

**MEMORANDUM**

City of Philadelphia

Date: June 12, 2018

**To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE****From: Susie D. Jarmol**  **Chairwoman – Vacant Property Review Committee****Subject: AGENDA FOR THE JUNE 12, 2018 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. Non-Profit Lot**
- 5. Extension of Time**
- 6. Philadelphia Land Bank**
- 7. 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. 721 W. Cumberland Street	Elias Matos 2510 N. Franklin Street Philadelphia, PA 19132	08/98

*Proposal: Open recreation space*

B. 3252 Germantown Avenue	Germantown Liberty Acquisition, LLC c/o Thomas Pasch 565 E. Swedesford Road Wayne, Pa 19087	11/85
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*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>
A. 2453 N. Carlisle Street	Charo Harvey 2451 N. Carlisle Street Philadelphia, PA 19132	05/78
B. 2947 W. Arizona Street	Hadiya Clayton	07/89

**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. 2453 N. Carlisle Street	Charo Harvey	05/78
B. 4022 Cambridge Street	Stacey Hirsh	06/83
C. 1600 N. Bodine Street-2A 1600 N. Bodine Street-3A	Carmen Carrasquillo & Nydia Negrón	
D. 1600 N. Bodine Street-4A	Adriana Miletto	
E. 1600 N. Bodine Street-8A	Varol Yusel	

<i>F. 1600 N. Bodine Street-9A</i>	<i>Xhemil Hoxha &amp; Zinaildra Hoxha</i>	
<i>G. 1600 N. Bodine Street-10A 1600 N. Bodine Street-11A</i>	<i>Carmen V. Fernandez</i> “ “ ”	
<i>H. 3141 N. Wendle Street</i>	<i>Guillermo Alvarez</i>	<i>02/88</i>
<i>I. 2442 Jasper Street</i>	<i>Gerlin Caycoya</i>	<i>12/87</i>
<i>J. 5978-82 N. Opal Street</i>	<i>Odell Bysil Saxton Anderson</i>	<i>07/86</i>

**4. Non-Profit Lot**

Address

<i>2119 N. 15<sup>th</sup> Street</i>	<i>2201 N. 16<sup>th</sup> Street</i>	<i>1501 Susquehanna Ave.</i>
<i>2143 N. 15<sup>th</sup> Street</i>	<i>2203 N. 16<sup>th</sup> Street</i>	<i>1503 Susquehanna Ave.</i>
<i>2151 N. 15<sup>th</sup> Street</i>	<i>2205 N. 16<sup>th</sup> Street</i>	<i>1505 Susquehanna Ave.</i>
<i>2159 N. 15<sup>th</sup> Street</i>	<i>1532 Diamond Street</i>	<i>1509 Susquehanna Ave.</i>
<i>2116 N. 16<sup>th</sup> Street</i>	<i>1538 Diamond Street</i>	
<i>2124 N. 16<sup>th</sup> Street</i>	<i>1601 Diamond Street</i>	

*Applicant: Community Ventures  
c/o Steve Kaufman  
1520 Race Street  
Philadelphia, PA 19102*

*Attachments-*

**5. Subordination Agreement**

Extension of Time

*A. 3222-58 H Street*                      *Esperanza Health Center*

*Attachments-*

**5. Extension of Time**

Name of Applicant

City Acquired

<i>A. 2147 Federal Street</i>	<i>JBS Renovations, LLC</i>	<i>02/13</i>
<i>2723 Oakford Street</i>	<i>“ “ “</i>	<i>02/13</i>
<i>2727 Oakford Street</i>	<i>“ “ “</i>	<i>02/13</i>

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|--|---|
| <b>6. <u>Philadelphia Land Bank</u></b>  | <b><u>Name of Applicant</u></b>                                   |
| A. 2145 N. 15 <sup>th</sup> Street<br>2147 N. 15 <sup>th</sup> Street<br>2149 N. 15 <sup>th</sup> Street | Community Ventures<br>c/o David La Fontaine<br>1501 Cherry Street |

*Attachments-*

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| <b>B. 1106 North Street</b> | <b>Louise Smith</b> |
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*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. 1434 S. Ringgold Street  <i>This was a side yard</i>	Yolanda Taylor	03/03
<i>Attachments-</i>		
B. 1814 Allison Street	PHDC	12/87
<i>The current owner acquired at Sheriff Sale 8/16</i>		
<i>Attachments-</i>		
C. 1434 N. Orkney Street 1436 N. Orkney Street	Diana Rosado “ “	9/94 9/94

*These lots were sold to the applicant*

*Attachments-*

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<i>D. 1606 Germantown Avenue</i>	<i>Christ's Evangelical Reformed</i>	<i>10/98</i>
<i>1608 Germantown Avenue</i>	<i>Church</i>	<i>10/98</i>
<i>1614 Germantown Avenue</i>		<i>10/98</i>
<i>1616 Germantown Avenue</i>		<i>10/98</i>

*They acquired for garden and for handicapped entrance*

*Attachments-*

<i>E. 1413 S. Ringgold Street</i>	<i>Carolyn Morris</i>	<i>12/84</i>
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*Attachments-*

<i>F. 2170 E. Gordon Street</i>	<i>Rebecca M. Tomlinson</i>	<i>06/14</i>
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*Attachments-*

<i>G. 672 N. 36<sup>th</sup> Street</i>	<i>Willie Ella Washington</i>	<i>06/86</i>
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*Attachments-*

<i>H. 1626 N. 3<sup>rd</sup> Street</i>	<i>Arif Ibisi and Dilaver Ibisi</i>	<i>09/00</i>
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*This was a side yard*

