

**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, 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 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.**

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

**Attachments-**

<b>B. 1923 S. 6<sup>th</sup> Street</b>	<b>Vincent J. Delmastro 1306 Ellsworth Street Philadelphia, Pa. 19147</b>	<b>07/92</b>
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**The above applicant was the highest bidder for this lot.**

**Attachments-**

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

**Attachments-**

<b>D. 5504 Baltimore Avenue</b>	<b>Perihan Emmungil-Karakulak 1124 Roosevelt Drive Havertown, PA 19083</b>	<b>07/96</b>
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**Attachments-**

<b>E. 6225 Ludlow Street</b>	<b>Phila. Suburban Develop. Corp. c/o John Peruto 100 Ross Road, Suite 200 King of Prussia, Pa 19406</b>	<b>11/93</b>
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**Proposal: Business expansion**

**Owns: 6232 Market Street**

**Attachments-**

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

**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>
<b>A. 711 E. Hilton Street</b>	<b>Angel Diaz</b>	<b>12/85</b>

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

**A. West Poplar Workforce Housing, RFP**

- 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-*

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

*Attachments-*

## 6. Miscellaneous

<u>Address</u>	<u>Grantee</u>	<u>Settled</u>
2239 N. 30 <sup>th</sup> Street	Annette Thompson	07/15
2241 N. 30 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> Street	BGGBC LLC	05/15
<i>Attachments-</i>		
E. 2646 N. Howard Street	Carlos J. Torres	06/81
<i>Attachments-</i>		

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<b>F. 2019 E. Dauphin Street</b>	<b>Jason Ercolano &amp; Taryn Gurgos</b>	<b>02/15</b>
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*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-*

<b>G. 2018 N. 16<sup>th</sup> Street</b>	<b>Habitat for Humanity, Inc.</b>	<b>03/16</b>
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*Attachments-*

<b>H. 2525 Manton Street</b>	<b>Joseph Bruten Smith &amp; Maria Taylor</b>	<b>07/05</b>
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*Attachments-*

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

*Attachments-*

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

*Attachments-*

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

*Attachments-*

<b>L. 2122 N. 2<sup>nd</sup> Street</b>	<b>Rosmary Cuba</b>	<b>06/83</b>
<b>2126 N. 2<sup>nd</sup> Street</b>	<b>“ “</b>	<b>06/83</b>

*Attachments-*

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

*Attachments-*

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

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

<i>P. 6048 Cedarhurst Street</i>	<i>Malachi Burton</i>	<i>11/09</i>
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*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>
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*Attachments-***8. Certificates of Completion**

<u>Address</u>	<u>Grantee</u>	<u>Settled</u>
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*The following properties were settled and are in compliance.*

<i>A. 2128 E. Rush Street</i>	<i>Christopher Carey</i>	<i>10/13</i>
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<i>B. 4643 N. Marvine Street</i>	<i>Decapoint L.P</i>	<i>11/14</i>
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<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. 18<sup>th</sup> Street</i>	<i>Bright Light Community Center</i>	<i>02/13</i>
<i>F. 2228 Ridge Avenue 2226 Ridge Avenue</i>	<i>Robbie Ridgeway &amp; 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 &amp; Jocelyn A. Vanish</i>	<i>07/15</i>
<i>I. 1841 N. 22<sup>nd</sup> 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. 17<sup>th</sup> 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. 6<sup>th</sup> Street</i>	<i>John E. Dowell, Jr.</i>	<i>11/14</i>