

**MEMORANDUM**

**City of Philadelphia**

**Date: February 13, 2018**

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

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

**Subject: AGENDA FOR THE FEBRUARY 13, 2018 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. Philadelphia Land Bank**
- 5. Extension of Time**
- 6. Certificate of Completion**

**1. Residential lots for Transfer to Adjacent/abutting Property owners or Developers.**

<u>Address</u>	<u>Applicant</u>	<u>City Acquired</u>
A. 52 N. St. Bernard Street	Kenton Brown 45 E. City Avenue, #317 Bala Cynwyd, PA 19004	01/93

*Proposal: Maintain & keep clean*

*Attachments-*

B. 1522-24 Parrish Street	BMK Properties, LLC	07/22
1536 Parrish Street	c/o Lawrence McKnight	01/82
1538 Parrish Street	3010 Richmond Street Philadelphia, PA 19134	01/82

*Attachments-*

C. 2417 N. Orianna Street	Maria Reyes 2415 N. Orianna Street Philadelphia, PA 19133	11/81
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*This was previously approved at nominal. The applicant wants to purchase*

**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. 2250 N. Vanpelt Street	Flossie Smith & Eric Smith 2248 Vanpelt Street Philadelphia, PA 19132	03/89
B. 19 E. Bringham Street	Julia Bennet 21 Bringham Street Philadelphia, PA 19144	10/99

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<i>C. 3438 W. Allegheny Avenue</i>	<i>Christopher &amp; Joan Marie Corforan 3436 W. Allegheny Avenue Philadelphia, PA 19132</i>	<i>07/91</i>
<i>D. 2750 Amber Street</i>	<i>Carmen Bonilla 2752 Amber Street Philadelphia, PA 19134</i>	<i>11/83</i>
<i>E. 3867 Folsom Street</i>	<i>Evelyn Pankey 3865 Folsom Street Philadelphia, PA 19104</i>	<i>08/04</i>

**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>
<i>A. 2854 N. Marshall Street 2856 N. Marshall Street</i>	<i>Carmen Quintana “ “</i>	<i>01/77 12/76</i>
<i>B. 1919 W. Westmoreland Street</i>	<i>Gloria J. Quarles</i>	<i>07/92</i>
<i>C. 4290 Viola Street</i>	<i>Kenton Brown</i>	<i>07/82</i>
<i>D. 1848 N. Bouvier Street</i>	<i>North Philadelphia Action Committee</i>	<i>01/78</i>
<i>E. 2241 N. 17<sup>th</sup> Street 2243 N. 17<sup>th</sup> Street</i>	<i>Nia White “ “</i>	<i>05/82 02/85</i>
<i>F. 721 W. Cumberland Street</i>	<i>Elisa A. Fuentes Matos</i>	<i>08/89</i>
<i>G. 6014 Lansdowne Avenue</i>	<i>Concerned Citizens Revitalization c/o Doretha Lindsay</i>	<i>05/85</i>

#### 4. Philadelphia Land Bank

A. 1728 Marlton Avenue                      *Elina Naydovich*

*Attachments-*

#### 5. Extension of Time

<u>Name of Applicant</u>	<u>Settled</u>
A. 5145 Hazel Avenue	11/14
49 Wiota Street	06/13
315 N. 41 <sup>st</sup> Street	11/14

*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. 3628 Brandywine Street	<i>Kacman Investments, LLC</i>	05/16
<i>Attachments-</i>		
B. 2344 S. Beulah Street	<i>Timothy &amp; Gale Campbell</i>	11/92
<i>This was transferred as a side yard</i>		
<i>Attachments-</i>		
C. 2360 N. Bouvier Street	<i>PHDC</i>	02/87
<i>Attachments-</i>		
D. 1727 N. Lambert Street	<i>Damani &amp; Jacqueline Hamlet</i>	05/14
<i>Attachments-</i>		

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<i>E. 1929 W. George Street</i>	<i>Mable Dockery</i>	<i>05/04</i>
<i>This was a side yard</i>		
<i>Attachments-</i>		
<i>F. 5748 Chestnut Street</i>	<i>Derek Hall</i>	<i>01/97</i>
<i>Attachments-</i>		
<i>G. 2050 E. Susquehanna Avenue</i>	<i>Frozan Ehmedi</i>	<i>03/06</i>
<i>2052 E. Susquehanna Avenue</i>	“ “	<i>03/06</i>
<i>2054 E. Susquehanna Avenue</i>	“ “	<i>03/06</i>
<i>The applicant's proposal was parking for Business</i>		
<i>Attachments-</i>		
<i>H. 1802 N. 2<sup>nd</sup> Street</i>	<i>Rafael LaBoy</i>	<i>11/83</i>
<i>This was transferred as a rear yard</i>		
<i>Attachments-</i>		
<i>I. 1419 Orange Street</i>	<i>Margaret Wible</i>	<i>01/68</i>
<i>Attachments-</i>		
<i>J. 2031 Master Street</i>	<i>Nina S. Bilynsky &amp; Jason M. Ristics</i>	<i>09/13</i>
<i>Attachments-</i>		
<i>K. 5300 Whitby Street</i>	<i>Wade Communication Partnership</i>	<i>10/99</i>
<i>Attachments-</i>		
<i>L. 1323 N. 17<sup>th</sup> Street</i>	<i>Leon Bobby Realty, LLC</i>	<i>12/15</i>
<i>1325 N. 17<sup>th</sup> Street</i>	“ “ “ “	<i>12/15</i>
<i>1327 N. 17<sup>th</sup> Street</i>	“ “ “ “	<i>12/15</i>
<i>1329 N. 17<sup>th</sup> Street</i>	“ “ “ “	<i>12/15</i>
<i>Attachments-</i>		

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<i>M. 2228 Wilder Street</i>	<i>Stephanie Green</i>	<i>02/14</i>
<i>2235 Wilder Street</i>	<i>Stephanie Green</i>	<i>02/14</i>
<i>2238 Wilder Street</i>	<i>Stephanie Green</i>	<i>02/14</i>
<i>Attachments-</i>		
<i>N. 2202 N. 11<sup>th</sup> Street</i>	<i>Michael Black</i>	<i>01/88</i>
<i>This was a side yard</i>		
<i>Attachments-</i>		
<i>O. 2317 Coral Street</i>	<i>Frederick W. Richards</i>	<i>05/16</i>
<i>This was a side yard with a mortgage against the title</i>		
<i>Attachments-</i>		
<i>P. 3238 Hartville Street</i>	<i>Rudolph Zotter</i>	<i>06/89</i>
<i>Attachments-</i>		