

MEMORANDUM

City of Philadelphia

Date: May 3, 2019

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

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

**Subject: AGENDA FOR THE MAY 14, 2019 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. Urban Garden**
- 3. Philadelphia Land Bank**
- 4. Extension of Time**
- 5. Certificate of Completion**

1. Residential lots for Transfer to Adjacent/abutting Property owners or Developers. Price is established by appraisal.

<u>Address</u>	<u>Name of Applicant</u>	<u>City Acquired</u>
A. 3340 N. 16 th Street	Allegheny Tioga Development LP	01/91
3342 N. 16 th Street	c/o Anthony B. Miles	01/91
3346 N. 16 th Street	5012 Erringer Place	01/91
3320 N. 17 th Street	Philadelphia, PA 19144	05/82
3327 N. 17 th Street		12/02
3331 N. 17 th Street		10/82
3342 N. 17 th Street		06/89
3344 N. 17 th Street		03/81
3346 N. 17 th Street		01/84
3412 N. 17 th Street		10/92
3414 N. 17 th Street		10/92

Proposal: Development

Attachments-

B. 2301-07 Ridge Avenue	Y & R Ridge On the Rise, Inc c/o Razel Gebrehana 27 Bala Avenue Bala Cynwyd, PA 1904	09/12
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Attachments-

2. 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. 3129 W. Arizona Street	Euine Hansberry	03/78
A. 2922-24 N.21 st Street	Tyrone Stukes	12/90
C. 866 N. 45 th Street	Kelly Wayne Gregory	10/86
D. 2622 N. Darien Street	Benjamin Allen	02/85
2624 N. Darien Street	" "	02/85
2626 N. Darien Street	" "	01/85

<i>E. 4606 Merion Avenue</i>	<i>Vernice Sloan</i>	<i>12/84</i>
<i>4610 Merion Avenue</i>	<i>" "</i>	<i>09/86</i>
<i>4629 Lancaster Avenue</i>	<i>" "</i>	<i>05/12</i>
<i>F. 1122 W. Nevada Street</i>	<i>Erica Blair</i>	<i>09/85</i>
<i>G. 1919 W. Westmoreland Street</i>	<i>Gloria J. Quarles</i>	<i>05/85</i>
<i>H. 1300 W. William Street</i>	<i>Emily & Jenola Martin</i>	<i>11/90</i>
<i>1302 W. William Street</i>	<i>" " "</i>	<i>02/90</i>
<i>1304 W. William Street</i>	<i>" " "</i>	<i>02/90</i>
<i>C. 1849 N Bouvier Street</i>	<i>North Philadelphia Action Committee</i>	<i>01/78</i>
<i>D. 2715 N. Orianna Street</i>	<i>Maria Reyes</i>	<i>11/81</i>

3. Properties being transferred from Philadelphia Land Bank

<u>Address</u>	<u>Game of Applicant</u>
<i>A. 4707 Hawthorne Street</i>	<i>Sonia I Santos Cruz 4709 Hawthorne Street Philadelphia, PA 19124</i>
<i>Attachments-</i>	
<i>B. 2923 N. Orianna Street</i>	<i>Josefina Rivera 2922 N. 3rd Street Philadelphia, PA 19133</i>
<i>Attachments-</i>	
<i>C. 237 W. Thayer Street</i>	<i>Ivette Ramirea 235 W. Thayer Street Philadelphia, PA 19140</i>
<i>Attachments-</i>	

D. 3415 Tampa Street

**Maria Hernandez
3413 Tampa Street
Philadelphia, PA 19134**

Attachments-

E. 2901 N. 6th Street

**Antonia Serrano
2903 N. 6th Street
Philadelphia, PA 19133**

4. Extension of Time

<u>Address</u>	<u>Applicant</u>	<u>Settled</u>
A. 2147 Federal Street	JBS Renovations, LLC	02/13
2723 Oakford Street	" " "	02/13
2727 Oakford Street	" " "	02/13

Appraisals

<i>Attachments-</i>	2147 Federal Street	\$182,000.00
	2723 Oakford Street	\$ 73,000.00
	2727 Oakford Street	\$ 73,000.00

B. 623 Mercy Street

Mohamed El-laisy **10/17**

Attachments-

C. 629 Porter Street

Dgunutrag Xhoxhi **05/18**

Attachments-

D. 2129 E. York Street

Amelia Investors, LLC **04/18**

Attachments-

5. 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. 2123 Paethrop Street</i>	<i>Milagros Acosta</i>	<i>09/93</i>
<i>Attachments-</i>		
<i>B. 2958 N. Lawrence Street</i>	<i>PHDC</i>	<i>12/87</i>
<i>Attachments-</i>		
<i>C. 409 N. Salford Street</i>	<i>Stuard Harrell</i>	<i>03/82</i>
<i>This was a Single Family Dwelling</i>		
<i>Attachments-</i>		
<i>D. 2323 Ellsworth Street</i>	<i>Patricia Smith</i>	<i>06/01</i>
<i>This was a side yard</i>		
<i>Attachments-</i>		
<i>E. 2665 Tulip Street</i>	<i>Dorothy Becker</i>	<i>11/99</i>
<i>Attachments-</i>		
<i>F. 2917 W. Arizona Street</i>	<i>Ruth Poulson</i>	<i>01/07</i>
<i>This was a side yard. Applicant wants restrictions removed</i>		
<i>Attachments-</i>		

G. 1843 E Hazzard Street James Swanson 12/17

This was transferred as a side yard. It was table at the November 13, 2018 Meeting

Attachments-

H. 516 N. 34th Street Wardell Quitman, Jr. 10/91

Attachments-

I. 1206 Ogden Street PRA 07/95

Attachments-

J. 2257 N. Howard Street Denise Ramos 05/00

Attachments-

K. 2150 N. 19th Street Landen Bowden 09/00

This was a side yard

Attachments-

L. 1915 W. George Street Eric James Clever 06/14

Attachments-

M. 3013 N. Lambert Street Allegheny West Foundation 12/81

Attachments-

N. 1532 S. Bouvier Street Chosen 300 Ministries, Inc 01/14
1536 S. Bouvier Street “ “ “ “

Attachments-

O. 1731 Erdman Street Community Ventures 04/04

Attachments-