*Attachments-*

<i>I. 1842 Ingersoll Street</i>	<i>Irving Stephens</i>	<i>04/05</i>
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*This was a side yard*

*Attachments-*

<i>J. 1912 E. York Street</i>	<i>Marshall Venture, 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>

*The applicant was supposed to develop. He now wants to add another. Entity in order to gen financing.*

*Attachments-*

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<i>K. 1900 E. York Street</i>	<i>Tran D. Tin</i>	<i>07/05</i>
<i>1902 E. York Street</i>	<i>“ “ “</i>	<i>09/02</i>
<i>1904 E. York Street</i>	<i>“ “ “</i>	<i>09/02</i>
<i>1906 E. York Street</i>	<i>“ “ “</i>	<i>09/02</i>
<i>Attachments-</i>		
<i>L. 2544 Germantown Avenue</i>	<i>Village of Arts and Humanities</i>	<i>05/07</i>
<i>This was a side yard</i>		
<i>Attachments-</i>		
<i>M. 1727 Ingersoll Street</i>	<i>Leon Bobby, Realty, LLC</i>	<i>03/16</i>
<i>1731 Ingersoll Street</i>	<i>“ “</i>	<i>03/16</i>
<i>1733 Ingersoll Street</i>	<i>“ “</i>	<i>12/85</i>
<i>Attachments-</i>		
<i>N. 1608 Ridge Avenue</i>	<i>FNDC</i>	<i>07/13</i>
<i>Attachments-</i>		
<i>O. 2021 Oakford Street</i>	<i>Wilson Drake Development, LLC</i>	<i>09/10</i>
<i>Attachments-</i>		
<i>P. 4219 Filbert Street</i>	<i>Global Community Solution, LLC</i>	<i>11/13</i>
<i>Attachments-</i>		
<i>Q. 2127 N. Front Street</i>	<i>Club Civico Social Aces</i>	<i>02/99</i>
<i>Attachments-</i>		
<i>R. 4581 Ditman Street</i>	<i>Luis A Rivera &amp; Aurora Morales, his wife</i>	<i>03/05</i>
<i>Attachments-</i>		
<i>S. 1934 Manton Street</i>	<i>Household of Faith Apostolic Church</i>	<i>04/98</i>
<i>Attachments-</i>		

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<i>T. 2836 W. Lehigh Avenue</i>	<i>29<sup>th</sup> Street, CDC</i>	<i>04/14</i>
<i>Attachments-</i>		
<i>U. 1238 N. Hollywood Street</i>	<i>Willie J. Robinson, Sr.</i>	<i>11/02</i>
<i>Attachments-</i>		
<i>V. 2004 Amber Street</i>	<i>PHDC</i>	<i>04/88</i>
<i>Attachments-</i>		
<i>W. 4510-14 Baker Street</i>	<i>Phoenix Investment Property</i>	<i>11/99</i>
<i>These were transferred as lots</i>		
<i>Attachments-</i>		
<i>X. 1229 N. Lawrence Street</i>	<i>Beautiful Morning Star</i>	<i>08/04</i>
<i>1231 N. Lawrence Street</i>	<i>Foundation</i>	<i>08/04</i>
<i>Their proposal was for Community Center parking. The purchaser plans to build a home for his family</i>		
<i>Attachments-</i>		
<i>Y. 1553 S Capitol Street</i>	<i>Deborah Leach</i>	<i>12/84</i>
<i>Attachments-</i>		
<i>Z. 1723 N. Howard a/k/a</i>	<i>Hector Vincenty, Jr.</i>	<i>01/16</i>
<i>1724 Hope Street,</i>		
<i>1725-27 N. Howard Street</i>		
<i>a/k/a 1726-28 N. Hope Street &amp;</i>		
<i>1729 N. Howard Street</i>		
<i>Attachments-</i>		
<i>AA. 815 N. 41<sup>st</sup> Street</i>	<i>McKinley &amp; Alice Gordan</i>	<i>04/86</i>
<i>This was a side yard</i>		
<i>Attachments-</i>		

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<i>BB. 1746 N. Waterloo Street</i>	<i>Mary Paul</i>	<i>12/90</i>
<i>1748 N. Waterloo Street</i>	<i>“ “</i>	<i>08/87</i>

*These Were transferred as side yards*

*Attachments-*

<i>CC. 2146 N. 21<sup>st</sup> Street</i>	<i>Mary Haigler</i>	<i>11/01</i>
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*This was a side yard*

*Attachments-*

<i>DD. 5135 Marion Avenue</i>	<i>Bruce E. Wesley</i>	<i>05/83</i>
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*Attachments-*

<i>EE. 1022 S. Chadwick Street</i>	<i>United Community Homes</i>	<i>12/96</i>
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*Attachments-*

<i>FF. 1353 S. Markoe Street</i>	<i>Landmoster, Inc.</i>	<i>10/10</i>
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*Attachments-*

<i>GG. 1202 N. 24<sup>th</sup> Street</i>	<i>Stephanie Cruel</i>	<i>10/10</i>
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*This was a Private lot transfer*

*Attachments-*

<i>HH. 2050 E. Susquehanna Avenue</i>	<i>Frozan Ehmedi</i>	<i>03/06</i>
<i>2052 E. Susquehanna Avenue</i>	<i>“ “</i>	<i>03/06</i>
<i>2054 E. Susquehanna Avenue</i>	<i>“ “</i>	<i>03/06</i>

*Attachments-*