

MEMORANDUM

City of Philadelphia

Date: April 10, 2018

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

From: Susie D. Jarmol *(Signature)* **Chairwoman – Vacant Property Review Committee**

Subject: AGENDA FOR THE APRIL 10, 2018 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. Subordination Request**
- 5. Philadelphia Land Bank**
- 6. Certificate of Completion**

1. Residential lots for Transfer to Adjacent/abutting Property owners or Developers.

<u>Address</u>	<u>Applicant</u>	<u>City Acquired</u>
A. 2301-07 Ridge Avenue	Y & R Ridge On the Rise, Inc. c/o Razel Gebrehana 27 Bala Avenue Bala Cynwyd, PA 19004	01/93

Proposal: Pharmacy & Day Care on 2nd & 3rd Floor

The applicant has completed his EOP

Attachments-

B. 125 Moore Street (rear yard)	Anthony & Tracy Ann Lewandowski 126 Priece Street Philadelphia, PA 19148	03/74
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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. 2925 N Howard Street	Judy M. Rosario 2923 N. Howard Street Philadelphia, Pa 19133	09/01

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. 4822 Hazel Avenue	Zachary Dellorto	12/02

4. Subordination Request

	<u>Name of Applicant</u>	<u>Settled</u>
A. 2646 & 2648 Manton Street	2632 Federal, LLC	09/14
1124 S. 26 th Street	“ “ “	06/15
1100 S. 27 th Street	“ “ “	06/15
1121 S. 27 th Street	“ “ “	06/15
1233 S 27 th Street	“ “ “	06/15

Attachments-

5. Philadelphia Land Bank

Name of Applicant

A. 2022 Kimball Street

V2 Properties, LLC
144 Buckwalter Road
Royersford, PA 19468

Attachments-

B. 2776-2778 Emerald Street

Elton Enterprises
Brett Brand
17 Christian Street
Philadelphia, PA 19147

Attachments-

C. 2201 N. 27th Street

Philadelphia Housing Authority
3199 Penrose Ferry Road
Philadelphia, PA 19147

2219-21 N. 27th Street

2223 N. 27th Street

2225 N. 27th Street

2227 N. 27th Street

2610-16 W. Fletcher Street

(Approved as 2603-51W. Susquehanna Ave)

Attachments-

6. 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. 910-12 W. Girard Avenue	Phila. Suburban Dev Corp	08/99

This was transferred for parking

Attachments-

B. 2114 Latona Street

PHDC

04/87

Attachments-

C. 2365-67 E. York Street Joseph W. Arena 11/90

This was transferred as a side yard. Title as changed a couple Times after that

Attachments-

D. 3918 Wallace Street Wanda Edmonds 02/90

This was a Single Family Dwelling. Title changed twice.

Attachments-

E. 1312 S. Harmony Street Emerald Properties 09/15

Attachments-U

F. 1830 N. Natrona Street Clyde & Maria Puckett 12/99

Was transferred as a side yard

Attachments-

G. 1315 S. Dorrance Street Aldorie Angenant Pough 05/04

Attachments-

H. 920 N. 17th Street N. Phila. Health Systems, Inc. 11/98

Attachments-

I. 1945 E. Harold Street David Kurtz 07/91

This was transferred as a side yard. Current owner just purchased

Attachments-

J. 1218 W. Allegheny Avenue Ernest Baldwin 12/81

This was transferred as a Single Family Dwelling. The property has been transferred several times

Attachments-

<i>K. 2133 Sears Street</i>	<i>PHDC</i>	<i>03/82</i>
<i>Attachments-</i>		
<i>L. 1851 E. Letterly Street</i>	<i>Tuyet Huong Nguyen</i>	<i>03/05</i>
<i>Was transferred as a side yard</i>		
<i>Attachments-</i>		
<i>M. 2018 McClellan Street</i>	<i>Ennett Rogers & Mildred, h/w</i>	<i>10/78</i>
<i>Attachments-</i>		
<i>N. 616 W. Norris Street</i>	<i>Alice Collier</i>	<i>03/04</i>
<i>This was a side yard</i>		
<i>Attachments-</i>		
<i>O. 1910 E. York Street</i>	<i>Marshall Ventures, LP</i>	<i>01/17</i>
<i>1914 E. York Street</i>	<i>“ “</i>	<i>01/17</i>
<i>1920 E. York Street</i>	<i>“ “</i>	<i>01/17</i>
<i>1922 E. York Street</i>	<i>“ “</i>	<i>01/17</i>
<i>1924 E. York Street</i>	<i>“ “</i>	<i>01/17</i>
<i>The applicant was supposed to develop</i>		
<i>Attachments-</i>		
<i>P. 2610 Titan Street</i>	<i>Arthur & Henrietta Pugh</i>	<i>04/98</i>
<i>This was transferred as a side yard</i>		
<i>Attachments-</i>		
<i>Q. 405 Diamond Street</i>	<i>Maria Fornes</i>	<i>02/92</i>
<i>The property was transferred as a Single Family Dwelling.</i>		
<i>This property changed hands several times</i>		
<i>Attachments-</i>		

R. 1427 N. Franklin Street *PHA* *11/06*

Attachments-

S. 2329 S. Marshall Street *Xue Xian Chen* *05/16*

The applicant didn't request but the property has been rehabbed and is occupied

Attachments-

T. 1825 Ginnodo Street *Home Solutions Group, LLC* *12/16*

The approval will be contingent upon receiving the Certificate of Occupancy

Attachments-

U. 2122 N. 17th Street *Templetown Properties, III, LP* *03/09*

The above purchased for \$20,000.00. They were supposed to develop

Attachments-

V. 1243 N. Dover Street *Vin Partners, LLC* *05/14*

Attachments-