

**MEMORANDUM**

*City of Philadelphia*

*Date: September 12, 2017*

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

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

**Subject: AGENDA FOR THE SEPTEMBER 12, 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 Property Sales Program*
2. *Residential Lots Sales*
3. *Residential Side/Rear yard*
4. *Urban Garden*
5. *Non-Profit Lot Transfer*
6. *Extension of Time*
7. *Certificate of Completion*

**1. Residential Property Sales Program**

<u>Address</u>	<u>Applicant</u>	<u>City Acquired</u>
A. 2923 N. Taylor Street	Lenora Gibson 1312 N. Newkirk Street Philadelphia, PA	02/06

*Proposal: Rehab***2. Residential Lots Sales,**

<u>Address</u>	<u>Applicant</u>	<u>City Acquired</u>
A. 2800 W. Sedgley Street	Mudasiru Adedokun 2815 Ridge Avenue Philadelphia, PA 19121	02/92

*Attachment-*

B. 2520 N. 19 <sup>th</sup> Street	Darry Blount 2524 N. 19 <sup>th</sup> Street Philadelphia, PA 19132	01/87
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*Proposal: Garden**The applicant's trying to purchase 2522 N. 19<sup>th</sup> Street which is with GRB.*

C. 2033 N. American Street	Melvin A Cruz & Eve N. Cruz 2035 N. American Street Philadelphia, PA 191	12/96
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*Attachments-*

**3. Residential Lots For Transfer and Improvements as Side/Rear Yard Areas**  
***(recommended for transfer at “no consideration”):***

<b><u>Address</u></b>	<b><u>Name and Address of Applicant</u></b>	<b><u>City Acquired</u></b>
<b><i>A. 3017 N, 5<sup>th</sup> Street</i></b>	<b><i>Elizabeth Cabrero 3019 N. 5<sup>th</sup> Street Philadelphia, PA 19133</i></b>	<b><i>01/04</i></b>
<b><i>B. 3903 N. Delhi Street</i></b>	<b><i>Edelfonso Perez 3901 N. Delhi Street Philadelphia, PA 19140</i></b>	<b><i>12/89</i></b>
<b><i>C. 3823 N. Delhi Street</i></b>	<b><i>Lina M. Sanhana 3825 N. Delhi Street Philadelphia, PA 19140</i></b>	<b><i>04/79</i></b>
<b><i>D. 1931 Harold Street</i></b>	<b><i>Christopher Scott Hatch 1926 E. Albert Street Philadelphia, PA 19125</i></b>	<b><i>06/78</i></b>
<b><i>E. 3000 W. Berks Street</i></b>	<b><i>Elizabeth Stewart 3002 W. Berks Street Philadelphia, PA 19121</i></b>	<b><i>10/98</i></b>
<b><i>F. 5430 Trinity Street</i></b>	<b><i>Robert Lewis 5432 Trinity Street Philadelphia, PA 19143</i></b>	<b><i>12/11</i></b>
<b><i>G. 628 E. Clementine Street</i></b>	<b><i>Providence Gonzalez 630 E. Clementine Street Philadelphia, PA. 19134</i></b>	<b><i>12/85</i></b>
<b><i>H. 3048 N. Darien Street 3050 M. Darien Street</i></b>	<b><i>Oscar R. Barahona 3052 N. Darien Street Philadelphia, PA 19133</i></b>	<b><i>09/82</i></b>

**4. 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. 5037 Upland Street</i>	<i>Ronald Jones</i>	<i>07/12</i>
<i>B. 3824 N. 10th Street</i>	<i>Mayra Camacho</i>	<i>12/78</i>
<i>C. 158 W. Wyoming Avenue</i>	<i>Migdalia Bones</i>	<i>09/04</i>
<i>D. 140 W. Dauphin Street</i>	<i>Iris Rodriguez</i>	<i>06/88</i>
<i>E. 5014 Arch Street</i>	<i>Kevin Perry</i>	<i>12/87</i>
<i>5016 Arch Street</i>	<i>“ “</i>	<i>01/90</i>
<i>F. 2715 N. Dover Street</i>	<i>Johnnie Stevens</i>	<i>10/79</i>

