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**MEMORANDUM**

*City of Philadelphia*

*Date: November 14, 2017*

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

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

**Subject: AGENDA FOR THE NOVEMBER 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 Property Sales Program**
- 2. Residential Lots Sales**
- 3. Residential Side/Rear yard**
- 4. Urban Garden**
- 5. Extension of Time**
- 6. Certificate of Completion**

1. Residential Property Sales Program

<u>Address</u>	<u>Applicant</u>	<u>City Acquired</u>
A. 2570 N. Napa Street	Amina Sheppard	07/84

*On July 28, 2014 VPRC voted to sell to applicant, we settled to her on August 10, 2015. Subsequent thereto, the deed was voided by Order of the Court on June 8, 2017.*

2. Residential Lots Sales,

<u>Address</u>	<u>Applicant</u>	<u>City Acquired</u>
A. 1301W. Auburn Street	Denise Armstrong 1302 W. Auburn Street Philadelphia, PA 191	12/90

*Proposal: Garden*

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. 5432 Norfolk Street	Shirley Harvey 5430 Norfolk Street Philadelphia, PA 19143	05/14
B. 2115 N. Uber Street	John Warren 2117 N. Uber Street Philadelphia, PA 19121	01/85

*The size of the lot is 1,728.20*

C. 2540 N. Hollywood Street	Radiah M. Wilson 2538 N. Hollywood Street Philadelphia, PA 19132	02/85
D. 2732 N. Fairhill Street	Milagros Colon 2734 N. Fairhill Street Philadelphia, PA 19133	03/15

**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. 2538 N. Hutchinson Street	Barbara A. Scott	03/88
2540 N. Hutchinson Street	“ “ “	12/90
B. 1300 W. Allegheny Avenue	Denise Bailey	10/04
C. 1300 W. William Street	Emily Martin & Jenola Martin	11/90
1302 W. William Street	“ “ “ “	02/90
1304 W. William Street	“ “ “ “	02/90
D. 50-58 E. Garfield Street	Tavio Scott	06/79
E. 2111 N. Uber Street	John Warren	01/85
2113 N. Uber Street	“ “	06/85

**4. Extension of Time**

A. 5836 Germantown Avenue	Weinstien Properties, LLC	02/14
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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. 1104 Wallace Street	Lawrence David Rush	06/05
<i>Attachments-</i>		
B. 2008 N. 3 <sup>rd</sup> Street	Roblyn Mello	05/17
2010 N. 3 <sup>rd</sup> Street	“ “	10/16

*Attachments-*

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<b>C. 4448 N. Bancroft Street</b>	<b>Herbert B. Smith</b>	<b>02/87</b>
<i>This was transferred as a side yard. He's unable to attend meeting.</i>		
<i>Attachments-</i>		
<b>D. 2128 N. Hancock Street</b>	<b>Hunting Park CDC</b>	<b>08/85</b>
<b>2114 N. Hancock Street</b>	<b>NSCA</b>	<b>02/91</b>
<b>188 W. Diamond Street a/k/a</b>	<b>NSCA</b>	<b>11/89</b>
<b>2056 N. Palethorp Street</b>		
<b>2116 N. Hancock Street</b>	<b>Hogares y Vecinos en Ace</b>	<b>01/02</b>
<i>Attachments-</i>		
<b>E. 619 Dudley Street</b>	<b>Richard Montgomery</b>	<b>12/02</b>
<i>This was transferred as a as a side Yard.</i>		
<i>Attachments-</i>		
<b>F. 3040 N. 9<sup>th</sup> Street</b>	<b>Esmeraldo Rivera</b>	<b>04/98</b>
<i>This was a was a Single Family Dwelling</i>		
<i>Attachments-</i>		
<b>G. 2647 Latona Street</b>	<b>Junior Anderson</b>	<b>03/89</b>
<i>Attachments-</i>		
<b>H. 2534 Ellsworth Street</b>	<b>Alfred Corbin</b>	<b>05/97</b>
<i>Attachments-</i>		
<b>I. 1739 Wylie Street</b>	<b>PHDC</b>	<b>10/99</b>
<i>Attachments-</i>		
<b>J. 543 E. Queen Lane</b>	<b>Benjamin Moore</b>	<b>06/87</b>
<i>This was transferred as a Single Family Dweling under 1202 A Program</i>		
<i>Attachments-</i>		

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<b><i>K. 535 E. Ashmead Street</i></b>	<b><i>Nohemy Guiterrez</i></b>	<b><i>01/97</i></b>
<b><i>This was transferred as a Single Family Dweling</i></b>		
<b><i>Attachments-</i></b>		
<b><i>L. 1330 Grove Street</i></b>	<b><i>Emerald Properties of</i></b>	<b><i>09/15</i></b>
<b><i>3616 Sears Street</i></b>	<b><i>Philadelphia, LLC</i></b>	<b><i>09/15</i></b>
<b><i>Attachments-</i></b>		
<b><i>M. 2443 N. 15<sup>th</sup> Street</i></b>	<b><i>Melvin F. Jamison, Jr.</i></b>	<b><i>12/00</i></b>
<b><i>Attachments-</i></b>		
<b><i>N. 1234 Randolph Street</i></b>	<b><i>Miriam Medina</i></b>	<b><i>12/99</i></b>
<b><i>This is a transfer to applicants sister</i></b>		
<b><i>Attachments-</i></b>		
<b><i>O. 1123 E. Susquehanna Avenue</i></b>	<b><i>Richard Maple</i></b>	<b><i>06/87</i></b>
<b><i>This was transferred as a side yard</i></b>		
<b><i>Attachments-</i></b>		
<b><i>P. 1802 Francis Street</i></b>	<b><i>Barbara &amp; Arnold Dort</i></b>	<b><i>03/97</i></b>
<b><i>This was transferred as a side yard</i></b>		
<b><i>Attachments-</i></b>		
<b><i>Q. 2030 Hancock Street</i></b>	<b><i>Jorge &amp; Hirok Jaramillo</i></b>	<b><i>08/92</i></b>
<b><i>This was transferred as a side yard</i></b>		
<b><i>Attachments-</i></b>		
<b><i>R. 2340 S. Franklin Street</i></b>	<b><i>United Communities, CDC</i></b>	<b><i>07/02</i></b>
<b><i>Attachments-</i></b>		
<b><i>S. 641 N. 12<sup>th</sup> Street</i></b>	<b><i>New Millenium Holdings</i></b>	<b><i>05/03</i></b>
<b><i>Attachments-</i></b>		
<b><i>T. 520 Pierce Street</i></b>	<b><i>Antonio Gilbert Rivera</i></b>	<b><i>08/06</i></b>
<b><i>Attachments-</i></b>		