

**MEMORANDUM**

*City of Philadelphia*

*Date: January 10, 2017*

**To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE**

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

**Subject: AGENDA FOR THE JANUARY 10, 2017 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*
  1. *Residential Side/Rear yard*
  2. *Urban Garden*
  3. *Philadelphia Land Bank*
  4. *Miscellaneous*
  5. *Certificate of Completion*
4. *Administrative Business and Informational Items*
  - A. *Certificates of Completion*

**1. 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. 2442 N. Corlies Street	Philanthea D. Smith 2444 N. Corlies Street Philadelphia, PA 19132	01/83
B. 3035 N. 8 <sup>th</sup> Street	Essie B. Matthews 3033 N. 8 <sup>th</sup> Street Philadelphia, PA 19133	04/83
C. 2628 N. Douglas Street	Clinton Holland 2630 N. Douglas Street Philadelphia, PA 19132	04/89

**2. 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. 6309 Cherokee Street	Pomona/Cherokee Civic Council	01/89
B. 3008 W. Berks Street 3010 W. Berks Street 3016 W. Berks Street	ILA Land of P.R.OM.I.S.E c/o Naqiyb Lee “ “	12/86 01/87
C. 864 N. Holly Street	Charles Edward Hall, Jr	12/82
D. 2553 Kerns Street	Acadia Commons	03/88
E. 3100 N. Darien Street	Eugene Sizer	09/74
F. 2800 N. Water Street	Carmen Rodriguez	06/79

**3. Properties being sold by Land Bank**

***A. Raza Homes, LLC- Change of LLC only (Initially approved at the December 2016 VPRC Meeting)***

***1307 N. Newkirk Street  
2715 W. Cabot Street  
1437 N. Dover Street***

***Attachments-***

***B. Milianie Boyer Melendez (Side Yard)***

***2440 N. Waterloo Street***

***Attachments-***

***C. Iris Santa (Side Yard)***

***2208 Mascher Street***

***Attachments-***

***D. West Poplar Workforce Housing, Scattered Site Homeownership Units  
(No LLC named just yet)***

***627-29 N. 11<sup>th</sup> Street  
632 N. 11<sup>th</sup> Street  
634 N. 11<sup>th</sup> Street  
640 N. 11<sup>th</sup> Street  
1019 Wallace Street  
1021 Wallace Street  
1110-14 Wallace Street***

***Attachments-***

**4. Miscellaneous**

**Name Change**

<b><i>2228 Wilder Street</i></b>	<b><i>Stephanie A Green</i></b>
<b><i>2235 Wilder Street</i></b>	<b><i>“ “</i></b>
<b><i>2236 Wilder Street</i></b>	<b><i>“ “</i></b>

***Attachments-***

### 5. 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. 5129 Lancaster Avenue Attachments-	Sol Farbstein	07/88
B. 432 Budd Street Attachments-	Alexi G. Papadopoulos	02/15
C. 713 Mercy Street Attachments-	VC Properties LLC	04/16
D. 2426 E Firth Street Attachments-	Walter & Mildred Bright	08/91
E. 1236 N. 5 <sup>th</sup> Street Attachments-	Miguel A. & Gloria Leon	10/91
F. 1539 S. Cleveland Street Attachments-	Edward Jenkins	04/86
G. 4245 W. Stiles Street Attachments-	Habitat for Humanity	07/04
H. 2117 Cross Street Attachments-	Katherine J. Briddell	12/01
I. 1452 S Bouvier Street 1411 S. Colorado Street 1523 S. Colorado Street 1528 S. Bouvier Street Attachments-	Innova Redevelopment, LLC	04/15

---

<b>J. 2007 N. 5<sup>th</sup> Street</b>	<b>Ricardo Torres</b>	<b>08/11</b>
<b>Attachments-</b>		
<b><i>K. 2668-70 Coral Street</i></b>	<b><i>William C. Duffy</i></b>	<b><i>02/80</i></b>
<b><i>Attachments-</i></b>		
<b>L. 2308 Collins Street</b>	<b>Diane M. Flanagan</b>	<b>09/13</b>
<b>Attachments-</b>		
<b><i>N. 2705 Belgrade Street</i></b>	<b><i>Daniel T. &amp; Alice J. Kradzins</i></b>	<b><i>10/92</i></b>
<b><i>Attachments-</i></b>		
<b>O. 6229 Germantown Avenue</b>	<b>Hardimon Property Group, LLC</b>	<b>03/14</b>
<b>Attachments-</b>		
<b>P. 1514 Parrish Street</b>	<b>Holy Rock Baptist</b>	<b>05/82</b>
<b>Attachments-</b>		