

MEMORANDUM

City of Philadelphia

Date: November 26, 2019

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

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

Subject: AGENDA FOR THE DECEMBER 10, 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**
 - 1. Urban Garden**
 - 2. Philadelphia Landbank**
 - 3. Extension of Time**
 - 4. 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. 1554 S. Dover Street | David Szczepanik | 04/86 |
| B. 1911 Mountain Street | Amy Brown | 09/89 |
| C. 3122 N. Wendle Street | Jose Baez | 08/82 |

2. Philadelphia Land Bank

| <u>Address</u> | <u>Applicant</u> |
|-----------------------------------|---|
| A. 1914 N. 8 th Street | Philadelphia Housing Authority 2013 Ridge Avenue Philadelphia, PA 19121 |
| 1928 N. 8 th Street | |
| 1930 N. 8 th Street | |
| 1936 N. 8 th Street | |
| 1938 N. 8 th Street | |
| 1946 N. 8 th Street | |
| 1948 N. 8 th Street | |
| 1952 N. 8 th Street | |
| 1954 N. 8 th Street | |

Attachments-

Side yard being transferred by Philadelphia Land Bank

| | |
|----------------------------|--|
| B. 2166 N. Franklin Street | Emily Rodriguez 2164 N. Franklin Street Philadelphia, PA |
| C. 1853 E. Ontario Street | Alicia Feliciano 1851 E. Ontario Street Philadelphia, PA |

D. 2209 Emerald Street

***Jose Gonzalea
2207 Emerald Street
Philadelphia, PA***

***E. 2410 N. 3rd Street
(rear)***

***Natasha Pagan
2409 N. Orianna Street
Philadelphia, PA***

F. 3145 Custer Street

***Maria Torres
3147 Custer Street
Philadelphia, PA***

Urban Gardens being transferred by Philadelphia Land Bank

***G. 1703 N. 55th Street
1707 N. 55th Street
1711 55th Street***

Five Loaves Two Fish Community Garden

***H. 1937 E. Dauphin Street
2300 Emerald Street***

Emerald Street Urban Garden

To be transferred from the City to Philadelphia Land Bank

***I. 5334 Market Street
5336 Market Street
5338 Market Street
5340 Market Street
5342 Market Street
5344 Market Street***

***J. 1306 S. 21st Street
1308 S. 21st Street
1310 S. 21st Street
1312 S. 21st Street***

3. Extension of Time

| <u>Address</u> | <u>Applicant</u> | <u>Settled</u> |
|---------------------------|------------------|----------------|
| A. 1830 E. Oakdale Street | Metroploy, LLC | 06/18 |
| 2620 Annin Street | Metroploy, LLC | 06/18 |

Attachments-

| | | |
|--------------------------|------------------------|-------|
| B. 1715 Ingersoll Street | Leon Bobby Realty, LLC | 03/16 |
|--------------------------|------------------------|-------|

Settled to BKN Realty LLC September 20, 2016.

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. 1539 Dickinson Street | Viola Denise Micchell | 07/04 |

Attachments-

| | | |
|---------------------------|---------------|-------|
| B. 2825 Germantown Street | Lim Chhay Kim | 01/91 |
| 2827 Germantown Street | " " " | 01/91 |
| 2829 Germantown Street | | 01/91 |

Attachments-

| | | |
|-----------------------------|---------------------|-------|
| C. 910 W. Huntingdon Street | Wilhemina A. Paulin | 05/95 |
|-----------------------------|---------------------|-------|

Attachments-

| | | |
|-----------------------|-------------------------------|-------|
| D. 2640 Ritter Street | Thomas L. & Suzanne L. Lawlor | 08/97 |
|-----------------------|-------------------------------|-------|

Attachments-

| | | |
|---|--|---------------------|
| <i>E. 2320 Palethorp Street</i> | <i>Nilda Zabalet</i> | <i>10/14</i> |
| <i>Attachments-</i> | | |
| <i>F. 1252 S. 31st Street</i> | <i>Reese J. Brown, III</i> | <i>07/83</i> |
| <i>Attachments-</i> | | |
| <i>G. 1238 N. Howard Street</i> | <i>Juan DeJesus</i> | <i>07/89</i> |
| <i>Attachments-</i> | | |
| <i>H. 1326 S. Colorado Street</i> | <i>PHDC</i> | <i>04/88</i> |
| <i>Attachments-</i> | | |
| <i>I. 2512 Emery Street</i> | <i>Janet E. Evans</i> | <i>05/87</i> |
| <i>Attachments-</i> | | |
| <i>J. 1326 N. 5th Street</i> | <i>FS Family Limited Partnership</i> | <i>03/15</i> |
| <i>Attachments-</i> | | |
| <i>K. 2530 Tulip Street</i> | <i>PHDC</i> | <i>08/16</i> |
| <i>Attachments-</i> | | |
| <i>L. 1915 Watkins Street</i> | <i>Donofrio Timothy Anthony & Gagliardo Michael James</i> | <i>10/14</i> |
| <i>Attachments-</i> | | |
| <i>M. 1729 Federal Street</i> | <i>PHDC</i> | <i>10/86</i> |
| <i>Attachments-</i> | | |
| <i>U. 162 W. Sharpnack Street</i> | <i>Cynthia Douglas</i> | <i>07/84</i> |
| <i>Attachments-</i> | | |

V. 135 W. Cumberland Street ***Vicente Ortiz*** ***06/01***

Attachments-

W. 873 N. 20th Street ***PHDC*** ***06/79***

Attachments-