

**MEMORANDUM**

*City of Philadelphia*

*Date: June 13, 2017*

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

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

**Subject: AGENDA FOR TH JUNE 13, 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 Property Sales Program*
2. *Residential Lots*
3. *Residential Side/Rear yard*
4. *Urban Garden*
5. *Transfer with Self-Amortizing Mortgage*
6. *Extension of Time*
7. *Certificate of Completion*

**1. Residential Property Sales Program**

<u>Address</u>	<u>Applicant</u>	<u>City Acquired</u>
A. 618 N. 42 <sup>nd</sup> Street	Luther Davis 745 N. Holly Street Philadelphia PA 19104	01/09

*Proposal: Rehab & Rent*

*Attachments-*

**2. Residential Lots for Transfer to Adjacent/abutting Property Owners or Developers,**

<u>Address</u>	<u>Applicant</u>	<u>City Acquired</u>
A. 1929 E. Cumberland Street	Blue Truck Enterprises, LLC	03/83
1930 E. Cumberland Street	c/o Henry Bailey	05/83
1932 E. Cumberland Street	4403 Dexter Street Philadelphia, PA 19128	07/88

*Councilmen is in support of this sale.*

*Proposal: Development*

B. 2918 N. Orianna Street	Dalila Mendez	05/81
2920 N. Orianna Street	2929 Orianna Street	05/81
2922 N. Orianna Street	Philadelphia, PA	05/81

*She has been using these lots for a couple of years.*

*Attachments*

C. 6225 Ludlow Street	Philadelphia Suburban Development Corp c/o John Peruto 100 Rosas Road, Suite 200 King of Prussia, PA 19406	11/93
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*This item was tabled at the 2/14/17 Meeting. Since then the applicant has purchased both adjacent properties. He has also changed his proposal.*

*Proposal: Fenced & maintain the lot*

*Attachments-*

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*D. 5504 Baltimore Street                      Sadik Karakular                      07/96*  
*1124 Roosevelt Drive*  
*Havertown, PA 19083*

*Attachments-*

*E. 3014 N. Dairen Street                      Robin Moore                      06/06*  
*3015 N. Darien Street*  
*Philadelphia, PA 19133*

**3. Residential Lots For Transfer and Improvements as Side/Rear Yard Areas**  
***(recommended for transfer at “no consideration”):***

<u><i>Address</i></u>	<u><i>Name and Address of Applicant</i></u>	<u><i>City Acquired</i></u>
<i>A. 2053 N. Orianna Street</i>	<i>Jose R. Caballero Rodriguez &amp; Yamary Ruiz 2049 N. Orianna Street Philadelphia, PA 191</i>	<i>02/85</i>
	<i>They own 2051 N. Orianna Street (lot)</i>	
<i>B. 3001 N. Bambrey Street</i>	<i>Marcus C. Myers 3003 N. Bambrey Street Philadelphia, pa 19132</i>	<i>03/00</i>
<i>C. 127 N 58<sup>th</sup> Street</i>	<i>Kenyatta S. Morris 125 N. 58<sup>th</sup> Street Philadelphia, PA 19139</i>	<i>12/85</i>
<i>D. 3125 N. 15<sup>th</sup> Street</i>	<i>Rebecca D. Wilson 3127 N. 15<sup>th</sup> Street Philadelphia, PA 19132</i>	<i>01/82</i>
<i>E. 3861 N. 10<sup>th</sup> Street (rear)</i>	<i>Marbel Cubero 3860 N. Delhi Street Philadelphia, PA 19140</i>	<i>12/78</i>

**4. 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. 2030 N. 15 <sup>th</sup> Street	Greg Bonapart	06/84
B. 4500 Old York Road	Willa F. Stokes	04/85
C. 1122 W. Nevada Street	Erica Blair	09/85
D. 3134 W. Arizona Street	Evine Hansberry	04/89
E. 5100-06 Baltimore Avenue	Law Department	04/06
5110 Baltimore Avenue	Law Department	10/85
5112 Baltimore Avenue	Law Department	11/82
5114 Baltimore Avenue	Law Department	12/86
5334 – 5444 Market Street	Law Department	07/88

**5. Transfer with Self-Amortizing Mortgage**

<u>Address</u>	<u>Name of Applicant</u>	<u>City Acquired</u>
A. 1845 S. 56 <sup>th</sup> Street	Beatrice T. Lowe	06/06

*This property was referred to the Real Estate Committee because the above Applicant had purchased the property from someone for \$5,000.00 and found out that the City owned it. The Committee recommended that it be Transferred with a Self-Amortizing Mortgage once we received a police report from the applicant.*

*Attachments-*

B. 2337 N. 18 <sup>th</sup> Street	Timothy Stewart	06/84
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*This property was approved by the Real Estate Committee for transfer to the occupant with a purchase money mortgage in the amount of the Appraisal which is \$21,000.00.*

