

**MEMORANDUM**

**City of Philadelphia**  
**Date: September 25, 2019**

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

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

**Subject: AGENDA FOR THE OCTOBER 8, 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. Philadelphia Land Bank**
  - 3. Public Agency Lot Transfer**
  - 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>
<b>A. 708 N. 40<sup>th</sup> Street</b>	<b>Dianne Wadley Smith</b>	<b>07/10</b>
<b>B. 2854 N. Marshall Street</b>	<b>Carmen Quintana</b>	<b>01/77</b>
<b>2856 N. Marshall Street</b>	<b>Carman Quintana</b>	<b>12/76</b>
<b>C. 5513 Baltimore Avenue</b>	<b>Sade Paige</b>	<b>04/81</b>
<b>D. 2437 N. Stanley Street</b>	<b>Melissa Barefield</b>	<b>11/83</b>
<b>E. 3824 N. 10<sup>th</sup> Street</b>	<b>Mayra Camacho</b>	<b>12/78</b>
<b>F. 2000 N. Cleveland Street</b>		<b>08/85</b>
<b>G. 1324 N. Myrtlewood Street</b>	<b>Vickie Thomas</b>	<b>11/87</b>
<b>H. 5331 Wakefield Street</b>	<b>Karen Shippley</b>	<b>12/99</b>

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

<u>Address</u>	<u>Name of Applicant</u>
<b>A. 1327 S. 27<sup>th</sup> Street</b>	<b>Civetta Property Group LLC</b>
<b>2613 Earp Street</b>	<b>c/o Mike Tomasetti</b>
<b>2616 Earp Street</b>	<b>51 N. 3<sup>rd</sup> Street</b>
<b>2701 Earp Street</b>	<b>Philadelphia, PA 19106</b>
<b>2703 Earp Street</b>	
<b>2714 Earp Street</b>	
<b>2719 Earp Street</b>	
<b>2724 Earp Street</b>	
<b>2727 Earp Street</b>	
<b>2735 Earp Street</b>	
<b>2639 Reed Street</b>	
<b>2641 Reed Street</b>	
<b>2643 Reed Street</b>	
<b>2614 Sears Street</b>	
<b>2626 Sears Street</b>	

*2630 Sears Street  
2642 Sears Street  
2648 Sears Street  
2700 Sears Street*

*Attachments-*

**3. Public Agency Lot Transfer**

<u>Address</u>	<u>Applicant</u>	<u>Settled</u>
<i>A. 1755 N. 31<sup>st</sup> Street</i>	<i>Philadelphia Land Bank</i>	<i>10/70</i>

*Attachments-*

**4. Extension of Time**

<u>Address</u>	<u>Applicant</u>	<u>Settled</u>
<i>A. 2600 W. Girard Avenue</i>	<i>ABA Real Estate 2 LP</i>	<i>08/14</i>

*Attachments-*

**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>
<i>A. 1500 Dickinson Street</i>	<i>Word of Deliverance Fellowship</i>	<i>10/00</i>

*Attachments-*

<i>B. 1847 Sepviva Street</i>	<i>Joseph Dykes</i>	<i>08/79</i>
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*This was a side yard*

*Attachments-*

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<b><i>C. 1724 N. Bouvier Street</i></b>	<b><i>Norris &amp; Georgette Bush</i></b>	<b><i>06/81</i></b>
<b><i>Attachments-</i></b>		
<b><i>D. 2215 N. Palethorp Street</i></b>	<b><i>Wencesla Hernandez</i></b>	<b><i>06/91</i></b>
<b><i>2217 N. Palethorp Street</i></b>	<b><i>Wencesla Hernandez</i></b>	<b><i>06/03</i></b>
<b><i>Attachments-</i></b>		
<b><i>E. 261 E. Haines Street</i></b>	<b><i>Phyllis Saunders</i></b>	<b><i>11/86</i></b>
<b><i>Attachments-</i></b>		
<b><i>F. 1727 N. Lambert Street</i></b>	<b><i>Jacqueline Hamlet &amp; Damani Z. Hamlet-Daugherty</i></b>	<b><i>05/14</i></b>
<b><i>Attachments-</i></b>		
<b><i>G. 1934 N. Darien Street</i></b>	<b><i>Wilfredo Rivera</i></b>	<b><i>03/09</i></b>
<b><i>Attachments-</i></b>		
<b><i>H. 2122 N. 17<sup>th</sup> Street</i></b>	<b><i>Templetown Properties, II, LP</i></b>	<b><i>03/15</i></b>
<b><i>Attachments-</i></b>		
<b><i>I. 1250 N. Hollywood Street</i></b>	<b><i>Donte V. Harris</i></b>	<b><i>06/14</i></b>
<b><i>Attachments-</i></b>		
<b><i>J. 743 W. Schiller Street</i></b>	<b><i>Yolanda I. Cruz</i></b>	<b><i>01/14</i></b>
<b><i>The applicant wants to pay mortgage off.</i></b>		
<b><i>Attachments</i></b>		
<b><i>K. 2215 N. 33<sup>rd</sup> Street</i></b>	<b><i>Lillian Stokes</i></b>	<b><i>08/87</i></b>
<b><i>This applicant's not selling.</i></b>		
<b><i>Attachments-</i></b>		

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***L. 3027 Amber Street***

***Gregorio L. Rodriguez***

***09/05***

***Attachments-***

***M. 2050 N. 2<sup>nd</sup> Street***

***Rene Rosado***

***11/98***

***Attachments-***