**5. Non-Profit Rehab**

<u>Address</u>	<u>Applicant</u>
<i>A. 3959 N. 9th Street</i>	<i>Hunting Park Community Revitalization Corp. c/o Charles Lanier 3760 N. Delhi Street</i>

*Proposal: Rehab*

*Attachments-*

**6. Non-Profit Lot**

<i>A. 5124 Merion Avenue</i>	<i>First Born Church of God in Christ c/o Pastor Kenneth T. Walker 5100-22 Merion Avenue Philadelphia, PA 19131</i>
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*Proposal: Parking for Church*

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<i>C. 1701 N.55<sup>th</sup> Street</i>	<i>Neighborhood Garden Trust</i>
<i>1705 N.55<sup>th</sup> Street</i>	<i>c/o Jennifer Greenberg</i>
<i>528 Mercy Street</i>	<i>101 N. 20<sup>th</sup> Street, 5<sup>th</sup> Street</i>
<i>534 Mercy Street</i>	<i>Philadelphia, PA 03</i>
<i>521 Mercy Street</i>	
<i>525 Mercy Street</i>	
<i>529 Mercy Street</i>	
<i>531 Mercy Street</i>	

*Proposal: Garden*

*Attachments-*

<u>6. Extension of Time</u>	<u>Grantee</u>	<u>Settled</u>
<i>A. 3708 Haverford Avenue</i>	<i>Westview Development</i>	<i>04/16</i>
<i>3604-08 Haverford Avenue</i>	<i>Partners, LLC</i>	<i>04/16</i>

*They are also requesting to add another entity to their title.*

*Attachments-*

<i>B. 2600 W. Girard Avenue</i>	<i>ABA Real Estate 2 LP</i>	<i>08/14</i>
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*Attachments-*

<i>C. 2228 Wilder Street</i>	<i>Stephanie Green</i>	<i>02/14</i>
<i>2235 Wilder Street</i>	<i>“ “</i>	<i>02/14</i>
<i>2236 Wilder Street</i>	<i>“ “</i>	<i>02/14</i>

*Attachments-*

## 7. 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>
<i>A. 2603 N. 6<sup>th</sup> Street</i>	<i>Iglesia Pentecostal Rosa</i>	<i>11/05</i>
	<i>DeSaron, Inc.</i>	<i>11/05</i>

*The current owner purchased 8/17/17, would like restriction lifted*

*Attachments-*



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<i>J. 1822 Poplar Street</i>	<i>Edwin Rutberg</i>	<i>03/85</i>
<i>This was original a lot Sold for \$500.00 to the above applicant. It's now an Apartment Building.</i>		
<i>Attachments-</i>		
<i>K. 2909 Ridge Avenue</i>	<i>Siegel's Hardware Store</i>	<i>10/90</i>
<i>2911 Ridge Avenue</i>	<i>“ “</i>	<i>10/90</i>
<i>Attachments-</i>		
<i>L. 1940 E. York Street</i>	<i>Patricia &amp; John Katzianer</i>	<i>07/84</i>
<i>This was transferred as a side yard.</i>		
<i>Attachments-</i>		
<i>M. 1408 S. 17th Street</i>	<i>William G. Small</i>	<i>05/99</i>
<i>The applicant purchased for \$1,000.00.</i>		
<i>Attachments-</i>		
<i>N. 5935 Ogontz Avenue</i>	<i>Neighborhood Development Alliance</i>	<i>07/83</i>
<i>Attachments-</i>		
<i>O. 1531 N. 7<sup>th</sup> Street</i>	<i>B.M. Oakley Community &amp; Economic Development</i>	<i>03/00</i>
<i>The current owner purchased on August 21, 2017 for &amp; 177,000.00.</i>		
<i>Attachments-</i>		
<i>P. 5855 Belmar Terrace</i>	<i>Southwest Coalition of Community Organizers</i>	<i>05/16</i>
<i>Attachments-</i>		
<i>Q. 1224 Alter Street</i>	<i>David Dai</i>	<i>02/11</i>
<i>This property was purchased for \$22,000.00.</i>		
<i>Attachments-</i>		

