

**MEMORANDUM**

**City of Philadelphia**

**Date: March 1, 2019**

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

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

**Subject: AGENDA FOR THE MARCH 12, 2019 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. Urban Garden**
- 2. Public Agency Lot Transfer**
- 3. Philadelphia Land Bank**
- 4. Extension of Time**
- 5. Certificate of Completion**

**1. 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. 1511 N. Myrtlewood Street	Alphonso Teagle	07/84

**2. Public Agency Lot Transfer**

<u>Address</u>	<u>Name of Applicant</u>	<u>City Acquired</u>
A. 637 N. 40 <sup>th</sup> Street	PRA	06/99
644-46 N. 40 <sup>th</sup> Street	Larry Padilla	02/72
718 N. 40 <sup>th</sup> Street	1234 Market Street	11/83
744 N. 40 <sup>th</sup> Street	Philadelphia, PA 19107	02/88
809 N. 40 <sup>th</sup> Street		06/05
827 N. 40 <sup>th</sup> Street		01/85
830 N. 40 <sup>th</sup> Street		
838 N. 40 <sup>th</sup> Street		04/82
843 N. 40 <sup>th</sup> Street		03/94
847 N. 40 <sup>th</sup> Street		10/93
849 N. 40 <sup>th</sup> Street		01/03
851 N. 40 <sup>th</sup> Street		08/89
865 N. 40 <sup>th</sup> Street		01/03
867 N. 40 <sup>th</sup> Street		08/00
822 Sloan Street		04/89

*Attachments-*

**3. Properties being transferred from Philadelphia Land Bank**

<u>Address</u>	<u>Name of Applicant</u>
A. 614 W. Allegheny Avenue (Side yard)	Jorge Gonzalez 616 W. Allegheny Avenue Philadelphia, PA

*Attachments-*

B. 1235 W. Cambria Street (Side yard)	Alice Veal 1233 W. Cambria Street Philadelphia, PA
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*Attachments-*

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- C. 2449 N. Marston Street**  
**(Side yard)**  
**Attachments-**
- Eddie Johnson**  
**2447 N. Marston Street**  
**Philadelphia, PA**
- D. 3247 Tampa Street**  
**(Side yard)**  
**Attachments-**
- Teresa Andino**  
**3249 Tampa Street**  
**Philadelphia, PA**
- E. 3411 N. 7<sup>th</sup> Street**  
**(Side yard)**  
**Attachments-**
- Marielys Comas**  
**3413 N. 07<sup>th</sup> Street**  
**Philadelphia, PA**
- F. 2518 N. Hope Street**  
**(Rear yard)**  
**Attachments-**
- Fausto E. Mora-Aguirre**  
**2509 N. Howard Street**  
**Philadelphia, PA**
- G. 2831 W. Harold Street**  
**(Side yard)**  
**Attachments-**
- Jannie Waddell**  
**2829 W. Harold Street**  
**Philadelphia, PA**
- H. 3133 Hurley Street**  
**(Side yard)**  
**Attachments-**
- Barbara Hill-Cassie**  
**3131 Hurley Street**  
**Philadelphia, PA**
- I. 2727 Waterloo Street**  
**(Side yard)**  
**Attachments-**
- Dorca Rodriguez**  
**2732 N. Howard Street**  
**Philadelphia, PA**
- J. 805 N. 40<sup>th</sup> Street**  
**(Affordable Housing)**  
**Attachments-**
- Philadelphia Redevelopment Authority**  
**1234 Market Street, 16<sup>th</sup> Fl.**  
**Philadelphia, PA**

**K. 818 N. 40<sup>th</sup> Street  
(Affordable Housing)**

**Philadelphia Redevelopment Authority  
1234 Market Street, 16<sup>th</sup> Fl.  
Philadelphia, PA**

**Attachments-**

**4. Extension of Time**

<u>Address</u>	<u>Applicant</u>	<u>Settled</u>
A. 2147 Federal Street	JBS Renovations, LLC	02/13
2723 Oakford Street	" " "	02/13
2727 Oakford Street	" " "	02/13

**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:*

<u>Address</u>	<u>Grantee</u>	<u>Settled</u>
A. 2728 W. Master Street	Willie J. Miller, Jr.	06/10

**Attachments-**

B. 1922 E. Oakdale Street	PHB Investments, LLC	08/16
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**Attachments-**

C. 730 Daly Street	ATL Development Corp.	06/16
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**Attachments-**

D. 5621 Beaumont Street	Joseph Bryant	01/95
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**Attachments-**

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<i>E. 2449 N. Marston Street</i>	<i>PHDC</i>	<i>09/94</i>
<i>2518 N. Hope Street</i>	<i>PHDC</i>	<i>11/88</i>
<i>request from Land Bank</i>		
<i>Attachments-</i>		
<i>F. 522 W. Susquehanna Avenue</i>	<i>John Lutz</i>	<i>12/00</i>
<i>Attachments-</i>		
<i>G. 2346 Fawn Street</i>	<i>Mart Evans</i>	<i>12/85</i>
<i>This was a Single Family Dwelling</i>		
<i>Attachments-</i>		
<i>H. 2831 Coral Street</i>	<i>Matthew McLaughlin</i>	<i>06/79</i>
<i>Attachments-</i>		
<i>I. 2638 Agate Street</i>	<i>Carlton Robert Williams &amp; Dorothy</i>	<i>04/82</i>
<i>2640 Agate Street</i>	<i>" " " " "</i>	<i>09/82</i>
<i>Attachments-</i>		
<i>J. 2725 W. Stiles Street</i>	<i>Maggie Fox</i>	<i>10/82</i>
<i>Attachments-</i>		