


MEMORANDUM

City of Philadelphia

Date: May 8, 2018

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

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

**Subject: AGENDA FOR THE MAY 8, 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. Non-Profit Lot**
- 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. 125 Moore Street (rear yard)	Anthony & Tracy Ann Lewandowski 126 Preece Street Philadelphia, PA 19148	03/74

The appraisal was \$168,000.00

B. 1100 N. 42 nd Street	George Davis 331 Preston Avenue, Apt. 1404 Voorhees, NJ 08043	03/67
	<i>Owns: 1102 N. 42nd Street</i>	

Attachments-

C. 37 E. Somerset Street	Wilfredo Rodriguez 36 E. Seltzer Street Philadelphia, PA 191234	04/82
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Proposal: rear yard

**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. 4222 Otter Street	Kimberly Yvonne Speller 4220 Otter Street Philadelphia, PA 19104	04/78

Attachments-

B. 2774 Martha Street	Alexander Benazet 2772 Martha Street Philadelphia, PA 19134	08/95
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Attachments-

C. 1831 N. Bailey Street James Denver Powell 01/84
1829 N. Bailey Street
Philadelphia, PA 19121

Attachments-

D. 3008 N. 9th Street Myrna Rolan 05/05
3010 N. 9th Street
Philadelphia, PA 191

Attachments-

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>
<i>A. 2201 N. 16th Street</i>	<i>NCPCDC</i>	<i>12/78</i>
<i>2203 N. 16th Street</i>	<i>c/o Tina Marie Russell</i>	<i>08/98</i>
<i>2205 N. 16th Street</i>		<i>06/78</i>
<i>B. 2408 N. 3rd Street</i>	<i>Natasha Pagan</i>	<i>10/87</i>
<i>C. 2200 Catharine Street</i>	<i>The Friends of</i> <i>2200 Catharine Park</i>	<i>06/75</i>
<i>D. 1329 S. 21st Street</i>	<i>Greater Deliverance Temple</i>	<i>07/08</i>
<i>E. 111 N. Dearborn Street</i>	<i>Darrell L. Carter</i>	<i>11/87</i>
<i>F. 3008 W. Berks Street</i>	<i>Atuwfa Muhammad</i>	<i>12/86</i>
<i>3010 W. Berks Street</i>	<i>“ “</i>	<i>03/87</i>
<i>3016 W. Berks Street</i>	<i>“ “</i>	<i>01/87</i>

4. Non-Profit Lot

<u>Name of Applicant</u>	<u>City Acquired</u>
<i>A. 2003 N. Lambert Street</i>	<i>New Jerusalem Laura 08/88</i>
<i>2013 N. Lambert Street</i>	<i>2011 W. Norris Street 02/71</i>
<i>2002 N. Woodstock Street</i>	<i>Philadelphia, PA 19121 04/67</i>
<i>2004 N. Woodstock Street</i>	<i>04/67</i>

Attachments-

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|---|----------------------------------|
| 5. <u>Philadelphia Land Bank</u> | <u>Name of Applicant</u> |
| A. 1908 (rear)N. Croskey Street | V2 Properties, LLC |
| Attachments- | |
| B. 10 (rear) Nolan Court | GDC Francisville Associates, LLC |
| Attachments- | |
| C. 2000 N. Woodstock Street | New Jerusalem Laura |
| Attachments- | |
| D. 1238 N. 15 th Street | Derek Jacobs |
| Attachments- | |
| E. 2304-06 Emerald Street | Neighborhood Garden Trust |
| Attachments- | |
| F. 1248-52 S. 23 rd Street | Lily South 23rd Street, LLC |
| Attachments- | |
| G. 2340 N. 19 th Street | Carolyn Williams |
| 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. 2015 Tulip Street	Susan Dunleavy	02/90

This was transferred as a side yard. The current owner purchased last year and is trying to re-finance along with 2017 Tulip Street.

Attachments-

<i>B. 2110-12 E. Arizona Street</i>	<i>Alice Herrrman</i>	<i>09/90</i>
<i>This was a side yard to their property at 2114 E. Arizona Street.</i>		
<i>Attachments-</i>		
<i>C. 3222-58 "H" Street</i>	<i>Esperanza Health Center, Inc</i>	<i>07/17</i>
<i>Attachments-</i>		
<i>D. 253 S. 60th Street</i>	<i>20th Century Sports & CSA</i>	<i>09/81</i>
<i>255 S. 60th Street</i>	<i>" " " " "</i>	<i>09/81</i>
<i>Attachments-</i>		
<i>E. 5632 Bloyd Street</i>	<i>Alvin & Mattie C. Fennell</i>	<i>09/96</i>
<i>This was a side yard</i>		
<i>Attachments-</i>		
<i>F. 1417 N. Hollywood Street</i>	<i>Minnie Pittman</i>	<i>03/95</i>
<i>This was transferred under the old 1202-A Program</i>		
<i>Attachments-</i>		
<i>G. 1206 N. Taylor Street</i>	<i>Shirley McClennan</i>	<i>05/99</i>
<i>Transferred as a side yard</i>		
<i>Attachments-</i>		
<i>H. 6225 Ludlow Street</i>	<i>Phila. Suburban Development</i>	<i>02/18</i>
<i>Attachments-</i>		
<i>I. 1629 W. Susquehanna Avenue</i>	<i>Barbara Brooks</i>	<i>10/02</i>
<i>This was transferred as a side yard</i>		
<i>Attachments-</i>		
<i>J. 2453 N Hancock Street</i>	<i>Manuel Marzan</i>	<i>03/82</i>
<i>Attachments-</i>		

