

MEMORANDUM

City of Philadelphia
Date: March 13, 2018

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

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

**Subject: AGENDA FOR THE MARCH 13, 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. Non-Profit Program**
- 5. Philadelphia Land Bank**
- 6. Extension of Time**
- 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. 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. 2417 N. Orianna Street	Maria Reyes 2415 N. Orianna Street Philadelphia, PA 19133	11/81
---------------------------	---	-------

C. 125 Moore Street (rear yard)	Anthony & Tracy Ann Lewandowski 126 Preece Street Philadelphia, PA 19148	03/74
------------------------------------	--	-------

We are waiting for the appraisal

D. 719 S. 51 st Street	Eve Nora Litt, Aislinn A. Wallace & Maureen A. Cotterill 721 S. 51 st Street Philadelphia, PA 19143	
-----------------------------------	---	--

Proposal: Side yard

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. 454 E. Clearfield Street	Sobeida Vasquez 452 E. Clearfield Street Philadelphia, PA 191	11/03

B. 2408 N. 3rd Street (rear year)	Natasha Pagan 2409 N. Orianna Street Philadelphia, PA 19133	10/87
---	--	--------------

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. 2553 Kern Street	Acadia Commoms	03/88
B. 3427 N. Reese Street	Jean E. Paris	07/92
C. 1247 N. 15th Street	Community Land Trust Corp.	02/89
1249 N. 15th Street	" " " "	07/70
1253 N. 15th Street	" " " "	08/69
1261 N. 15th Street	" " " "	01/89
1306 N. 15th Street	" " " "	04/79
D. 621 Diamond Street	David Sonne	11/84
623 Diamond Street	" "	11/84
625 Diamond Street	" "	11/84
E. 3100 N. Darien Street	Eugene Size	09/74
3102 N. Darien Street	" "	01/78
3106 N. Darien Street	" "	06/81

4. Non-Profit Program

	<u>Name of Applicant</u>	<u>City Acquired</u>
A. 3200 Ridge Avenue	Neighborhood Garden Trust c/o Jennifer Greenberg 100 N. 20th Street, 5th Floor Philadelphia, PA 19103	1/01
Proposal: Garden		
B. 2271 N. Philip Street	HUNE 2200 N. 2nd Street Philadelphia, PA 19133	12/82

<u>5. Philadelphia Land Bank</u>	<u>Name of Applicant</u>
<i>A. 726 Emily Street</i>	<i>Neighborhood Gardens Trust</i>
<i>Attachments-</i>	
<i>B. 1936 N. Marshall Street</i>	<i>Neighborhood Gardens Trust</i>
<i>Attachments-</i>	
<i>C. 1252 N. 25th Street</i>	<i>J&K Mahon Builders, Inc.</i>
<i>Attachments-</i>	
<i>D. 2210 Latona Street</i>	<i>Wai Shek</i>
<i>Attachments-</i>	
<i>E. 2447 N. Front Street</i>	<i>Everstone Associates, Inc.</i>
<i>2449 N. Front Street</i>	<i>“ “ “</i>
<i>Attachments-</i>	
<i>F. 433 W. Norris Street</i>	<i>Mt. Norris Ventures, LLC</i>
<i>Attachments-</i>	
<i>G. 623 N. 11th Street, etal</i>	<i>W. P. Home, LLC</i>
<i>Attachments-</i>	
<i>H. 2549 S. 3rd Street</i>	<i>Suqing Fan</i>
<i>Attachments-</i>	
<i>I. 415-419 W. Berk Street</i>	<i>LDC Development, LLC</i>
<i>Attachments-</i>	
<i>J. 3250 Hartville Street</i>	<i>Reinaldo Martin Martinez</i>
<i>Attachments-</i>	

I. 119 W. Cumberland Street

Pablo Rivera

Attachments-

<u>6. Extension of Time</u>	<u>Name of Applicant</u>	<u>Settled</u>
<i>A. 5145 Hazel Avenue</i>	<i>W & W Contractors, Inc.</i>	<i>11/14</i>
<i>49 Wiota Street</i>	<i>“ “ “ “</i>	<i>06/13</i>
<i>315 N. 41st Street</i>	<i>“ “ “ “</i>	<i>11/14</i>

Attachments-

<i>B. 1130 S. 24th Street</i>	<i>Jason Cutaiar</i>	<i>04/16</i>
--	----------------------	--------------

Attachments-

<i>C. 2600 W. Girard Avenue</i>	<i>ABA Real Estate, LLP</i>	<i>08/14</i>
---------------------------------	-----------------------------	--------------

Attachments-

<i>D. 1704 N. 52nd Street</i>	<i>Community Ventures</i>	<i>09/16</i>
--	---------------------------	--------------

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>
<i>A. 1211 S. Harmony Street</i>	<i>Emerald Properties of Philadelphia</i>	<i>09/15</i>

Attachments-

<i>B. 1746 N. Bailey Street</i>	<i>Avis White</i>	<i>05/97</i>
---------------------------------	-------------------	--------------

This was transferred as a Single Family Dwelling. The current owner Acquired at Sheriff Sale on 3/7/17.

Attachments-

C. 1952 N. 6th Street **Iglesia DeJesucristo** **01/03**

The applicant purchased for \$1,500.00.

Attachments-

D. 1644 Francis Street **S.P.P Incorporated** **11/82**

Attachments-

E. 2053 E. Letterly Street **RRB Holding, LLC** **05/12**

Unable to attend, approval will be contingent upon receipt of Certificate of Occupancy.

Attachments-

F. 2050 E. Susquehanna Avenue **Frozan Ehmedi** **03/06**

2052 E. Susquehanna Avenue “ “ **03/06**

2054 E. Susquehanna Avenue “ “ **03/06**

The applicant's proposal was parking for Business.

Attachments-

G. 1411 N. Howard Street **Mitchell Gottenberg** **05/04**

1413 N. Howard Street “ “ **05/04**

This applicant purchased for \$8,000.00.

Attachments-

H. 2449 Jasper Street **Timothy MacDonald** **04/86**

This was transferred as a Single Family Dwelling.

Attachments-

I. 2052 Fletcher Street **Fred & Donna Capps** **04/89**

This was a Single Family Dwelling when transferred.

Attachments-

J. 3619 Brandywine Bianca S. Hunt 12/06

The applicant has purchased for \$5,000.00

Attachments-

K. 6014 Regent Street Mildred Phillips 03/82

This was transferred as a Single Family Dwelling.

Attachments-

M. 1904 E. Harold Street PHB Investments, LLC 08/16

He doesn't have on market yet.

Attachments-

N. 2528 Dickinson Street Paula Yvette Woodward 09/04

This was transferred asa side yard

Attachments-

O. 3016 W. Thompson Street Carleton Jones 04/89

This was a transferred as a Single Family Dwelling. The property has been sold several times after our transfer. The deed has been recorded for current owner on 2/13/18.

Attachments-

P. 2754 Sears Street PHDC 12/97

Attachments-

Q. 229 S. Alden Street Lewis Walker 04/00

This property was transferred as a Single Family Dwelling.

Attachments-

R. 1631 Victoria Street Edna Mae Scott 11/00

This was transferred as a Single Family Dwelling.

Attachments-

S. 2719 N. 12th Street Morris Chapel Dev. Corp. 03/04
2721 N. 12th Street “ “ “ “ 03/04

Attachments-

T. 2540 S. 2nd Street Albert Mannello 04/91

Attachments-

U. 1701-13 Bowers Street Francisville III Limited Partnership 12/91

Attachments-

V. 611 W. Norris Street Alice Collier 03/04

Attachments-