

MEMORANDUM

*City of Philadelphia
Date: February 3, 2017*

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

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

Subject: AGENDA FOR THE FEBRUARY 14, 2017 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. Philadelphia Land Bank**
- 5. Extension of Time**
- 6. Miscellaneous**
- 7. Release**
- 8. Certificate of Completion**

- 4. Administrative Business and Informational Items**

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>A. Address</u>	<u>Applicant</u>	<u>City Acquired</u>
1611-41 Ruan Street	Ted Wasserman Real Estate 220 Commerce Dr. Suite 210 Fort Washington, PA 19034	01/81

Attachments-

B. 1923 S. 6th Street	Vincent J. Delmastro 1306 Ellsworth Street Philadelphia, Pa. 19147	07/92
---	---	--------------

The above applicant was the highest bidder for this lot.

Attachments-

C. 5804 Hazel Avenue	Gary Levin 823 Sherrick Ct. Chalfort, Pa 18914	11/12
	Owns: 5802 Hazel Avenue	

Attachments-

D. 5504 Baltimore Avenue	Perihan Emmungil-Karakulak 1124 Roosevelt Drive Havertown, PA 19083	07/96
---------------------------------	--	--------------

Attachments-

E. 6225 Ludlow Street	Phila. Suburban Develop. Corp. c/o John Peruto 100 Ross Road, Suite 200 King of Prussia, Pa 19406	11/93
------------------------------	--	--------------

Proposal: Business expansion

Owns: 6232 Market Street

Attachments-

F. 4104 N. Broad Street **Flores Rental and Management, LLC** **02/86**
c/o William Huarcaya
4024 Nice Street
Philadelphia, PA 19140

Proposal: Parking **Owens: 4100, 4102, 4106, 4108, 4110, 4112, 4114 &**
4116 N. Broad Street

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. 2738 Eyre Street	Jeanette Mills <i>2736 Eyre Street</i> <i>Philadelphia, PA 1913246</i>	10/05
B. 1820 N. Natrona Street	Gwendolyn Blake <i>1818 N. Natrona Street</i> <i>Philadelphia, PA 19121</i>	05/84
C. 2347 N. 10th Street	Thelma Lawrence <i>2345 N. 10th Street</i> <i>Philadelphia, PA 19133</i>	10/84
D. 1631 W. Huntingdon Street	Robert Grayson <i>1633 W. Huntingdon Street</i> <i>Philadelphia, PA 19121</i>	08/86
E. 1315 Auburn Street	Darryl Turner, Jr. <i>1313 Auburn Street</i> <i>Philadelphia, PA 19132</i>	11/86

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. 711 E. Hilton Street	Angel Diaz	12/85

4. Properties being sold by Land Bank

A. West Poplar Workforce Housing, RFP

627-29 N. 11th Street
632 N. 11th Street
634 N. 11th Street
640 N. 11th Street
1019 Wallace Street
1021 Wallace Street
1110-14 Wallace Street

Attachments-

B. BMK Properties, LLC

138 W. Thompson Street

Attachments-

C. Red Brick Homes, LLC (Side Yard)

616 Emily Street

Attachments-

5. Extension of Time

	<u>Grantee</u>	<u>Settled</u>
<i>A. 2147 Federal Street</i>	<i>JBS Renovations, LLC</i>	<i>02/13</i>
<i>2723 Oakford Street</i>	<i>“ “ “</i>	<i>02/13</i>
<i>2727 Oakford Street</i>	<i>“ “ “</i>	<i>02/13</i>
<i>Attachments-</i>		
<i>B. 1243 N. Dover Street</i>	<i>Vin Partners, LLC</i>	<i>05/14</i>
<i>Attachments-</i>		
<i>C. 624 Master Street</i>	<i>Steve Karpo</i>	<i>11/15</i>
<i>626 Master Street</i>	<i>“ “</i>	<i>11/15</i>
<i>Attachments-</i>		

6. Miscellaneous

<u>Address</u>	<u>Grantee</u>	<u>Settled</u>
2239 N. 30 th Street	Annette Thompson	07/15
2241 N. 30 th Street	“ “	07/15

Asking for permission to consolidate with their property.

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. 1224 Alter Street	David Dai	02/11
<i>Attachments-</i>		
B. 3239 N. 29 th Street	AWF	12/90
<i>Attachments-</i>		
C. 949-51 N. Lawrence Street	Charles F. Murphy & Suzanne J. Murphy	06/81
<i>Attachments-</i>		
D. 1234 N. 5 th Street	BGGBC LLC	05/15
<i>Attachments-</i>		
E. 2646 N. Howard Street	Carlos J. Torres	06/81
<i>Attachments-</i>		

F. 2019 E. Dauphin Street	Jason Ercolano & Taryn Gurgos	02/15
----------------------------------	--	--------------

*The property has a self-Amortizing mortgage in the amount of \$15,282.00.
They are requesting to pay of balance so they can receive a release.*

