

**MEMORANDUM**

**City of Philadelphia**  
**Date: October 9, 2018**

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

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

**Subject: AGENDA FOR THE OCTOBER 9, 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. Extension of Time**
  - 5. Philadelphia Land Bank**
  - 6. Discussion**
  - 7. 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. 301 N. 60 <sup>th</sup> Street	Elizabeth Deloatch 145 N. Dewey Street Philadelphia, PA 19139	02/01

*Attachments-*

B. 721 W. Cumberland Street	Elias A. Fuentes Matos 2510 N. Franklin Street Philadelphia, PA 19132	08/89
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*Attachments-*

D. 1306 S. 21 <sup>st</sup> Street	ELU Inc. & The Badger Group, LLC.	07/08
1308 S. 21 <sup>st</sup> Street	c/o Jim Hickman	07/08
1310 S. 21 <sup>st</sup> Street	3900 Ford Road, Unit 19L	07/08
1312 S. 21 <sup>st</sup> Street	Philadelphia, PA 19131	07/08

*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. 2902 N. Hancock Street	Irma Hunez 2900N. Hancock Street Philadelphia, PA 19133	01/87

*Attachments-*

B. 2517 N. 9 <sup>th</sup> Street	Carl Childs 2515 N. 9 <sup>th</sup> Street Philadelphia, PA 19133	10/89
C. 817 S. Alden Street	Denise Polland 819 S. Alden Street Philadelphia, PA 19143	07/04

**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. 4620 Tackawana Street	Sarah Harris	11/99
B. 2455 N. 20 <sup>th</sup> Street	Dwanda Ferguson	05/82
2457 N. 20 <sup>th</sup> Street	“ “	03/82
C. 1647 S. Conestoga Street	Michelle Spivery	11/86
D. 1231 Hanson Street	Southwest Phila. District Services	01/94
1232 Hanson Street	“ “ “ “	08/83
1418 Hanson Street	“ “ “ “	09/65
1420 Hanson Street	“ “ “ “	09/65
1422 Hanson Street	“ “ “ “	09/65
1424 Hanson Street	“ “ “ “	09/65
1426 Hanson Street	“ “ “ “	09/65

<u>4. Extension of Time</u>	<u>Name of Applicant</u>	<u>Settled</u>
A. 315 N. 41 <sup>st</sup> Street	W & W Contractors, Inc.	11/14
49 Wiota Street	“ “ “ “ “	06/13
Attachments-		
B. 623 Mercy Street	Monhamed El-laisy	10/17
Attachments-		
C. 1319 S. Dover	Koch Equities, LLC	04/16
Attachments-		
D. 3474 Braddock Street	Jorge Perez	05/16
Attachments-		

5. Philadelphia Land Bank Name of Applicant

A. 2935-65 N. 2<sup>nd</sup> Street HACE

*Attachments-I*

6. Discussion Name of Applicant

A. 2570 N. Napa Street Amina Sheppard 08/15

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>
A. 2455 N. Carlisle Street	James T. Wall	04/88

*Attachments-*

B. 1247 S. 53 <sup>rd</sup> Street	Garland L. Boardnax	04/81
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*This was transferred as a Single Family Dwelling*

*Attachments-*

C. 5822 Belmar Terrace	Grace Godwin	04/83
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*This was transferred as a Single Family Dwelling*

*Attachments-*

D. 5507 Beaumont Street	Andra Lashan Henderson	07/14
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*Attachments-*

E. 1727 Ingersoll Street	Leon Bobby Realty, LLC	03/16
1731 Ingersoll Street	“ “ “ “	03/16
1733 Ingersoll Street	“ “ “ “	03/16

*Attachments-*

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<i>F. 2646 Livingston Street</i>	<i>Joseph Sickman</i>	<i>09/95</i>
<i>This was a side yard</i>		
<i>Attachments-</i>		
<i>G. 1937 E. Sergeant Street</i>	<i>Carlynn Ann Cowley</i>	<i>04/17</i>
<i>This was a Single Family Dwelling</i>		
<i>Attachments-</i>		
<i>H. 2332 Mutter Street</i>	<i>Jose Madonado</i>	<i>04/96</i>
<i>2334 Mutter Street</i>	<i>“ “</i>	<i>04/96</i>
<i>Attachments-</i>		
<i>I. 1502 N. 24<sup>th</sup> Street</i>	<i>PHA</i>	<i>04/14</i>
<i>1510 N. 24<sup>th</sup> Street</i>	<i>“</i>	<i>04/14</i>
<i>1516 N. 24<sup>th</sup> Street</i>	<i>“</i>	<i>04/14</i>
<i>1520 N. 24<sup>th</sup> Street</i>	<i>“</i>	<i>04/14</i>
<i>1522 N. 24<sup>th</sup> Street</i>	<i>“</i>	<i>04/14</i>
<i>Attachments-</i>		
<i>J. 1843 E. Hazzard Street</i>	<i>James Swanson</i>	<i>12/17</i>
<i>Attachments-</i>		
<i>K. 2714 Sears Street</i>	<i>RDA</i>	<i>01/97</i>
<i>2716 Sears Street</i>	<i>RDA</i>	<i>01/97</i>
<i>Attachments-</i>		
<i>L. 2615 Manton Street</i>	<i>PHDC</i>	<i>03/87</i>
<i>Attachments-</i>		
<i>M. 1334 Grove Street</i>	<i>Edward J. Calabrese</i>	<i>06/04</i>
<i>Attachments-</i>		