<i>K. 1124 S. Divinity Street</i>	<i>Donald & Lillie Brodie</i>	<i>02/98</i>
<i>This was a side yard</i>		
<i>Attachments-</i>		
<i>L. 4581 Ditman Street</i>	<i>Luis A. Rivera & Aurora Rivera</i>	<i>03/05</i>
<i>Was transferred as a side yard</i>		
<i>Attachments-</i>		
<i>M. 616 W. Norris Street</i>	<i>Alice Collier</i>	<i>03/04</i>
<i>This was a side yard</i>		
<i>Attachments-</i>		
<i>N. 1910 E. York Street</i>	<i>Marshall Ventures, LP</i>	<i>01/17</i>
<i>1914 E. York Street</i>	<i>“ “</i>	<i>01/17</i>
<i>1920 E. York Street</i>	<i>“ “</i>	<i>01/17</i>
<i>1922 E. York Street</i>	<i>“ “</i>	<i>01/17</i>
<i>1924 E. York Street</i>	<i>“ “</i>	<i>01/17</i>
<i>The applicant was supposed to develop</i>		
<i>Attachments-</i>		
<i>O. 2122 N. 17th Street</i>	<i>Templeton Properties, III, LP</i>	<i>03/09</i>
<i>The applicant purchased for \$20,000.00. They were supposed to develop.</i>		
<i>Attachments-</i>		
<i>P. 1229 N. Myrtlewood Street</i>	<i>Dorrett Mundle</i>	<i>09/10</i>
<i>1247 N. Myrtlewood Street</i>	<i>“ “</i>	<i>07/11</i>
<i>Both lots were purchased from City to use as garden. She's not Selling.</i>		
<i>Attachments-</i>		

Q. 2551 N. Leithgow Street **Alberto Gonzalez-Nieves** **03/05**

Was transferred as a side yard

Attachments-

R. 2103 Cross Street **William & Beatrice Johnson** **04/05**

This was transferred as a side yard

Attachments-

S. 1524 Catharine Street **Velma Evans** **09/89**

This was transferred as a side yard. Approval will be contingent upon us receiving the CO

Attachments-

T. 3448 N. Carlisle Street **Marion Hawkins** **04/83**

This was transferred as Single Family Dwelling. When the applicant took title the property was in Compliance

Attachments-

U. 1208 N. 24th Street **Lawrence & Keress Bowie** **01/05**

This was transferred as a side yard

Attachments-

V. 1323 N. 17th Street **Leon Bobby Realty, LLC.** **12/15**

1323 N. 17th Street " " " " **12/15**

1327 N. 17th Street " " " " **12/15**

1329 N 17th Street " " " " **12/15**

This was on the February Agenda

Attachments-

<i>W. 1617 S. 53rd Street</i>	<i>Ruben Guy, III</i>	<i>08/87</i>
<i>This property was transferred as a Single Family Dwelling</i>		
<i>Attachments-</i>		
<i>X. 1932 N. 32nd Street</i>	<i>Viola Hairston</i>	<i>08/89</i>
<i>This was transferred under the old 1202A Program. Title has changed hands several times</i>		
<i>Attachments-</i>		
<i>Y. 3014 W. Cabot Street</i>	<i>Joseph McCargo</i>	<i>06/00</i>
<i>3016 W. Cabot Street</i>	<i>Joseph McCargo</i>	<i>06/00</i>
<i>The applicant purchased both lots.</i>		
<i>Attachments-</i>		
<i>Z. 1427 N. Franklin Street</i>	<i>PHA</i>	<i>10/06</i>
<i>Settlement has been scheduled</i>		
<i>Attachments-</i>		
<i>AA. 2157 N. Corlies Street</i>	<i>PHDC</i>	<i>12/80</i>
<i>Attachments-</i>		
<i>BB. 815 N. 41st Street</i>	<i>McKinley & Alice Gordan</i>	<i>04/86</i>
<i>This was a side yard</i>		
<i>Attachments-</i>		
<i>CC. 1908 Hagert Street</i>	<i>Henry & Helen Fleckstein</i>	<i>08/91</i>
<i>This was a side yard</i>		
<i>Attachments-</i>		

DD. 1612 N. Sydenham Street Essie Williams 12/99

This was transferred as a side yard

Attachments-

EE. 1614 Sydenham Street Essie Williams 04/85

This was a Single Family Dwelling

Attachments-

FF. 2545 N. Front Street Elise & Armando Delgado 05/16

2547 N. Front Street “ “ “ “ 05/15

*They purchased for 11,457.00 and sold for \$120,000.00 on
September 19, 2017 to current owner. This approval will be contingent
Upon us receiving the CO.*

Attachments-