Attachments-

G. 2018 N. 16th Street	Habitat for Humanity, Inc.	03/16
--	-----------------------------------	--------------

Attachments-

H. 2525 Manton Street	Joseph Bruton Smith & Maria Taylor	07/05
------------------------------	---	--------------

Attachments-

I. 2051 N. 5th Street	Aida Chavez	06/08
2053 N. 5th Street	“ “	11/02

Attachments-

J. 1517 N. 27th Street	Charles Henry Rudolph, III	10/00
1519 N. 27th Street	“ “ “ “	09/04

Attachments-

K. 5414 Summer Street	Haddington Partners, L.P	10/95
5416 Summer Street	“ “ “	10/95
5446 Summer Street	“ “ “	10/95
5454 Summer Street	“ “ “	10/95
5460 Summer Street	“ “ “	10/95

Attachments-

L. 2122 N. 2nd Street	Rosmary Cuba	06/83
2126 N. 2nd Street	“ “	06/83

Attachments-

M. 2219 N. Orianna Street	Beatrice S. Moore	01/90
2221 N. Orianna Street	“ “ “	

Attachments-

<i>N. 4546 Tackawanna Street</i>	<i>Jose M Velez & Carmen Velez, h/w</i>	<i>11/98</i>
----------------------------------	---	--------------

Attachments-

<i>O. 3834 Parrish Street</i>		<i>09/94</i>
-------------------------------	--	--------------

Attachments-

<i>P. 6048 Cedarhurst Street</i>	<i>Malachi Burton</i>	<i>11/09</i>
----------------------------------	-----------------------	--------------

Attachments-

<i>Q. 5131 Lancaster Avenue</i>	<i>Sol Farbstein</i>	<i>07/88</i>
<i>5133 Lancaster Avenue</i>	<i>“ “</i>	<i>07/88</i>
<i>5135 Lancaster Avenue</i>	<i>“ “</i>	<i>07/88</i>
<i>5137 Lancaster Avenue</i>	<i>“ “</i>	<i>07/88</i>
<i>5139 Lancaster Avenue</i>	<i>“ “</i>	<i>07/88</i>
<i>5141 Lancaster Avenue</i>	<i>“ “</i>	<i>07/88</i>
<i>5143 Lancaster Avenue</i>	<i>“ “</i>	<i>07/88</i>
<i>5145 Lancaster Avenue</i>	<i>“ “</i>	<i>07/88</i>
<i>5147 Lancaster Avenue</i>	<i>“ “</i>	<i>07/88</i>
<i>5132 Merion Avenue</i>	<i>RCF, Inc</i>	<i>04/99</i>
<i>5134 Merion Avenue</i>	<i>“ “</i>	<i>04/99</i>
<i>5138 Merion Avenue</i>	<i>“ “</i>	<i>04/99</i>
<i>5146 Merion Avenue</i>	<i>“ “</i>	<i>04/99</i>
<i>5148 Merion Avenue</i>	<i>“ “</i>	<i>04/99</i>
<i>5152 Merion Avenue</i>	<i>“ “</i>	<i>04/99</i>

Attachments-

<i>R. 2728 Master Street</i>	<i>Willie J. Miller, Jr.</i>	<i>10/86</i>
------------------------------	------------------------------	--------------

*Attachments-***8. Certificates of Completion**

<u><i>Address</i></u>	<u><i>Grantee</i></u>	<u><i>Settled</i></u>
-----------------------	-----------------------	-----------------------

The following properties were settled and are in compliance.

<i>A. 2128 E. Rush Street</i>	<i>Christopher Carey</i>	<i>10/13</i>
-------------------------------	--------------------------	--------------

<i>B. 4643 N. Marvine Street</i>	<i>Decapoint L.P</i>	<i>11/14</i>
----------------------------------	----------------------	--------------

<i>C. 3915 Lancaster Avenue</i>	<i>Central Auto Center</i>	<i>06/15</i>
<i>D. 432 Sigel Street</i>	<i>412 Sigel, LLC</i>	<i>12/15</i>
<i>E. 2624 N. 18th Street</i>	<i>Bright Light Community Center</i>	<i>02/13</i>
<i>F. 2228 Ridge Avenue 2226 Ridge Avenue</i>	<i>Robbie Ridgeway & Stephanie Hardy</i>	<i>07/15</i>
<i>G. 1621 N. Sydenham Street</i>	<i>Beech Interplex</i>	<i>08/13</i>
<i>H. 5106 Haverford Avenue</i>	<i>Charles & Jocelyn A. Vanish</i>	<i>07/15</i>
<i>I. 1841 N. 22nd Street</i>	<i>Al Blackson</i>	<i>04/14</i>
<i>J. 5137 Hadfield Street</i>	<i>Brian Versek</i>	<i>09/13</i>
<i>K. 1907 S. Bonsall Street</i>	<i>Bird Nest Group LLC</i>	<i>10/15</i>
<i>L. 2826 N. Darien Street</i>	<i>Marisol Madonado</i>	<i>06/15</i>
<i>M. 2135 N. 17th Street</i>	<i>Shawn Bullard</i>	<i>09/07</i>
<i>N. 2427 Frankford Avenue</i>	<i>Franklin Wealth, Inc</i>	<i>06/15</i>
<i>O. 2622 N. Bouvier Street</i>	<i>Kenneth Sharpe</i>	<i>04/14</i>
<i>P. 2634 Darien Street</i>	<i>Esteban Cabrera</i>	<i>06/13</i>
<i>Q. 905 W. Indiana Avenue</i>	<i>Vivian Gonzalez-Ortiz</i>	<i>08/13</i>
<i>R. 1849 N. 6th Street</i>	<i>John E. Dowell, Jr.</i>	<i>11/14</i>