

MEMORANDUM

City of Philadelphia
Date: May 31, 2019

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

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

**Subject: AGENDA FOR THE JUNE 11, 2019 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**
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- 1. Residential Lots**
 - 2. Urban Garden**
 - 3. Philadelphia Land Bank**
 - 4. Name Change**
 - 5. Extension of Time**
 - 6. Certificate of Completion**
 - 7. Release, Subordination**

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>
<i>A. 4517 Merion Avenue</i>	<i>Robert E. Fells 4515 Merion Avenue Philadelphia, PA 19131</i>	<i>04/89</i>
<i>B. 2832 W. Diamond Street</i>	<i>Charlotte Lewis 2830 Diamond Street Philadelphia, PA 19121</i>	<i>11/86</i>
<i>C. 2825 N. Darien Street</i>	<i>Angel L. Gomez 2824 N. 8th Street Philadelphia, PA 191</i>	<i>06/84</i>
<i>D. 518 W. Indiana Avenue</i>	<i>Christopher Francisco 520 W. Indiana Avenue Philadelphia, PA 19133</i>	<i>10/85</i>
<i>E. 2417 N. Orianna Street</i>	<i>Maria Reyes 2415 N. Orianna Street Philadelphia, PA 19133</i>	<i>11/84</i>
<i>F. 839. S. Alder Street</i>	<i>David A. Hayes 841 S. Alden Street Philadelphia, PA 19143</i>	<i>07/04</i>

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>
<i>A. 1919 W. Westmoreland Street</i>	<i>Gloria J. Quarles</i>	<i>10/92</i>
<i>Attachments-</i>		
<i>B. 1848 B. Bouvier Street</i>	<i>North Phila. Action Committee</i>	<i>01/78</i>

C. 2053 N. Orianna Street	Jose Caballero & Yamary Ruiz	02/85
D. 2463 N. 17th Street	Shilvon Wade	11/85
E. 1329 S. 21st Street	Greater Deliverance Temple	07/08
F. 1306 W. William Street	Emily & Jenola Martin	02/90
1308 W. William Street	" " "	02/90
G. 3911 Wyalusing Ave	Ross Mann	12/88
H. 2046 N. Philip Street	Daisy Gonzalez	02/79
I. 4822 Hazel Avenue	Zac Dell'Orto	12/02
J. 1247 N. 15th Street	Community Land Trust Corp.	02/89
1249 N. 15th Street	" " "	07/70
1253 N. 15th Street	" " "	08/69
1261 N. 15th Street	" " "	01/89
1306 N. 15th Street	" " "	04/79
K. 2029 N. Orianna Street	Mayra Ruiz	01/08

3. Properties being transferred from Philadelphia Land Bank

Address

Game of Applicant

A. 1309 S. 20th Street

**JKC Investments LP
c/o Colin Laren
1900 Market Street
Philadelphia, PA 19130**

Attachments-

B. 3017 N. Philip Street

**Nellie Montes
3015 N. Philip Street
Philadelphia, PA 19133**

Attachments-

4. Name Change

<u>Address</u>	<u>Applicant</u>	<u>Settled</u>
A. 1601 Diamond Street	Susquehanna Square, LP	08/18
2143 N. 15 th Street		08/18
2151 N. 15 th Street	" " "	08/18
2159 N. 15 th Street	" " "	08/18
2116 N. 16 th Street	" " "	08/18
2124 N. 16 th Street	" " "	08/18

Attachments-**5. Extension of Time**

<u>Address</u>	<u>Applicant</u>	<u>Settled</u>
A. 1239-49 N. Leithgow Street	Mazel Tov Development, LLC	12/16

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. 2518 N. 7th Street	PHDC	12/97

Attachments-

B. 1646 N. 30th Street	Shirley Martin Bradford	04/86
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Attachments-

C. 532 S. 16th Street	Universal Community Homes	01/04
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Attachments-

D. 2008 W. Oxford Street	PHDC	12/87
Attachments		
E. 1322 N. Marshall Street	PHA	10/06
Attachments-		
F. 833 S. 56th Street	Janet Dunn	11/94
Attachments-		
G. 133 W. Duval Street	PHDC	03/80
Attachments-		
H. 2113 N. 5th Street	Maria M. Gauthier	01/03
2115 N. 5th Street	" " "	03/13
Attachments-		
I. 109 E. Pleasant Street	Doris Riley	09/86
Attachments-		
J. 2333 N. 2nd Street	Don & Charlotte Hudson	04/90
2335 N. 2nd Street	" " "	04/90
Attachments-		

7. Release & Subordination

<u>Address</u>	<u>Grantee</u>	<u>Settled</u>
A. 1323 N. 17th Street	Leon Bobby Realty, LLC	12/15
1325 N. 17th Street	" " " "	12/15
1327 N. 17th Street	" " " "	12/15
1329 N. 17th Street	" " " "	12/15
Attachments-		