

**MEMORANDUM**

*City of Philadelphia  
Date: April 11, 2017*

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

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

**Subject: AGENDA FOR THE APRIL 11, 2017 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. Public Agency Transfer**
- 5. Philadelphia Land Bank**
- 6. Extension of Time**
- 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. 2129 E. Susquehanna Ave.	Abishek Ghimire 2131 E. Susquehanna Ave. Philadelphia, PA 19125	02/86

*The applicant won the Competitive Bid for \$75,001.00*

**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. 1811 W. Cumberland Street	Mary Bryant 1813 W. Cumberland Street Philadelphia, PA 19132	04/87
B. 2132 N. 9 <sup>th</sup> Street	Margaret Moody 2134 N. 9 <sup>th</sup> Street Philadelphia, PA 19122	10/87

**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. 1329 S 21 <sup>st</sup> Street	Greater Deliverance Temple	07/08
B. 3026 N. Darien Street	Nissi Olmo	04/85
C. 812 S. Allison Street	Marlo Carter	10/84

**4. Transfer to Philadelphia Redevelopment Authority**

A. 5901-31 Market Street	PRA c/o Gregory Heller 1234 Market Street, 16 <sup>th</sup> FL Philadelphia, Pa 19107
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**Attachments-**

**5. Philadelphia Land Bank**

A. 832 N. 16<sup>th</sup> Street                      *Michael Stamm*  
 836 N. 16<sup>th</sup> Street  
 838 N. 16<sup>th</sup> Street

*Attachments-*

B. 138 W. Thompson Street              *BMK Properties, LLC.*  
*c/o Lawrence McKnight*

*Attachments-*

<b>6. <u>Extension of Time</u></b>	<b><u>Grantee</u></b>	<b><u>Settled</u></b>
A. 905-07 W. Lehigh Avenue	<i>Pastor Dawson</i>	<i>01/16</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:*

<b><u>Address</u></b>	<b><u>Grantee</u></b>	<b><u>Settled</u></b>
A. 2650 Ritter Street	<i>Vincent M. &amp; Kathleen M. Costello</i>	<i>01/86</i>

*This was a side yard**Attachments-*

B. 1931 Poplar Street	<i>Royce S. Merriweather</i>	<i>06/86</i>
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*The applicant lives in Seattle and is unable to attend.**Attachments-*

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<i>C. 2612 Collins Street</i>	<i>Gary A. Shead</i>	<i>10/90</i>
<i>2614 Collins Street</i>	<i>Gary A. &amp; Kathleen Shead</i>	<i>02/87</i>
<i>These were side yards</i>		
<i>Attachments-</i>		
<i>D. 1624 Fontain Street</i>	<i>Geraldine Damon</i>	<i>12/99</i>
<i>This was a side yard</i>		
<i>Attachments-</i>		
<i>E. 2631 E. Norris Street</i>	<i>John &amp; Helen Breslin</i>	<i>04/86</i>
<i>2633 E. Norris Street</i>	<i>“ “ “</i>	<i>09/86</i>
<i>2635 E. Norris Street</i>	<i>John Breslin</i>	<i>05/89</i>
<i>Not sure what the previous proposal was</i>		
<i>Attachments-</i>		
<i>F. 1914 E. Harold Street</i>	<i>Joseph Trimback</i>	<i>03/96</i>
<i>1916 E. Harold Street</i>	<i>“ “</i>	<i>03/96</i>
<i>1918 E. Harold Street</i>	<i>“ “</i>	<i>03/96</i>
<i>Not sure of their proposal when transferred</i>		
<i>Attachments-</i>		
<i>G. 1415 N. Myrtlewood Street</i>	<i>PHDC</i>	<i>08/83</i>
<i>Not sure of their proposal when transferred</i>		
<i>Attachments-</i>		
<i>H. 1256 N. Hollywood Street</i>	<i>Roosevelt Gellyard</i>	<i>05/05</i>
<i>This was a side yard</i>		
<i>Attachments-</i>		
<i>I. 1708 Seybert Street</i>	<i>Shirley J. Hines</i>	<i>04/97</i>
<i>1710 Seybert Street</i>	<i>Shirley Jean Hines</i>	<i>05/01</i>
<i>These were side yard</i>		
<i>Attachments-</i>		

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<i>J. 2316 N. 7th Street</i>	<i>One APM Plaza Associates</i>	<i>12/89</i>
<i>2322 N. 7<sup>th</sup> Street</i>	<i>One APM Plaza Associates</i>	<i>12/89</i>
<i>Attachments-</i>		
<i>These were for development</i>		
<i>K. 2053 Fernon Street</i>	<i>Clifford Black</i>	<i>12/98</i>
<i>Not sure of their proposal when transferred</i>		
<i>Attachments-</i>		
<i>L. 5668 Heiskill Street</i>	<i>PHDC</i>	<i>06/84</i>
<i>This was a property at was transferred to PHDC for the Special acquisition program</i>		
<i>Attachments-</i>		
<i>M. 3707 N. Broad Street</i>	<i>Islamic Communities Development Corp.</i>	<i>10/84</i>
<i>Not sure of their proposal when transferred.</i>		
<i>Attachments-</i>		
<i>N. 1800 W. Ontario Street</i>	<i>Bridgeway Inc.</i>	<i>07/83</i>
<i>Not sure of their proposal when transferred</i>		
<i>Attachments-</i>		
<i>O. 804 N. 15<sup>th</sup> Street</i>	<i>Pelis Mears</i>	<i>08/15</i>
<i>This was a side yard</i>		
<i>Attachments-</i>		
<i>P. 1931 E. Cumberland Street</i>	<i>New Kensington, CDC</i>	<i>04/09</i>
<i>Not sure of their proposal when transferred</i>		
<i>Attachments-</i>		