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*R. 2042 E. Susquehanna Avenue      Frozen Ehmedi      04/06*

*Attachments-*

*S. 210-12 W. Dauphin Street      Shegda Construction Corp.      11/05*

*214-16 W. Dauphin Street      “      “      “      11/05*

*The applicant purchased these lot for \$12,500.00.*

*Attachments-*

*T. 1702 N. Gratz Street      Woman Christian Alliance      06/04*

*Attachments-*

*U. 2213 E. Firth Street      Thomas Ross      06/93*

*This was transferred as a Single Family Dwelling.*

*Attachments-*

*V. 1425 Frankford Avenue      Edward & Dorothy Suzano      11/89*

*This was transferred as a side yard.*

*Attachments-*

*W. 2123 N. 2<sup>nd</sup> Street      Joseph & Dorothy Marks      12/84*

*2125 N. 2<sup>nd</sup> Street      “      “      “      “      10/89*

*These lots were transferred as a side yard.*

*Attachments-*

*X. 2115 E. Norris Street      Robert Moore      06/83*

*We transferred as a side yard June 11, LLC purchased May 11, 2017 for \$95,000.00.*

*Attachments-*

*Y. 4511 N. 20<sup>th</sup> Street      4500 Block N. 20th Assoc.      03/85*

*Rachel Singleton purchased from PHDC on 5/7/96.*

*Attachments-*



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<i>Z. 725 Mercy Street</i>	<i>United Communies, SP</i>	<i>01/02</i>
<i>729 Mercy Street</i>	<i>“ “</i>	<i>03/02</i>

*The proposal was a park and tree farm.*

*Attachments-*

<i>AA. 2648 Janney Street</i>	<i>Susan Metz</i>	<i>01/90</i>
<i>Rear of 2647 Sepviva Street</i>		

*This was transferred as a side yard.*

*Attachments-*

<i>BB. 1820 Ingersoll Street</i>	<i>Chimah Catherine Nwamaka</i>	<i>07/06</i>
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*This property was sold to Property Infrastructure, Inc. for \$8,000.00  
January 27, 2017.*

*Attachments-*

<i>CC. 2941 Cecil B. Moore Avenue</i>	<i>Donna Marie Stoney</i>	<i>07/93</i>
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*Attachments-*

<i>DD. 1330 N. 28<sup>th</sup> Street</i>	<i>Leonard Jackson</i>	<i>09/90</i>
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*This property was sold to Logan & Juliana King for \$425,000.00*

*Attachments-*

<i>EE. 1123 E. Susquehanna Avenue</i>	<i>Richard Marple</i>	<i>06/87</i>
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*This was transferred as a side yard.*

*Attachments-*

<i>FF. 747 N. Dekalb Street</i>	<i>PHDC</i>	<i>12/87</i>
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*This property was acquired at Sheriff Sale* *02/16*

*Attachments-*

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<i>GG. 6330 McCallum Street</i>	<i>Aldwin Sudler &amp; LaVerne</i>	<i>11/85</i>
<i>Attachments-</i>		
<i>HH. 2638 Janney Street</i>	<i>Michael J. Carr</i>	<i>04/97</i>
<i>Attachments-</i>		
<i>II. 1724 S. 22<sup>nd</sup> Street</i>	<i>Robert A. Bodek &amp; Frederic Musilli</i>	<i>07/04</i>
<i>Attachments-</i>		
<i>JJ. 1901 Wharton Street</i>	<i>19<sup>th</sup> Street Baptist, CDC</i>	<i>04/10</i>
<i>Attachments-</i>		