

MEMORANDUM

City of Philadelphia

Date: October 10, 2017

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

From: Susie D. Harmon – Chairwoman – Vacant Property Review Committee

Subject: AGENDA FOR THE OCTOBER 10, 2017 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 Sales**
- 2. Residential Side/Rear yard**
- 3. Urban Garden**
- 4. Public Agency Transfer**
- 5. Philadelphia Land Bank**
- 6. Certificate of Completion**

1. Residential Lots Sales,

<u>Address</u>	<u>Applicant</u>	<u>City Acquired</u>
A. 2800 W. Sedgley Street	Mudasiru Adedokum 101 Bailey Drive North Wales, PA 19454 Owns 2815 Ridge Avenue	02/92
B. 1429 S. 49 th Street	Mary Cox 1428 S. 49 th Street Philadelphia, PA 19143	11/87

Was approved at VPRC on July 11, 2017 for 1433 S. 49th Street

**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 19134	11/03
B. 1820 N Natrona Street	Gwendolyn Blake 1818 N. Natrona Street Philadelphia, PA 19121	04/84
C. 6125 Lensen Street	Edith Kelly 6123 Lensen Street Philadelphia, PA 19144	01/89
D. 3102 N. 8 th Street 3104 N. 8 th Street	Benjamin Rodriguez 3106 N. 8 th Street Philadelphia, PA 19133	09/06 09/06

Both lots size together 1,644.

<i>E. 4 E. Silver Street</i>	<i>Harry Morales</i>	<i>12/76</i>
<i>6 E. Silver Street</i>	<i>8 E. Silver Street</i>	<i>02/86</i>
	<i>Philadelphia, PA 191</i>	

Both lot sizes are 1,880. He has been using these lots since 2009

3. Vacant Lots for Improvements as Urban Gardens(no title transfer presently intended)

<u><i>Address</i></u>	<u><i>Name of Applicant</i></u>	<u><i>City Acquired</i></u>
<i>A. 1234 S. 49th Street</i>	<i>Larry & Ophelia Spence</i>	<i>09/14</i>
<i>B. 2834 A Street</i>	<i>Angel Rivera</i>	<i>10/80</i>
<i>C. 2830 W. Wishart Street</i>	<i>Mary McCain & Jerome Banks</i>	<i>08/99</i>
<i>D. 2211 N. 21st Street</i>	<i>Nelson Jones</i>	<i>02/85</i>
<i>E. 1301 W. Auburn Street</i>	<i>Denise Armstrong</i>	<i>12/90</i>
<i>1307 W. Auburn Street</i>	<i>“ “</i>	<i>05/87</i>
<i>1309 W. Auburn Street</i>	<i>“ “</i>	<i>06/83</i>
<i>F. 1911 Mountain Street</i>	<i>Amy Brown</i>	<i>09/89</i>
<i>G. 5741 Springfield Avenue</i>	<i>Deeanne Richardson-Moore</i>	<i>02/89</i>
<i>H. 2702 "C" Street</i>	<i>Esther Ocasio</i>	<i>04/82</i>
<i>I. 925 W. Somerset Street</i>	<i>Idalia Velazquez-Montanez</i>	<i>10/70</i>
<i>J. 924 W. Erie Avenue</i>	<i>Virginia Perez</i>	<i>01/81</i>
	<i>3664 N. Percy Street</i>	
	<i>Philadelphia, PA 19140</i>	

4. Public Agency Transfer

<i>A. 522 Mercy Street</i>	<i>Philadelphia Redevelopment Authority (PRA)</i>	<i>12/85</i>
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5. Philadelphia Land Bank

Address

Applicant

A. 2860 N. Leithgow Street

**Jackeline Matos-Castro
2853 N. Lawrence Street
Philadelphia, PA 191**

Attachments-

B. 641 E. Clearfield Street

**Guillermina Santos
643 E. Clearfield Street
Philadelphia, PA 191**

Attachments-

C. 1441 N. Dover Street

**Oscar Johnson
1443 N. Dover Street
Philadelphia, PA 191**

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:

Address

Grantee

Settled

**A. 1943 Watkins Street
1945 Watkins Street**

**Vincent J. Trasatti
“ “ “**

**11/12
08/14**

They both were approved as side yards to his property at 1941 Watkins Street.

Attachments-

B. 1224 Alter Street

David Sai

02/11

Attachments-

C. 1822 Poplar Street **Edwin Rutberg** **10/93**

*This was original a lot Sold for \$500.00 to the above applicant.
It's now an Apartment Building.*

Attachments-

D. 1940 E. York Street **Patricia & John Katzianer** **07/84**

This was transferred as a side yard

Attachments-

E. 1123 E. Susquehanna Avenue **Richard Maple** **06/87**

This was transferred as a as a side Yard.

Attachments-

F. 1724 S. 22nd Street **Robert A. Bodek &
Frederic Musilli** **07/04**

This was a side yard to their property at 1722 S. 22nd Street

Attachments-

G. 2647 Latona Street **Junior Anderson** **03/89**

Attachments-

H. 2507 N. 6th Street **Virginia Melendez** **08/03**
2509 N. 6th Street **" "** **08/03**

Attachments-

I. 1305 W. Allegheny Avenue **M. Billy Hill Apartment** **02/78**
1307 W. Allegheny Avenue **Rooms** **12/96**

Attachments-

<i>J. 1214 N. 8th Street</i>	<i>St. Luck's and Children's</i>	<i>02/78</i>
<i>1216 N. 8th Street</i>	<i>Center</i>	<i>02/78</i>
<i>1218 N. 8th Street</i>	<i>“ “ “</i>	<i>02/78</i>
<i>1220 N. 8th Street</i>	<i>“ “ “</i>	<i>02/78</i>

Attachments-

K. 1411 N. Myrtlewood Street Christopher Russ 06/09

He purchased as a side yard to his property at 1413 N. Myrtlewood Street.

Attachments-

<i>L. 3807 Brown Street</i>	<i>Jimmy L. Davis</i>	<i>07/04</i>
<i>3809 Brown Street</i>	<i>“ “ “</i>	<i>07/04</i>
<i>3811 Brown Street</i>	<i>“ “ “</i>	<i>06/02</i>

These were transferred as side yards.

Attachments-

M. 2220 Sears Street PHDC 01/84

Attachments-

N. 2228 Frankford Avenue Quintano Zuares 08/91

March Development purchased from owner for \$100,000.00

Attachments-

O. 2030 N. Hope Street William H. Galarza 04/91

Attachments-

P. 1256 S. Peach Street PHDC 12/89

Attachments-

Q. 2208 N. 29th Street Garden of Prayer World 09/86
Prayer Center

Attachments-

<i>R. 1341 S. Hick Street</i>	<i>Kenneth Duane Michem</i>	<i>05/14</i>
<i>Attachments-</i>		
<i>S. 132 Pierce Street</i>	<i>Vincent J. Paley, Sr. & Helen Paley, his wife</i>	<i>08/89</i>
<i>Attachments-</i>		
<i>T. 927 French Street</i>	<i>Elva Lee</i>	<i>03/93</i>
<i>929 French Street</i>	<i>“ “</i>	<i>03/93</i>
<i>Attachments-</i>		
<i>S. 1257 S. 27th Street</i>	<i>Lemuel Nutter</i>	<i>03/90</i>
<i>Attachments-</i>		