

MEMORANDUM

*City of Philadelphia
Date: October 11, 2016*

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

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

Subject: AGENDA FOR THE October 11, 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. Philadelphia Land Bank**
- 5. Extension of Time**
- 6. Miscellaneous**
- 7. Release**
- 8. Certificate of Completion**

- 4. Administrative Business and Informational Items**

- A. Certificates of Completion**

1. Residential Lots

<u>Address</u>	<u>Grantee</u>	<u>City Acquired</u>
A. 2350 N. Fairhill Street	Wayne Plush 2355 N. Fairhill Street Philadelphia, PA	11/80
<i>Proposal: Garden</i>	<i>Owns: 2348 N. Fairhill Street (Garden)</i>	
<i>Attachments-</i>		

**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. 1915 Nicholas Street	Yvonne Barksdale 1913 Nicholas Street Philadelphia, PA 19121	07/02

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. 542 S. 52 nd Street	Community Achievement Assoc.	11/90
625 S. 52 nd Street	c/o Shawn Kelly	02/86
719 S. 51 th Street	“ “ “ “	07/11
B. 2814 W. Susquehanna Ave	Umar Graham	10/88
C. 196 W. Ontario Street	Aracelis Gonzalez	01/03
D. 3427 N. Reese Street	Jean E. Paris	10/85
E. 2333 Sharswood Street	Dorrett B. Mundle	11/85
2335 Sharswood Street	Dorrett B. Mundle	08/78

4. Properties to be transferred to Land Bank

<u>Address</u>	<u>City Acquired</u>
A. 1914 N. 7 th Street	Philadelphia Housing Authority C/o Michael Johns 12 S. 23 rd Street Philadelphia, Pa 19103
<i>Attachments-</i>	

**B. 844 N. 19th Street, etal
(See Attached list)**

**Civetta property Group, LLC
c/o Brennan Mease-Tomasetti
51 N. 3rd Street
Philadelphia, PA 19106**

Attachments-

5. Extension of Time

<u>Address</u>	<u>Grantee</u>	<u>Settled</u>
A. 2600 W. Girard Avenue	ABA Real Estate, 2 LP	08/14

Attachments-

B. 2228 Wilder Street	Stephanie Green	02/14
2235 Wilder Street	“ “	02/14
2236 Wilder Street	“ “	02/14

This property was on a previous list but there was a typo. The applicant is in Compliance.

This applicant was before this Committee in June requesting an extension. He was given 90 to provide proof of proposal and his plans:

C. 1412 S. 19 th Street	Thomas T. Roech, Jr.	06/13
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6. Miscellaneous

A. Request to change Entity

<u>Address</u>	<u>Grantee</u>	<u>Settled</u>
1356 S. Bouvier Street	1300 Bouvier LP	01/15

The new Entity will be SKYlight Real Estate, LLC

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. 2106 Carpenter Street	Dermot McCartan	08/11
<i>Attachments-</i>		
B. 3613-16 Sears Street	Anthony & Pamela Gora	06/92
<i>These were transferred as rear yards.</i>		
<i>Attachments-</i>		
C. 5516 Crowson Street	Stephanie Long	12/84
<i>This was transferred as a Single Family Dwelling.</i>		
<i>Attachments-</i>		
D. 909 N. 15 th Street	Mike & Anne McNicholas	04/91
<i>Attachments-</i>		
E. 533 Mercy Street	Ramon Diaz	06/84
<i>This was transferred as a side yard</i>		
<i>Attachments-</i>		
F. 2223 Palethorp Street	Isander Montanez	06/02
<i>Attachments-</i>		
G. 6100 locust Street	Saul B. Walker	04/02
<i>Attachments-</i>		
H. 1144 S. Sydenham Street	Howard & B. A. Austin	06/87
<i>Attachments-</i>		

<i>I. 2324 Ellsworth Street</i>	<i>Prethenia Taylor</i>	<i>04/97</i>
<i>Attachments-</i>		
<i>J. 2337 Emerald Street</i>	<i>Edward Wharton</i>	<i>02/90</i>
<i>Attachments-</i>		
<i>K. 1412 S. Ringgold Street</i>	<i>Lodise & Marian Wadley</i>	<i>04/00</i>
<i>Attachments-</i>		
<i>L. 2849 N. Mutter Street</i>	<i>Gil Febles</i>	<i>05/98</i>
<i>Attachments-</i>		
<i>M. 2308 Collins Street</i>	<i>Diane Flanagan</i>	<i>09/13</i>
<i>This was transferred with a \$14,242.00 Self-Amortizing.</i>		
<i>Attachments-</i>		
<i>N. 1823 Wilmot Street</i>	<i>Community Development Corp. of Frankford</i>	<i>02/00</i>
<i>Approval will be contingent upon us receiving a release of mortgage from PRA November 16, 2016.</i>		
<i>Attachments-</i>		
<i>O. 2142 E. Tucker</i>	<i>Roy & Miriam M. Pratt</i>	<i>06/99</i>
<i>2144 E. Tucker</i>	<i>Roy Pratt, Miriam M. Pratt & Diane Marie Pratt</i>	<i>10/98</i>
<i>Attachments-</i>		
<i>P. 1440 S. Bouvier Street</i>	<i>Sandra Deloris Miles</i>	<i>08/05</i>
<i>Attachments-</i>		
<i>Q. 2100-02 E. Cumberland St.</i>	<i>R and L Investment, LLC</i>	<i>11/05</i>
<i>Attachments-</i>		