

MEMORANDUM

City of Philadelphia

Date: May 9, 2017

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

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

**Subject: AGENDA FOR THE May 9, 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 Side/Rear yard**
 - 2. Urban Garden**
 - 3. Philadelphia Land Bank**
 - 4. Extension of Time**
 - 5. Miscellaneous**
 - 6. Certificate of Completion**

1. 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. 1047 W. Stella Street	Justina Torres 1040 W. Indiana Avenue Philadelphia, PA 19133	07/83
B. 2936 N. 6 th Street	Eliseo Coriano 2934 N. 6 th Street Philadelphia, PA 19133	02/85

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>
106 E. Ashmead Street	Patricia Rowland	10/01
4815 Merion Avenue	Cassandar Seldon	12/86
4817 Merion Avenue	Cassandar Seldon	01/88
3900 Reno Street	Elaine Butler	10/88
2132 N. 9 th Street	Margaret Moody	10/87
2844 N. Darien Street	Faithist Community Trade Center	04/86
2848 N. Darien Street	Faithist Community Trade Center	04/87
2722 W. Cabot Street	Beulah Lawson	03/83

3. Philadelphia Land Bank

A. 1938 N. Darien Street 1942 N. Darien Street	Yuhan Holdings, LLC
---	---------------------

Attachments-

B. 2853 N. Watts Street	Michael Beatty
-------------------------	----------------

This property is a side yard

Attachments-

<u>4. Extension of Time</u>	<u>Grantee</u>	<u>Settled</u>
A. 1323 N. 17 th Street	Leon Bobby Realty, LLC	12/12
1325 N. 17 th Street	“ “	
1327 N. 17 th Street	“ “	
1329 N. 17 th Street	“ “	
<i>Attachments-</i>		
B. 1818 Frankford Avenue	Michelle Marause	01/14
<i>Attachments-</i>		
C. 5116 Pentridge Street	Fatty Tuna, LLC	04/15
<i>Attachments-</i>		
D. 913 Chang Street	Brendan Murphy	04/14
<i>Attachments-</i>		
E. 225 S. 60 th Street	60 th Street Corridor, LP	08/13
613 S. 60 th Street	“ “	11/13
<i>Attachments-</i>		
F. 5351 Irving Street	Cyrus Bowman	08/13
<i>Attachments-</i>		
G. 2346-2354 W. Sedgley Avenue	Mangual Excavations, LLC	09/14
<i>Attachments-</i>		
H. 1718 Annin Street	Artem Khutoryansky	12/15
<i>Attachments-</i>		
I. 3901 N. 8 th Street	Irma Sosa Pineda	09/14
<i>Attachments-</i>		

<i>J. 1330 Grove Street 1312 S. Harmony Street 3616 Sears Street 3634 Wharton Street 1308 Warnock Street</i>	<i>Emerald Properties of Philadelphia, LLC</i>	<i>09/15</i>
--	--	--------------

Attachments-

<i>K. 5836 Germantown Avenue</i>	<i>Weinstein Properties, LLC</i>	<i>02/14</i>
----------------------------------	----------------------------------	--------------

Attachments-

<i>J. 2646 Manton Street 2648 Manton Street 1233 S. 27th Street 1121 S. 26th Street 1124 S. 26th Street 1100 S. 27th Street</i>	<i>2632 Federal Street, LLC “ “ “ “ “ “ “ “ “ “</i>	<i>09/14</i>
---	---	--------------

Attachments-

5. Miscellaneous

Address

Grantee

5923-31 Market Street

Philadelphia Redevelopment Authority

This was on the previous agenda to be transferred to PRA. However, the address was not correct.

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. 2217 W. Thompson Street	Mark S. Bey	02/05
<i>This was transferred as a side yard</i>		
<i>Attachments-</i>		
B. 712 Emily Street	William Calviart	01/12
<i>This was transferred as side yards.</i>		
<i>Attachments-</i>		
C. 1505 N. 7 th Street	Carmen Delgado	12/00
<i>This was transferred as a lot to clean and maintain</i>		
<i>Attachments-</i>		
D. 2001-11 N. 54 th Street	Wynne Senior Residences, LP.	02/16
<i>Attachments-</i>		
E. 1436 Cadwallader Street	Eduardo Concepcion	10/91
<i>This was a commercial lot transfer</i>		
<i>Attachments-</i>		
F. 1412 S. 22 nd Street	Carla R. Gay	01/01
<i>Attachments-</i>		

G. 1820 Ingersoll Street Catherine Nwamaka Chimah 03/06

This lot was supposed to be developed. She sold to Property Infrastructure, LLC on January 27, 2017 for \$8,000.00

Attachments-

H. 2244 N. Howard Street Jose T. & Sandra Soto 04/06

They are not requesting to sell

Attachments-

I. 2053 Fernon Street Clifford Black 12/98

This property has been transferred several times

Attachments-

J. 2828 N. 7th Street Woman's Community Revitalization Project 04/92

Attachments-

K. 2608 Collins Street Norma Santiago 04/01

This was transferred as a side yard

Attachments-

L. 1617 Ridge Avenue 1619 Ridge Avenue, LP 01/15
1619 Ridge Avenue " "

Attachments-

M. 1507 N. 30th Street Dahlia Tyson 07/97

Attachments-

<i>N. 803 N. 40th Street</i>	<i>Kenneth Key</i>	<i>05/14</i>
<i>807 N. 40th Street</i>	<i>“ “</i>	<i>03/16</i>

The property 803 N. 40th Street has a Self-Amortizing Mortgage against the title for \$6,623.00

Attachments-

<i>O. 187 W. Norris Street</i>	<i>Dahlia Tyson</i>	<i>05/09</i>
--------------------------------	---------------------	--------------

Attachments-

<i>P. 805 E. Hilton Street</i>	<i>Meng H. Chhour</i>	<i>12/14</i>
--------------------------------	-----------------------	--------------

Attachments-

<i>Q. 1633 N. Bailey Street</i>	<i>Open Door, CDC</i>	<i>08/09</i>
<i>1635 N. Bailey Street</i>	<i>“ “</i>	<i>08/09</i>

Attachments-

<i>R. 2342 Wilder Street</i>	<i>Deborah Karen Nutter</i>	<i>10/02</i>
------------------------------	-----------------------------	--------------

Attachments-

<i>S. 805 E. Hilton Street</i>	<i>Meng H. Chhour</i>	<i>12/14</i>
--------------------------------	-----------------------	--------------

Attachments-

<i>T. 2414 S. 3rd Street</i>	<i>Michael Magee, Jr.</i>	<i>05/14</i>
---	---------------------------	--------------

Attachments-

<i>U. 1401 N. 28th Street</i>	<i>Acts Christian Transitional Service</i>	<i>09/97</i>
--	--	--------------

Attachments-

V. 2652 Ritter Street

Thomas T. Hunt Jr.

03/01

Attachments-

W. 2011 Brown Street

Octavia Lewis

10/89

Attachments-

X. 2608 Almond Street

*Thomas J. Murphy &
Joan L. Murphy*

01/83

Attachments-