

**MEMORANDUM***City of Philadelphia**Date: May 29, 2014***To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE****From: Susie D. Harmon** – Chairwoman – Vacant Property Review Committee**Subject: AGENDA FOR THE JUNE 10, 2014 MEETING OF THE VACANT  
PROPERTY REVIEW COMMITTEE**

**TIME: 10:00 AM**                      **LOCATION: City Council**  
**Caucus Room, 4<sup>th</sup> 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-Section II*
  - A. *Donor Taker*
  - B. *Residential Property Sales*
  - C. *Vacant lot Program*
  - D. *Non-Profit Transfer*
4. *Administrative Business and Informational Items -- Section V*
  - A. *Certificates of Completion*



<u>Address</u>	<u>Size/Type</u>	<u>Assessment</u>	<u>City Acquired</u>
1100 N. 40 <sup>th</sup> Street	18.00 x 100.00	122600	09/88

*Applicant: Hul Tim  
5132 Westford Rd.  
Philadelphia, Pa 19120*

*Proposal: Storefront                      Lama \$ 14,094.00*

**3. Residential Lots for Transfer to Adjacent/Abutting Property Owners or Developers for Fair Market Value** (established by independent appraisal) after proper public disclosure, subject to the terms and provisions of Chapter 16-400:

<u>Address</u>	<u>Size/Type</u>	<u>Assessment</u>	<u>City Acquired</u>
2929 N. Mascher St.	14.00 x 48.50	3400	08/89

*Applicant: Korsyg Holdings, LLC  
c/o Victor Torres  
446 W. Airdrie Street  
Philadelphia, Pa 19140*

*Proposal: Side yard                      Lama \$5,276.00    Owns: 2927 N. Mascher Street*

4532 N. Colorado	15.00 x 51.83	3600	06/81
------------------	---------------	------	-------

*Applicant: Sylvia McCall  
4534 N. Colorado Street  
Philadelphia, Pa 19140*

*Lama 1, 958.00*

<u>Address</u>	<u>Size/Type</u>	<u>Assessment</u>	<u>City Acquired</u>
<i>1437 Diamond Street</i>	<i>19.00 x 116.00</i>	<i>18100</i>	<i>03/79</i>
<i>1617 Diamond Street</i>	<i>18.00 x 100.00</i>	<i>114000</i>	<i>06/69</i>
<i>1717 Diamond Street</i>	<i>18.33 x 100.00</i>	<i>11600</i>	<i>08/73</i>
<i>1729 Diamond Street</i>	<i>17.00 x 100.00</i>	<i>10800</i>	<i>02/69</i>
<i>2039 N. 15<sup>th</sup> Street</i>	<i>16.50 x 87.00</i>	<i>11800</i>	<i>12/83</i>
<i>2030 N. 15<sup>th</sup> Street</i>	<i>15.50 x 82.10</i>	<i>11100</i>	<i>07/84</i>
<i>2019 N. 16<sup>th</sup> Street</i>	<i>16.50 x 87.00</i>	<i>135800</i>	<i>04/83</i>
<i>1841 Willington Street</i>	<i>15.50 x 72.83</i>	<i>7100</i>	<i>03/85</i>
<i>1847 Willington Street</i>	<i>15.50 x 72.83</i>	<i>7100</i>	<i>10/94</i>

*Applicant: Sophisticated Investment, Inc.  
c/o Yamit Haba  
1525 W. Girard Avenue  
Philadelphia, Pa 19130*

**4. 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>
<i>2237 N. Palethorp Street (Rear Yard)</i>	<i>Edgar Ponce, Sr. 2232 N. Hancock Street Philadelphia, Pa 19133</i>	<i>06/77</i>
<i>887 N. Fallon Street</i>	<i>John A. &amp; Sharon Barnes 889 N. Fallon Street Philadelphia, Pa 19139</i>	<i>02/80</i>
<i>425 E. Clearfield Street</i>	<i>Jose Ramon 427 E. Clearfield Street Philadelphia, Pa 19125</i>	<i>07/86</i>

<u>Address</u>	<u>Name and Address of Applicant</u>	<u>City Acquired</u>
<i>620 Hoffman Street</i>	<i>Kate Ferencz 618 Hoffman Street Philadelphia, Pa 19148</i>	<i>10/78</i>
<i>1901 E. Huntingdon St.</i>	<i>Gary E. &amp; Rachael D. Kerns 1900 E. Harold Street Philadelphia, Pa 19125</i>	<i>09/84</i>
<i>2124 N. 4<sup>th</sup> Street</i>	<i>Ana Mendez 2126 N. 4<sup>th</sup> Street Philadelphia, Pa 19122</i>	<i>02/88</i>
<i>1921 W. Dauphin St.</i>	<i>Thomas &amp; Bonita Myricks 1923 W. Dauphin Street Philadelphia, Pa 19132</i>	<i>04/84</i>

**5. Lots for Transfer and Development by Non-Profit Corporations**

**Address**

*1322 N. 15<sup>th</sup> Street  
1313 N. 16<sup>th</sup> Street*

*Applicant: PHDC  
c/o Michael Koonce  
1234 Market Street 17<sup>th</sup> Floor  
Philadelphia, Pa 19107*

**6. Vacant Lots For Improvements As Urban Gardens (no title transfer presently intended)**

<u>Address</u>	<u>Name of Applicant</u>	<u>City Acquired</u>
2971 N. Lawrence Street	Tara Kuilan	09/87
2251 N. Palethorp Street	Mildred Hernandez	05/78
2253 N. Palethorp Street	Mildred Hernandez	07/82
3733 "L" Street	Enid Rojas Matias	04/08
158 W. Wyoming Avenue	Migdalia Bones	12/04
1617 Conestoga Street	Hestonville Civic Association c/o Sheila Buckanan	05/87
2239 N. 30 <sup>th</sup> Street	William & Annette Thompson	08/94
2241 N. 30 <sup>th</sup> Street	William & Annette Thompson	12/92
2432 W. Firth Street	John Nance	05/89
3200-02 Germantown Ave.	Youth for Change c/o Sonia & Lola Blount	11/85
2236 N. 30 <sup>th</sup> Street	Tonetta Graham	08/89

---

**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>
<i>5236 McKean Street</i>	<i>Habitat for Humanity</i>	<i>04/05</i>

*Attachment-*

<i>1703 &amp; 1705 Cecil B Moore Ave</i>	<i>RDA</i>	<i>08/24/88</i>
--	------------	-----------------

*Attachment-*

<i>433 Sigel Street</i>	<i>Manzural Huq.</i>	<i>06/85</i>
-------------------------	----------------------	--------------

*Attachment-*