
MEMORANDUM

City of Philadelphia

Date: July 11, 2017

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

From: Susie D. Jordon – Chairwoman – Vacant Property Review Committee

**Subject: AGENDA FOR TH JULY 11, 2017 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. Non-Profit Lot Transfer**
 - 5. Philadelphia Land Bank**
 - 6. Certificate of Completion**
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1. Residential Lots for Transfer to Adjacent/abutting Property Owners or Developers,

<u>Address</u>	<u>Applicant</u>	<u>City Acquired</u>
A. 2251 Palethorp Street 2253 Palethorp Street	Mildred Hernandez 2238 N. Hancock Street Philadelphia, PA 19133	06/78 06/06
<i>Attachments-</i>		
B. 174 Manheim Street	Wanda Walker 5015 Wayne Avenue Philadelphia, PA 19144	10/99
<i>Proposal: Side yard</i>	<i>Owns: 172 Manheim Street</i>	
C. 3413 Kensington Avenue	Chung Minh Huynh 158 W. Olney Avenue Philadelphia, PA 19120	06/86
<i>Proposal: Side yard</i>	<i>Owns: 3411 Kensington Avenue</i>	
D. 1429 S. 49 th Street 1433 S. 49 th Street	Mary Cox 1428 S. 49 th Street Philadelphia, PA 19143	11/87 02/85

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. 812 S. Allison Street	Marla Carter 814 S. Allison Street Philadelphia, PA 19143	10/84
B. 139 1/2 Apsley Street	Ronald Jay Rothman 137 W. Apsley Street Philadelphia, pa 19144	02/79
C. 1007 N. 43 rd Street	Robert E Collins & Mary Ann Wooden-Wadley 1009 N. 43 rd Street Philadelphia, PA 19104	09/11

<i>D. 1327 S. 54th Street</i>	<i>Marie Miles Otch 1329 S. 54th Street Philadelphia, PA 19143</i>	<i>08/04</i>
<i>E. 34 E. Collom Street</i>	<i>Donald Vaughn 32 E. Collom Street Philadelphia, PA 19144</i>	<i>09/99</i>
<i>F. 3243 N. Gransback Street</i>	<i>Thelma Soza 3241 N. Gransback Street Philadelphia, PA 19134</i>	<i>12/01</i>

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>
<i>A. 929 N. 30th Street</i>	<i>Joyce Hill</i>	<i>03/02</i>
<i>931 N. 30th Street</i>	<i>“ “</i>	<i>04/02</i>
<i>B. 3101-25 N. 8th Street</i>	<i>Christian Santell</i>	<i>11/79</i>
<i>C. 158 W. Wyoming Avenue</i>	<i>Migdalis Bones</i>	<i>09/04</i>
<i>D. 2323-31 N. 5th Street</i>	<i>Luz Rivera</i>	<i>02/78</i>
<i>2322 N. Orkney Street</i>	<i>“ “</i>	<i>03/83</i>
<i>2324 N. Orkney Street</i>	<i>“ “</i>	<i>04/83</i>
<i>2326 N. Orkney Street</i>	<i>“ “</i>	<i>03/83</i>
<i>2328 N. Orkney Street</i>	<i>“ “</i>	<i>03/84</i>
<i>G. 818 Preston Street</i>	<i>Charna Daniels</i>	<i>10/82</i>

4. Non-Profit Lot Transfer

<u>Address</u>	<u>Name of Applicant</u>	<u>City Acquired</u>
<i>A. 4204 Lancaster Avenue</i>	<i>Shuler's Memorial Boxing Gym</i>	<i>08/94</i>
<i>4208 Lancaster Avenue</i>	<i>c/o Perry E. Custus III 750 N. Brooklyn Street Philadelphia, PA 19104</i>	<i>12/86</i>

5. Properties being Sold by Land Bank

<u>Address</u>	<u>Name of Applicant</u>
A. 2933 W. Diamond Street	Kornegay Properties, LLC c/o Linda Kornegay

Attachments-

B. 2544 N. Marston Street	One Better, LLC c/o Terence Jones
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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. 1820 Ingersoll Street	Catherine Nwamaka Chimah	03/06

Attachments-

B. 2810 Wharton Street	Ramon Fernandez	04/14
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This property has a self-amortizing mortgage in the amount of \$7,829.00 the title. Mr. Fernandez owns 2810 and 2808 Wharton Street.

Attachments-

C. 3316 Gransback Street	Donald Michael Gould	11/79
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Attachments-

D. 1931 E. Cumberland Street	New Kensington, CDC	04/09
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Attachments-

E. 2620 Emerald Street	Sinh Truong	02/90
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This was transferred as a side yard.

Attachments-

<i>F. 2149 E. Albert Street</i>	<i>John Laychock</i>	<i>05/15</i>
<i>Does not have a buyer.</i>		
<i>Attachments-</i>		
<i>G. 2113 E. Dakota Street</i>	<i>Sorenbeck Properties</i>	<i>05/16</i>
<i>Attachments-</i>		
<i>H. 1531 S. Lindenwood Street</i>	<i>Margaret G. Smith</i>	<i>09/78</i>
<i>This was transferred as a Single Family Dwelling.</i>		
<i>Attachments-</i>		
<i>I. 1916 Poplar Street</i>	<i>Steven Sumter</i>	<i>12/80</i>
<i>Attachments-</i>		
<i>J. 2205 N. 19th Street</i>	<i>Michael Goodman & Terri Goodman</i>	<i>11/08</i>
<i>Attachments-</i>		
<i>K. 600 Jefferson Street</i>	<i>HACE</i>	<i>08/93</i>
<i>602 Jefferson Street</i>	<i>HACE</i>	<i>08/93</i>
<i>604 Jefferson Street</i>	<i>HACE</i>	<i>08/93</i>
<i>606 Jefferson Street</i>	<i>HACE</i>	<i>08/93</i>
<i>608 Jefferson Street</i>	<i>HACE</i>	<i>08/93</i>
<i>Attachments-</i>		
<i>L. 2051 E. Letterly Street</i>	<i>James A. Looby</i>	<i>12/92</i>
<i>This was transferred as a side yard.</i>		
<i>Attachments-</i>		
<i>M. 1309 N. Randolph Street</i>	<i>Luis M. Moran</i>	<i>06/87</i>
<i>Current owner purchased on Sheriff Sale. He is requesting a release to build.</i>		
<i>Attachments-</i>		
<i>N. 3533 W. Allegheny Avenue</i>	<i>HH Higgins Real Estate</i>	<i>04/95</i>
<i>Attachments-</i>		

<i>O. 2717 N. 5th Street</i>	<i>Taller Puertorriqueno</i>	<i>03/90</i>
<i>2719 N. 5th Street</i>		<i>10/78</i>
<i>2721 N. 5th Street</i>		

Attachments-

<i>P. 2115 E. Norris Street</i>	<i>Robert E. Moore</i>	<i>05/83</i>
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Attachments-