

MEMORANDUM

City of Philadelphia

Date: December 11, 2018

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

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

Subject: AGENDA FOR THE December 11, 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 Side/Rear yard**
- 2. Urban Garden**
- 3. Extension of Time**
- 4. Certificate of Completion**

1. 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. 1916 Nicholas Street	Sheila Revere Forchion 1914 Nicholas Street Philadelphia, PA 19121	05/89

This applicant has owned & occupied her property since 1997.

2. 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 Hutchinson Street	Barbara Scott	03/88
2540 Hutchinson Street	" "	03/88

<u>3. Extension of Time</u>	<u>Name of Applicant</u>	<u>Settled</u>
A. 3102 N. Broad Street	Thomas J. LaCorle, Jr.	12/17
3104 N. Broad Street	" " " "	12/17

Attachments-

4. 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. 2004 N. 17 th Street	Advocate Community Development	07/91
2006 N. 17 th Street	" " "	07/91
2008 N. 17 th Street	" " "	07/91
2010 N. 17 th Street	" " "	07/91

Attachments-

<i>B. 829 & 871 N. 4th Street</i>	<i>Rouse Urban Housing Four, Inc</i>	<i>12/86</i>
<i>Attachments-</i>		
<i>C. 2546 Webb Street</i>	<i>Greg Malkowski</i>	<i>08/94</i>
<i>This was a side yard</i>		
<i>Attachments-</i>		
<i>D. 14 Dewey Street</i>	<i>Roberto Reed</i>	
<i>This was a Condemnation. However, the deed from PRA to PHDC has VPRC restrictions</i>		
<i>Attachments-</i>		
<i>E. 2224 N. Front Street</i>	<i>Alfred & Carmella Caltabiano</i>	<i>05/84</i>
<i>Attachments-</i>		
<i>F. 1903 N. Leithgow Street</i>	<i>Evelyn Alicia</i>	<i>12/83</i>
<i>This Was Transferred as a side yard</i>		
<i>Attachments-</i>		
<i>G. 1310 N. Hollywood Street</i>	<i>PHDC</i>	<i>08/86</i>
<i>The current owner purchased 10/23/17 and is requesting that the restriction be removed</i>		
<i>Attachments-</i>		
<i>H. 1412 W. Dauphin Street</i>	<i>New Psalmist Baptist Church</i>	<i>01/02</i>
<i>This release is being requested that the current owner can apply for financing. 1400 Dauphin Associates, LLC purchased April 8, 2014 for \$25,000.00.</i>		
<i>Attachments-</i>		

I. 2845 N. Bonsall Street Leonard Johnson 09/86

This was transferred as a Single Family Dwelling

Attachments-

J. 2466 Almond Street George Thomas Dixon & 12/17
Doris Dixon

This was a side yard

Attachments-

K. 3028 N. Broad Street Christian Youth Services, Inc. 08/86
3030 N. Broad Street

Attachments-