

MEMORANDUM

City of Philadelphia

Date: September 12, 2017

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

From: Susie D. Jamison – 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, 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 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 th Street	Darry Blount 2524 N. 19 th Street Philadelphia, PA 19132	01/87
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*Proposal: Garden**The applicant's trying to purchase 2522 N. 19th 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”):

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

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

<p><i>C. 1701 N.55th Street 1705 N.55th Street 528 Mercy Street 534 Mercy Street 521 Mercy Street 525 Mercy Street 529 Mercy Street 531 Mercy Street</i></p>	<p><i>Neighborhood Garden Trust c/o Jennifer Greenberg 101 N. 20th Street, 5th Street Philadelphia, PA 03</i></p>
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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. 6th Street</i>	<i>Iglesia Pentecostal Rosa DeSaron, Inc.</i>	<i>11/05 11/05</i>

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

Attachments-

B. 5002 Penatridge Street **PHDC** **07/89**

This property was transferred from PHDC

Attachments-

C. 1333 S. Dover Street **Dover Point, LLC** **11/16**
c/o Margy Green

This doesn't have an agreement of sale yet

Attachments-

D. 2431 Arlington Street **PHDC** **06/90**

*The property was a transfer from RDA to PHDC but has a restriction in the deed.
It was recently acquired at Sheriff sale.*

Attachments-

E. 2207 N 19th Street **Michael & Terri Goodman** **04/99**

This was transferred as a Single Family Dwelling.

Attachments-

F. 2336 Coral Street **New Kensington, CDC** **09/96**

*Lara Coup and Jason Ertwine acquired from New Kensington
on August 24, 2006*

Attachments-

G. 2418 Tulip Street **Betty Holzer** **04/00**

This was transferred as a side yard.

Attachments-

H. 1504 S. 4th Street **Alfonzo & Cleoa Fortune** **10/90**

This was transferred as a side yard.

Attachments-

<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 & 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. 7th Street</i>	<i>B.M. Oakley Community & Economic Development</i>	<i>03/00</i>
<i>The current owner purchased on August 21, 2017 for & 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>		

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.

Attchments-

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

This was transferred as a side yard.

Attachments-

W. 2123 N. 2nd Street Joseph & Dorothy Marks 12/84

2125 N. 2nd 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. 20th Street 4500 Block N. 20th Assoc. 03/85

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

Attachments-

<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. 28th 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-

<i>GG. 6330 McCallum Street</i>	<i>Aldwin Sudler & 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. 22nd Street</i>	<i>Robert A. Bodek & Frederic Musilli</i>	<i>07/04</i>
<i>Attachments-</i>		
<i>JJ. 1901 Wharton Street</i>	<i>19th Street Baptist, CDC</i>	<i>04/10</i>
<i>Attachments-</i>		