

**MEMORANDUM**

*City of Philadelphia*  
*Date: March 14, 2017*

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

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

**Subject: AGENDA FOR THE MARCH 14, 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 Lots*
2. *Residential Side/Rear yard*
3. *Urban Garden*
4. *Extension of Time*
5. *Certificate of Completion*

4. *Administrative Business and Informational Items*

*Certificates of Completion*

**1. Residential Lots for Transfer to Adjacent/abutting Property Owners or Developers, the LAMA price is established by a mass appraisal model.**

<u>Address</u>	<u>Applicant</u>	<u>City Acquired</u>
A. 4 E. Silver Street 6 E. Silver Street	Harry Morles 8 E. Silver Street Philadelphia, PA 19134	12/76

*Attachments-*

B. 2902 N. Hancock Street	Irma M. Nunez 2900 N. Hancock Street (store front) Philadelphia Pa 19133	11/12
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*Proposal: Sideyard to business*

*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. 2417 N. Orianna Street	Maria E. Reyes 2415 N. Orianna Street Philadelphia, PA 19133	11/81

**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. 3851 Aspen Street	Ella M. Moore	08/70

<u>4. Extension of Time</u>	<u>Grantee</u>	<u>Settled</u>
A. 1914 Ellsworth Street	Hayman Construction, LLC	01/16
1927 Manton Street	“ “ “	01/16
1929 Manton Street	“ “ “	01/16

*Attachments-*

<b>B. 1323 N. 17<sup>th</sup> Street</b>	<b>Leon Bobby Realty, LLC</b>	<b>12/12</b>
<b>1325 N. 17<sup>th</sup> Street</b>	“ “ “ “	<b>12/12</b>
<b>1327 N. 17<sup>th</sup> Street</b>	“ “ “ “	<b>12/12</b>
<b>1329 N. 17<sup>th</sup> Street</b>	“ “ “ “	<b>12/12</b>

**Attachments-**

### **5. 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:***

<b><u>Address</u></b>	<b><u>Grantee</u></b>	<b><u>Settled</u></b>
<b>A. 994 N. 5th Street</b>	<b>John Idi</b>	<b>07/06</b>
<b>Attachments-</b>		
<b>B. 2228 Wilder Street</b>	<b>Stephaine Green</b>	<b>02/14</b>
<b>2235 Wilder Street</b>	“ “	<b>02/14</b>
<b>2236 Wilder Street</b>	“ “	<b>02/14</b>
<b>Attachments-</b>		
<b>C. 3027 N. 16th Street</b>	<b>Yolanda Herrington</b>	<b>09/89</b>
<b>Attachments-</b>		
<b>D. 5436 Walnut Street</b>	<b>Mubarek Seed Ahmad &amp; Mohamed Osman</b>	<b>06/16</b>
<b>Attachments-</b>		
<b>E. 804 N. 15th Street</b>	<b>Pelis Mears</b>	<b>08/15</b>
<b>Attachments-</b>		
<b>F. 3418-20 Brandywine Street</b>	<b>Fred Jones</b>	<b>02/16</b>
<b>Attachments-</b>		

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<i>G. 2930 Master Street</i>	<i>Ronald R. Mitchell</i>	<i>10/92</i>
<i>2932 Master Street</i>	<i>“ “ “</i>	<i>10/92</i>
<i>Attachments-</i>		
<i>H. 2650 Agate Street</i>	<i>Henry George</i>	<i>12/81</i>
<i>Attachments-</i>		
<i>I. 2047 McClellan Street</i>	<i>Ernest Young</i>	<i>09/81</i>
<i>Attachments-</i>		
<i>J. 2046 E. Dauphin Street</i>	<i>New Kensington CDC</i>	<i>06/91</i>
<i>Attachments-</i>		
<i>K. 1315 S. Dorrance Street</i>	<i>Aldorie Pough</i>	<i>06/15</i>
<i>Attachments-</i>		
<i>L. 1937 Wilder Street</i>	<i>Albert Autry</i>	<i>05/07</i>
<i>Attachments-</i>		
<i>M. 1912 N. Taylor Street</i>	<i>Ann Davis</i>	<i>04/99</i>
<i>1914 N. Taylor Street</i>		<i>04/99</i>
<i>Attachments-</i>		