

MEMORANDUM

City of Philadelphia

Date: September 11, 2018

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

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

Subject: AGENDA FOR THE SEPTEMBER 11, 2018 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. Extension of Time**
- 5. Philadelphia Land Bank**
- 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. 1755 W. Thompson Street	Gesu School c/o Bryan Carter 1700 W. Thompson Street Philadelphia, PA 19121	11/88
<i>Proposal: Garden for school</i>	<i>Owns: 1753 W. Thompson Street</i>	
<i>Attachments-</i>		
B. 5416 Whitby Avenue	IshaA Smart-Rholley 5418 Whitby Avenue Philadelphia, PA 19143	06/11
<i>Attachments-</i>		
C. 2865 N. Darien Street	Domingo Florentino 2869 N. Darien Street Philadelphia, PA 19133	01/03
	<i>Owns: 2867 N. Darien Street</i>	
D. 721 W. Cumberland Street	Elias A. Fuentes Matos 2510 N. Franklin Street Philadelphia, PA 19133	08/89
<i>Attachments-</i>		

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. 4806 Merion Avenue	Pearl Bautista 4805 Merion Avenue Philadelphia, PA 19131	02/85

<i>B. 2902 N. Hancock Street</i>	<i>Irma Hunez 2900 N. Hancock Street Philadelphia, PA 19133</i>	<i>01/87</i>
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3. *Vacant Lots for Improvements as Urban Gardens(no title transfer presently intended)*

<u><i>Address</i></u>	<u><i>Name of Applicant</i></u>	<u><i>City Acquired</i></u>
<i>A. 2722 Cabot Street</i>	<i>Beulah Lawson</i>	<i>03/83</i>
<i>B. 6050 Callowhill Street</i>	<i>Preston Arnold</i>	<i>11/87</i>
<i>C. 2316-50 N. 11th Street</i>	<i>Phila. Urban Creators</i>	<i>06/98</i>
<i>D. 706 W. Lehigh Avenue</i>	<i>Walter Jenkins</i>	<i>07/88</i>
<i>E. 3900 Reno Street</i>	<i>Elaine Butler</i>	<i>10/88</i>

Attachments-

<u><i>4. Extension of Time</i></u>	<u><i>Name of Applicant</i></u>	<u><i>City Acquired</i></u>
<i>A. 1923 S. 6th Street</i>	<i>Vincent J. Delmastro</i>	<i>10/17</i>

Attachments-

<u><i>5. Philadelphia Land Bank</i></u>	<u><i>Name of Applicant</i></u>
<i>A. 2935-65 N. 2nd Street</i>	<i>HACE</i>

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. 2618 W. Arizona Street	PHDC	
5649 Boyer Street	“	04/88
1344 W. Clearfield Street	“	04/88
2134 N. Corlies Street	“	04/88
2231 Cross Street	“	04/88
1422 W. Cumberland Street	“	04/88
2120 N. Darien Street	“	04/88
2135 N. Darien Street	“	04/88
2722 N. Darien Street	“	04/88
1916 W. Dauphin Street	“	04/88
2433 N. Dover Street	“	04/88
1431 S. Fallon Street	“	04/88
926 French Street	“	04/88
3109 N. Hutchinson Street	“	04/88
2126 N. Marston Street	“	04/88
2544 N Marston Street	“	04/88
3959 Ogden Street	“	04/88
94 E. Seymour Street	“	04/88
2567 N. Stanley Street	“	04/88
2706 W. Sterner Street	“	04/88
2747 W. Sterner Street	“	04/88
2942 N. Sydenham Street	“	04/88
2950 N. Sydenham Street	“	04/88
3904 Wyalusing Avenue	“	04/88
2562 N. 7 th Street	“	04/88
B. 2063 E. Letterly	Sergeant Street, LLC	07/16

Attachments-

<i>C. 2801 Frankford Street</i>	<i>Community Womans Education Program</i>	<i>06/87</i>
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This was sold July 2016 for \$1,650,000.00

Attachments-

<i>D. 1003 N. 40th Street</i>	<i>Michael Stokes</i>	<i>11/99</i>
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This was purchased as a side yard

Attachments-

<i>E. 1005 N. 40th Street</i>	<i>Michael Stokes</i>	<i>06/99</i>
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Was transferred as a side yard

Attachments-

<i>F. 4927 W. Thompson</i>	<i>Herbert Pennicott</i>	<i>04/97</i>
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This was purchased

Attachments-

<i>G. 2702 Wharton Street</i>	<i>OTC Realty, LLC</i>	<i>04/17</i>
<i>2704 Wharton Street</i>	<i>“ “ “</i>	<i>04/17</i>

Attachments-

<i>H. 3721 Brandywine Street</i>	<i>Leroy Woods</i>	<i>03/84</i>
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This was recently condemned by PRA

Attachments-

<i>I. 1334 Palethorp Street</i>	<i>Caroline Klein</i>	<i>04/82</i>
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Attachments-

<i>J. 2646 Martha Street</i>	<i>PAID</i>	<i>03/91</i>
<i>2648 Martha Street</i>	<i>“</i>	<i>03/91</i>
<i>2650 Martha Street</i>	<i>“</i>	<i>03/91</i>
<i>2652 Martha Street</i>	<i>“</i>	<i>03/91</i>
<i>2645 Collins Street</i>	<i>“</i>	<i>03/91</i>
<i>2647 Collins Street</i>	<i>“</i>	<i>03/91</i>

Attachments-

<i>K. 3613-3615 N. 8th Street</i> <i>And rear 3611 N. 8th Street</i>	<i>Lucy Aponte</i>	<i>09/14</i>
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Attachments-

<i>L. 1833 N. 19th Street</i>	<i>Ada Hinton</i>	<i>02/90</i>
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*Title has changed several times**Attachments-*

<i>M. 3428 N 23rd Street</i>	<i>Nehemiah Community Redeveloping Center</i>	<i>07/99</i>
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Attachments-

<i>N. 3036 N Warnock Street</i>	<i>Sylvester Cheatham</i>	<i>03/81</i>
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*This was transferred as a Single Family Dwelling**Attachments-*

<i>O. 1515 Brown Street</i>	<i>Francisville Associates</i>	<i>05/98</i>
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*This was a side yard. Rosemarie is the Executrix of the Estate of above**Attachments-*

<i>P. 1823 N. 2nd Street</i>	<i>Perfect Touch Auto Repair & Service</i>	<i>04/18</i>
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Attachments-

Q. 912 S. Schell Street

Rose Lombardo Pagzone

10/81

The title has changed several times

Attachments-

R. 2538 S. 2nd Street

2538-2544 Second Street, LLC

01/16

Attachments-