

MEMORANDUM

*City of Philadelphia
Date: December 13, 2016*

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

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

**Subject: AGENDA FOR THE December 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. Extension**
- 5. Non-Profit Lot**
- 6. Philadelphia Land Bank**
- 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>Grantee</u>	<u>City Acquired</u>
A. 2210 N. Lawrence Street	Alma Rios	04/86
2212 N. Lawrence Street	711 W. Erie Avenue Philadelphia, PA 19140	10/83

These were appraised for \$12,000.00

Attachments-

B. 1931 E. Harold Street	Marguerite Mooney 4320 Rhawn Street Philadelphia, PA 19104	06/78
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Attachments-

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. 2616 N. Bancroft Street	Eric DeLarge 2618 N. Bancroft Street Philadelphia, PA 19132	12/84
B. 2220 N. Orkney Street	Antonio Perez & Joe Viruet	01/88
2222 N. Orkney Street	2224 N. Orkney Street Philadelphia, PA 19133	01/88
C. 3867 Folsom Street	Evelyn Pankey 3865 Folsom Street Philadelphia, PA 19104	08/04

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. 3513 N. 11 th Street	Ana Pichardo	11/88
B. 2519 W. Oakdale Street	Daisy Baldwin	06/83

4. Extension

2058 E. Susquehanna Avenue Donn A. Clendenon 01/16

5. Non-Profit Lot

1419 S. Taylor Street Women's Revitalization Project
c/o Paul Aylesworth
407-11 Fairmount Avenue
Philadelphia, Pa 19123

6. Properties being sold by Land Bank

Address

Name change

A. Etting Street Holdings, LLC

1206 N. Etting Street
1207 N. Etting Street
1214 N. Etting Street
1219 N. Etting Street
1221 N. Etting Street
1222 N. Etting Street
1225 N. Etting Street
1214 N. 27th Street

Attachments-

B. LDC Development, LLC

819-21 N. Uber Street

Attachments-

C. RAZA Properties

2715 Cabot Street

1437 Dover Street

1307 N. Newkirk Street

Attachments-

D. SVM Development

1314 N. Dover Street

Attachments-

E. Celia 2008, LLC

1824 Ridge Avenue

Attachments-

F. Point Breeze

1533 Latona Street

1138 S. Sydenham Street

1145 S. Sydenham Street

1153 S. Sydenham Street

1521 Reed Street

1110-1112 S. 20th Street

1118 S. 20th Street

1124 S. 20th Street

2002-2004 Annin Street

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. 6229 Germantown Avenue <i>Attachments-</i>	Hardimon Property Group, LLC	03/14
B. 1921 Gerritt Street <i>Attachments-</i>	Philadelphia Housing Development Corporation (PHDC)	04/87
C. 2201 E. Auburn Street <i>Attachments-</i>	Community Justice Land Trust	08/15
D. 1830 E. Cumberland Street <i>Attachments-</i>	Van LeVinh	06/91
<i>This property was transferred 3 times after we settled to the above applicant.</i>		
E. 1714 Webster Street <i>Attachments-</i>	Tyler Michael James	04/03
<i>This was transferred as a side yard</i>		
F. 5666 Heiskell Street <i>Attachments-</i>	Inn Dwelling, Inc	12/02
G. 2228 Wilder Street	Stephaine A. Green	02/14
2235 Wilder Street	“ “ “	
2236 Wilder Street	“ “ “	

The 3 lots were purchased for \$10,500.00.

Attachments-

H. 722 Dudley Street	James C. Ely	09/96
<i>This was transferred as a Side yard.</i>		
<i>Attachments-</i>		
I. 1507 Parrish Street	Ruby Whipple	10/91
<i>Attachments-</i>		
J. 4612 Hawthorne Street	Rontune Williams & Dearice Blair	05/99
<i>Attachments-</i>		
K. 3428 Brandywine Street 3430 Brandywine Street	Global Community Services LLC “ “ “ “	10/11
<i>Attachments-</i>		
L. 2537 N. Front Street 2539 N. Front Street	Armando Delgado “ “	12/12
<i>Attachments-</i>		
M. 3249 "D" Street	Dawoud Issa Al Abed	06/05
<i>This was transferred with a self Amoritizing Mortgage.</i>		
<i>Attachments-</i>		
N. 2124 S. 5th Street	Serenca Leona Floyd	06/05
<i>Attachments-</i>		
O. 2705 Belgrade Street	Daniel T. & Alice J. Kradzins	10/92
<i>Attachments-</i>		
P. 3029 N. 16th Street	Delores Bailey	03/09
<i>Attahments-</i>		