton Hayman	04/13
L. 2331 Ellsworth Street	AGA Developers, LLC	05/14
M. 1440 S. S. 21st Street	Jessica Mannarella Malony	06/14
N. 2818 Porter Street	South Philadelphia String Band	02/13
O. 1613 S. 21st Street	DND 1911, LLC	05/14
P. 3922 Haverford Ave.	Lev YaKubov	06/13
Q. 231 S. 60th Street	60th Street Corridor, LP	08/13
R. 249 S. 60th Street	60th Street Corridor, LP	08/13
S. 251 S. 60th Street	60th Street Corridor, LP	08/13
T. 266 S. 60th Street	60th Street Corridor, LP	08/13
U. 274 S. 60th Street	60th Street Corridor, LP	08/13
V. 324 S. 60th Street	60th Street Corridor, LP	08/13
W. 531 S. 60th Street	60th Street Corridor, LP	08/13
X. 4027 Powelton Avenue	W & W Contractors, Inc.	06/13
Y. 1911 W. George Street	Dottie Properties, LLC	09/14