


**MEMORANDUM**

*City of Philadelphia  
Date: August 8, 2017*

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

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

**Subject: AGENDA FOR THE AUGUST 8, 2017 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. Philadelphia Land Bank**
- 4. Extension of Time**
- 5. Certificate of Completion**



**5. Philadelphia Land Bank**

- A. 623 N. 11<sup>th</sup> Street**                      **WP Home, LLC**  
 625 N. 11<sup>th</sup> Street  
 627-29 N. 11<sup>th</sup> Street  
 632 N. 11<sup>th</sup> Street  
 634 N. 11<sup>th</sup> Street  
 640 N. 11<sup>th</sup> Street  
 645-47 N. 11<sup>th</sup> Street  
 655 N. 11<sup>th</sup> Street  
 659 N. 11<sup>th</sup> Street  
 661 N. 11<sup>th</sup> Street  
 663 N. 11<sup>th</sup> Street  
 1022 Melon Street  
 1019 Wallace Street  
 1021 Wallace Street  
 1110-1114 Wallace Street

*Attachments-*

- B. 433 W. Norris Street**                      **Mt. Norris Ventures, LLC**

*Attachments-*

- C. 2447-49 N. Front Street**                      **Everstone Associates, Inc**

*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. 210-12 W. Dauphin Street	Shegda Construction Corp.	11/05
214-16 W. Dauphin Street	“ “ “	11/05

*The applicant purchased these lots for \$12,500.00*

*Attachments-*

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<b><i>B. 3130 W. Arizona Street</i></b>	<b><i>Yvonne Hansberry</i></b>	<b><i>07/93</i></b>
<b><i>3131 W. Gordon Street</i></b>	<b><i>“ “</i></b>	<b><i>10/91</i></b>

***3130 W. Arizona St. was a rear yard & 3131 W. Gordon St. was transferred as a Single Family Dwelling***

***Attachments-***

<b><i>C. 1531 S. Lindenwood Street</i></b>	<b><i>Margaret G. Smith</i></b>	<b><i>09/78</i></b>
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***Attachments-***

<b><i>D. 1352 N. Front Street</i></b>	<b><i>Nina Lebid</i></b>	<b><i>03/89</i></b>
<b><i>1351 N. Hope Street</i></b>	<b><i>“ “</i></b>	<b><i>08/86</i></b>
<b><i>1353 N. Hope Street</i></b>	<b><i>“ “</i></b>	<b><i>08/86</i></b>
<b><i>1355 N. Hope Street</i></b>	<b><i>“ “</i></b>	<b><i>08/86</i></b>

***Attachments-***

<b><i>E. 2302 N. Carlisle Street</i></b>	<b><i>PHDC</i></b>	<b><i>08/86</i></b>
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***The current owner purchased this property from the DA's Office on January 30, 2013 for \$20,000.00. He's trying to re-finance.***

***Attachments-***

<b><i>F. 2213 E Firth Street</i></b>	<b><i>Thomas Ross</i></b>	<b><i>06/93</i></b>
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***This was transferred as a Single Family Dwelling.***

***Attachments-***

<b><i>G. 1210 N. 29<sup>th</sup> Street</i></b>	<b><i>George Henderson</i></b>	<b><i>10/95</i></b>
<b><i>1212 N. 29<sup>th</sup> Street</i></b>	<b><i>“ “</i></b>	<b><i>10/95</i></b>

***This applicant purchased both lots for \$1,400.00.***

***Attachments-***

<b><i>H. 5855 Belmar Terrace</i></b>	<b><i>Southwest Coalition of Community Organizers</i></b>	<b><i>05/16</i></b>
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***Attachments-***

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*J. 1829 Morris Street PHDC 04/88*

*PHDC transferred to Renee Merriweather on December 21, 1988.*

*Attachments-*

*K. 433 W. Indiana Avenue Margaret Arveto 03/06*  
*435 W. Indiana Avenue " " 03/06*

*The applicant purchased one and received the other Nominal.*

*Attachments-*

*L. 2042 E. Susquehanna Ave. Frozen Ehmedi 04/06*  
*2050 E. Susquehanna Ave. " " 04/06*  
*2052 E. Susquehanna Ave. " " 04/06*  
*2054 E. Susquehanna Ave. " " 04/06*

*They were for parking adjacent to business.*

*Attachments-*

*M. 1224 Alter Street David Dai 02/11*

*This was property was purchased for \$22,000.00.*

*Attachments-*

*N. 621 Winton Street Mary Streater 03/84*

*This was transferred as a Single Family Dwelling.*

*Attachments-*

*O. 2745 Germantown Avenue Ethel Williams 03/83*  
*2747 Germantown Avenue " " 03/86*

*These were transferred as Commercial Rehab.*

*Attachments-*

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*P. 1810 N. Taney Street                      Bertha Patrick                      07/82*

*Attachments-*

*2914 W. Gordon Street                      Larry Jones                      02/89*

*Attachments-*

*Both of the above properties were recently acquired at Sheriff Sale.  
They were both Single Family Dwelling.*

*Q. 774 S. Hicks Street                      Chris Tabb                      10/88*

*Attachments-*

*R. 1258 S. 28<sup>th</sup> Street                      William & Barbara Cropper                      06/91*

*This was transferred as a side yard.*

*Attachments-*

*S. 654 N. 36<sup>th</sup> Street                      Odessa M. Mitchell                      06/12*

*Attachments-*