

**MEMORANDUM***City of Philadelphia**Date: June 14, 2016***To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE****From: Susie D. Jarmol**  **Chairwoman – Vacant Property Review Committee****Subject: AGENDA FOR THE JUNE 14, 2016 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. *Residential Lots*
  2. *Residential Side/Rear yard*
  3. *Urban Garden*
  4. *Extension of Time*
  5. *Miscellaneous*
  6. *Release*
4. *Administrative Business and Informational Items*
  - A. *Certificates of Completion*

**1. Residential Lots for Transfer to Adjacent/Abutting Property Owners or Developers, the LAMA price is established by a mass appraisal model.**

<u>Address</u>	<u>Size/Type</u>	<u>Assessment</u>	<u>City Acquired</u>
A. 2013 S. 8th Street	16x64	15300	09/02

**Applicant: United Communités Southeast  
Philadelphia  
c/o Francis Carney  
2029 S. 8<sup>th</sup> Street  
Philadelphia, PA 191  
Owns: 2011 & 2015 S. 8<sup>th</sup> Street**

B. 1118 N. 4 <sup>th</sup> Street and 1017 N. Leithgow Street	20x99.96	62000	09/86
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**Applicant: Neighborhood Gardens Trust  
Gregory Duffy  
100 N. 20<sup>th</sup> Street, 5<sup>th</sup> Floor  
Philadelphia, PA 19103**

**Proposal: Garden**

**Attachments-**

C. 3340 N. 16<sup>th</sup> Street  
3342 N. 16<sup>th</sup> Street  
3346 N. 16<sup>th</sup> Street  
3320 N. 17<sup>th</sup> Street  
3327 N. 17<sup>th</sup> Street  
3331 N. 17<sup>th</sup> Street  
3342 N. 17<sup>th</sup> Street  
3344 N. 17<sup>th</sup> Street  
3346 N. 17<sup>th</sup> Street  
3412 N. 17<sup>th</sup> Street  
3414 N. 17<sup>th</sup> Street

**Applicant: Allegheny Tioga Developments, LP  
c/o Anthony B. Miles  
5012 Erringer Place  
Philadelphia, PA 19144**

**Proposal: Development**

**Attachments-**

**2. 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. 2912 Page Street	Hilda Irvin Cromartie 2914 Page Street Philadelphia, PA 19121	10/78
B. 4629 Tackawanna Street	Sarah Harris 4622 Tackawanna Street Philadelphia, PA 19124	11/99
C. 1300 W. Auburn Street	Sarah L. Armstrong Holland 1302 W. Auburn Street Philadelphia, PA 19132	02/79
D. 2539 N. 5 <sup>th</sup> Street	Efrain Perez 2541 N. 5 <sup>th</sup> Street Philadelphia, PA 19133	04/01

**3. 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. 2834 'A' Street	Angel Rivera	08/79
B. 1717 W. Diamond Street	Jane Swinney Wilson	09/73
C. 2414 N. Park Avenue	Alfred Moore	02/90
2420 N. Park Avenue	Alfred Moore	09/89
<i>Note: applicant to use as a garden until PHA is ready to take title.</i>		
D. 929 N. 30 <sup>th</sup> Street	Joyce Hill	04/02
931 N 30 <sup>th</sup> Street	Joyce Hill	03/02
E. 2251 N. 17 <sup>th</sup> Street	Delores White	08/92

**4. Extension of Time**

**A. 2100-2102 E. Cumberland Street      Francisville Neighborhood      11/05**  
**Development Corporation**

**Attachments-**

**B. 1638-40 Ridge Avenue      Francisville Neighborhood      07/13**  
**Development Corporation**

**Attachments-**

**5. Miscellaneous**

**1609 Thompson Street**

**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:***

<b><u>Address</u></b>	<b><u>Grantee</u></b>	<b><u>Settled</u></b>
<b>A. 5351 Irving Street</b>	<b>Bowman Cyrus Maurice</b>	<b>05/14</b>
<b><i>The applicant purchased from the City for \$8,580.00</i></b>		
<b>Attachments-</b>		
<b>B. 1845 E. Oakdale Street</b>	<b>Steven T. LaBarge</b>	<b>04/96</b>
<b>Attachments-</b>		
<b>C. 1531 Dorrance Street</b>	<b>Kumas Homes, LLC</b>	<b>05/15</b>
<b>Attachments-</b>		



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*N. 2625 Ellsworth Street* *Anthony Franklin* *12/94*

*Attachments-*

*O. 2026 Webster Street* *Dennis L. Milstein* *02/92*

*Attachments-*

*P. 5247 Chestnut Street* *Saul B. Walker* *12/01*

*Attachments-*

*Q. 2523 S. 2<sup>nd</sup> Street* *Robert Kimrey &  
Catherine Kimrey* *03/05*

*Attachments-*

*R. 2334-36 Emerald Street* *Samy & Asnat Mena* *11/14*

*They purchased from the City for \$17,611.00*

*Attachments-*

*S. 1444 Taylor Street* *Alta Felton* *09/89*

*Attachments-*

*T. 2127 Hope Street* *Ventura Caban* *03/00*

*Attachments-*

*U. 2016 Wilder Street* *Gregory Bingham* *12/94*

*Attachments-*

*V. 2211 Moore Street* *Roosevelt Brant, Jr.* *02/86*

*Attachments-*