*Attachments-*

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<b><u>6. Extension of Time</u></b>	<b><u>Grantee</u></b>	<b><u>Settled</u></b>
<b><i>A. 2700 Federal Street</i></b>	<b><i>Germantown D &amp; E</i></b>	<b><i>03/16</i></b>
<b><i>Attachments-</i></b>		
<b><i>B. 421 S. 51<sup>st</sup> Street</i></b>	<b><i>Adam Butler</i></b>	<b><i>09/15</i></b>
<b><i>Attachments-</i></b>		
<b><i>C. 3604 Haverford Avenue</i></b>	<b><i>Westview Development</i></b>	<b><i>04/16</i></b>
<b><i>3606 Haverford Avenue</i></b>	<b><i>Partners, LLC</i></b>	<b><i>04/16</i></b>
<b><i>3608 Haverford Avenue</i></b>		<b><i>04/16</i></b>
<b><i>Attachments-</i></b>		
<b><i>D. 6077 Upland Street</i></b>	<b><i>Second Change for Girls</i></b>	<b><i>10/14</i></b>
<b><i>Attachment</i></b>		
<b><i>E. 1915 Watkins Street</i></b>	<b><i>Timothy Donofrio &amp; Michael Gagliardo</i></b>	<b><i>10/14</i></b>
<b><i>Attachments-</i></b>		
<b><i>F. 4219 Filbert Street</i></b>	<b><i>Global Community Solutions, LLC</i></b>	<b><i>11/13</i></b>
<b><i>Attachments-</i></b>		
<b><i>G. 5145 Hazel Avenue</i></b>	<b><i>W &amp; W Contractors, Inc.</i></b>	<b><i>11/14</i></b>
<b><i>49 N. Wiota Street</i></b>	<b><i>W &amp; W Contractors, Inc.</i></b>	<b><i>06/13</i></b>
<b><i>Attachments-</i></b>		
<b><i>H. 1329 S. Bancroft Street</i></b>	<b><i>Anthony J. So</i></b>	<b><i>05/14</i></b>
<b><i>Attachments-</i></b>		
<b><i>I. 6248 Market Street</i></b>	<b><i>Philadelphia Suburban Development Corp</i></b>	<b><i>11/93 01/13</i></b>

## 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. 2208 S 5 <sup>th</sup> Street	Gerald E. & Patricia Rotblatt	10/80
<i>This was transferred as a Single Family Dwellig</i>		
<i>Attachments-</i>		
B. 1319 S. 27 <sup>th</sup> Street	Aleathia Weaver	04/99
<i>This was transferred as a side yard.</i>		
<i>Attachments-</i>		
C. 4015 Baring Street	Randy Zausmer	05/91
<i>Attachments-</i>		
D. 2258 N. Howard Street	Teodocia A. Roman	04/91
2260 N. Howard Street	“ “ “	12/98
2262 N. Howard Street	“ “ “	10/00
<i>Pacinelli Peter currently owns all three lots</i>		
<i>Attachments-</i>		
E. 3728 Brandywine Street	Kacman Investmants, LLC	05/16
<i>Attachments-</i>		
F. 2812 Wharton Street	RamonFernandez	04/14
<i>This property has a self-amortizing mortgage in the amount of \$7,829.00 against the title. Mr. Fernandez owns 2810 and 2808 Wharton Street.</i>		
<i>Attachments-</i>		

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<i>G. 1214 S. 31<sup>st</sup> Street</i>	<i>James P. Dienno, Sr</i>	<i>06/82</i>
<i>Attachments-</i>		
<i>H. 2321 Fernon Street</i>	<i>Charlotte Taylor</i>	<i>12/78</i>
<i>Attachments-</i>		
<i>I. 1631 W. Edgeley Street</i>	<i>Sarah Mahoney</i>	<i>04/97</i>
<i>Attachments-</i>		
<i>J. 2252 E. Cambria Street</i>	<i>PHDC</i>	<i>04/88</i>
<i>This was transferred as a Single Family Dwelling.</i>		
<i>Attachments-</i>		
<i>K. 1401 N. 28<sup>th</sup> Street</i>	<i>Acts Christian Transitional</i>	<i>09/97</i>
<i>Attachments-</i>		
<i>L. 1553 Belfield Street</i>	<i>Pablo A. Cortez</i>	<i>09/86</i>
<i>Attachments-</i>		
<i>M. 1820 Ingersoll Street</i>	<i>Catherine Nwamaka Chimah</i>	<i>03/06</i>
<i>Attachments-</i>		
<i>N. 2417 N. 7<sup>th</sup> Street</i>	<i>Melvin L. Johnson</i>	<i>08/97</i>
<i>2419 N. 7<sup>th</sup> Street</i>	<i>“ “ “</i>	<i>08/97</i>
<i>Attachments-</i>		
<i>O. 994 N. 5<sup>th</sup> Street</i>	<i>John Idi</i>	<i>07/06</i>

*This property was on the agenda March 28, 2017. He was to contact the person that was purchasing the property and find out their proposal. Attached is a permit for Zoning. He plans to build a Single Family Dwelling. The current owner was to attend the meeting today because he lives in New York.*

*Attachments-*

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<i>P. 2755 N. Reese Street</i>	<i>Augusto Giraldo</i>	<i>05/95</i>
<i>Attachments-</i>		
<i>Q. 304 Cecil B Moore Ave.</i>	<i>Heartwood Craftsman</i>	<i>09/86</i>
<i>Attachments-</i>		
<i>R. 5806 Master Street</i>	<i>Mary Frances Drake</i>	<i>03/14</i>
<i>Attachments-</i>		
<i>S. 3240 N. Lee Street</i>	<i>Carl Wilson</i>	<i>05/02</i>
<i>Attachments-</i>		
<i>T. 1622 N. Randolph Street</i> <i>1624 N. Randolph Street</i>	<i>Janice Parker a/k/a</i> <i>Najeeba Janice Hameen</i>	<i>11/99</i>
<i>Attachments-</i>		
<i>U. 2035 E. Sergeant Street</i>	<i>New Kensington CDC</i>	<i>09/89</i>
<i>Attachments-</i>		