

MEMORANDUM

*City of Philadelphia
Date: November 15, 2016*

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

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

Subject: AGENDA FOR THE NOVEMBER 15, 2016 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. Residential Lots**
 - 2. Residential Side/Rear yard**
 - 3. Urban Garden**
 - 4. Philadelphia Land Bank**
 - 5. Certificate of Completion**
- 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>Grantee</u>	<u>City Acquired</u>
A. 4204 Lancaster Avenue 4208 Lancaster Avenue	Percy E. Custus 750 Brooklyn Street Philadelphia, PA 19104	08/94

Attachments-

B. 3731-33 Brandywine Street	Casablanca Investors, LLC c/o Brahim Ighalhen 3415 Brandywine Street Philadelphia, PA 19104	12/89
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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. 2945 N. 6th Street	Irene Rosario 2943 N. 6 th Street Philadelphia, PA 191	09/00

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. 1329 S. 21 st Street	Greater Deliverance Temple c/o Rev. McCloud	07/08
B. 1848 N. Bouvier Street	North Phila Action Committee c/o Milton Pollard	01/78

4. Properties being sold by Land Bank

Address

2919 Oakdale Street - Single family dwelling

4731 Duffield Street

4735 Duffield Street

2329 N. Mutter Street - Side yard

6060 Reinhard Street – Side yard

2341 N. Leithgow Street - Side yard

1206 N. Etting Street

1207 N. Etting Street

1214 N. Etting Street

1219 N. Etting Street

1221 N. Etting Street

1222 N. Etting Street

1225 N. Etting Street

1214 N. 27th Street

1537 Cecil B. Moore Avenue

3110 W. Berks Street

3116 W. Berks Street

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>
A. 2128 Mountain Street	Craig Tillman	02/91
<i>Attachments-</i>		
B. 2085 E. Elkhart Street 2087 E. Elkhart Street	Gerald W. & Winterstein Marie E. Winterstein, his wife	04/87

Attachments-

<i>C. 2618 Jasper Street</i>	<i>David B. Lowry</i>	<i>09/10</i>
<i>This was transferred as a side yard.</i>		
<i>Attachments-</i>		
<i>D. 1417 E. Oxford Street</i>	<i>Joseph W. Heston</i>	<i>02/05</i>
<i>Attachments-</i>		
<i>E. 1641 N. 3rd Street</i>	<i>Osman Celep</i>	<i>11/04</i>
<i>This was transferred as a side yard</i>		
<i>Attachments-</i>		
<i>F. 2024 S. 7th Street</i>	<i>Qiaozhen Huang</i>	<i>01/12</i>
<i>Attachments-</i>		
<i>G. 1014 S. Randolph Street & 1013 S. Fairhill Street</i>	<i>Antoinette S. Picano</i>	<i>08/02</i>
<i>Attachments-</i>		
<i>H. 3453 Palmetto Street</i>	<i>John J. Carlin</i>	<i>10/89</i>
<i>Attachments-</i>		
<i>I. 4507 Parrish Street</i>	<i>Rose Z. & Janet K. Ryan</i>	<i>09/02</i>
<i>Attachments-</i>		
<i>J. 720-22 N. Broad Street</i>	<i>Bethesda Project</i>	<i>11/87</i>
<i>Attachments-</i>		
<i>K. 1633 S. 24th Street</i>	<i>18th Street Development Corp</i>	<i>06/90</i>
<i>Attachments-</i>		
<i>L. 2241 Emerald Street</i>	<i>Robert J. O'Connell & Catharine M. O'Connell, his wife</i>	<i>03/86</i>
<i>Attachments-</i>		
<i>M. 2100-02 E. Cumberland St.</i>	<i>R and L Investment, LLC</i>	<i>11/05</i>
<i>Attachments-</i>		

<i>N. 1415 N. 28th Street</i>	<i>Eloise Cagle</i>	<i>09/89</i>
<i>1419 N. 28th Street</i>	<i>“ “</i>	<i>09/89</i>
<i>Attachments-</i>		
<i>O. 1637 S. 24th Street</i>	<i>Phila.Redevlopment Authority</i>	<i>05/14</i>
<i>2325 Watkins Street</i>	<i>formerly The Redevlopment Authority</i>	<i>05/14</i>
<i>Attachments-</i>		
<i>P. 2255 E. William Street</i>	<i>Kensington Neighbors Unites Civic Assoc. Inc.</i>	<i>09/13</i>
<i>Attachments-</i>		
<i>Q. 6100 Locust Street</i>	<i>Saul B. Walker</i>	<i>04/02</i>
<i>Attachments-</i>		
<i>R. 2324 Ellsworth Street</i>	<i>Prethenia Taylor</i>	<i>04/87</i>
<i>Attachments-</i>		
<i>S. 2036 N. Bambrey Street</i>	<i>PHDC</i>	<i>04/88</i>
<i>Attachments-</i>		
<i>T. 1357 E. Columbia Street</i>	<i>Howard T. Whipple & Margaret A Whipple, his wife</i>	<i>04/89</i>
<i>Attachments-</i>		
<i>U. 1614 N. Hope Street</i>	<i>Janis Bossert Levy</i>	<i>05/09</i>
<i>1616 N. Hope Street</i>	<i>“ “ “</i>	<i>05/09</i>
<i>Attachments-</i>		
<i>V. 6229 Germantown Avenue</i>	<i>HardimonProperty Group, LLC</i>	<i>03/14</i>
<i>Attachments-</i>		
<i>W. 1135-37 S. 58th Street</i>	<i>Sudanese Society of Philadelphia</i>	<i>11/10</i>
<i>a/k/a 1135 Cobbs Creek Parkway</i>		
<i>Attachments-</i>		

<i>X. 2129 N. Hope Street</i>	<i>Jose A Mercado</i>	<i>04/92</i>
<i>Attachments-</i>		
<i>Y. 2545 N. Front Street</i>	<i>Armando & Elsie M. Delgado</i>	<i>05/16</i>
<i>2547 N. Front Street</i>	<i>“ “ “ “ “</i>	
<i>Attachments-</i>		
<i>Z. 1731 Ingersoll Street</i>	<i>Leon Bobby Realty, LLC</i>	<i>03/16</i>
<i>1721 Ingersoll Street</i>	<i>“ “ “ “</i>	
<i>Attachments-</i>		
<i>AA. 2536 W. Girard Avenue</i>	<i>Ovis Stone</i>	<i>04/05</i>
<i>Attachments-</i>		
<i>BB. 2416 Manton Street</i>	<i>SSA Acquisitions, LLC</i>	<i>04/15</i>
<i>Attachments-</i>		
<i>CC. 2712 Tilton Street</i>	<i>Fred & Denis Szostek</i>	<i>01/87</i>
<i>Attachments-</i>		
<i>DD. 2178 E. Sergeant Street</i>	<i>Andrew Jason Kaplan</i>	<i>02/03</i>
<i>Attachments-</i>		
<i>EE. 1427 N. 28th Street</i>	<i>Anna Frazier (deceased)</i>	<i>02/90</i>
<i>Attachments-</i>		
<i>FF. 2441 E. Cumberland Street</i>	<i>Mary Segaline</i>	<i>08/89</i>
<i>Attachments-</i>		