

MEMORANDUM

City of Philadelphia

Date: June 13, 2017

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

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

**Subject: AGENDA FOR TH JUNE 13, 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*
3. *Residential Side/Rear yard*
4. *Urban Garden*
5. *Transfer with Self-Amortizing Mortgage*
6. *Extension of Time*
7. *Certificate of Completion*

1. Residential Property Sales Program

<u>Address</u>	<u>Applicant</u>	<u>City Acquired</u>
A. 618 N. 42 nd Street	Luther Davis 745 N. Holly Street Philadelphia PA 19104	01/09

Proposal: Rehab & Rent

Attachments-

2. Residential Lots for Transfer to Adjacent/abutting Property Owners or Developers,

<u>Address</u>	<u>Applicant</u>	<u>City Acquired</u>
A. 1929 E. Cumberland Street	Blue Truck Enterprises, LLC	03/83
1930 E. Cumberland Street	c/o Henry Bailey	05/83
1932 E. Cumberland Street	4403 Dexter Street Philadelphia, PA 19128	07/88

Councilmen is in support of this sale.

Proposal: Development

B. 2918 N. Orianna Street	Dalila Mendez	05/81
2920 N. Orianna Street	2929 Orianna Street	05/81
2922 N. Orianna Street	Philadelphia, PA	05/81

She has been using these lots for a couple of years.

Attachments

C. 6225 Ludlow Street	Philadelphia Suburban Development Corp c/o John Peruto 100 Rosas Road, Suite 200 King of Prussia, PA 19406	11/93
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This item was tabled at the 2/14/17 Meeting. Since then the applicant has purchased both adjacent properties. He has also changed his proposal.

Proposal: Fenced & maintain the lot

Attachments-

D. 5504 Baltimore Street Sadik Karakular 07/96
1124 Roosevelt Drive
Havertown, PA 19083

Attachments-

E. 3014 N. Dairen Street Robin Moore 06/06
3015 N. Darien Street
Philadelphia, PA 19133

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. 2053 N. Orianna Street</i>	<i>Jose R. Caballero Rodriguez & Yamary Ruiz 2049 N. Orianna Street Philadelphia, PA 191</i>	<i>02/85</i>
	<i>They own 2051 N. Orianna Street (lot)</i>	
<i>B. 3001 N. Bambrey Street</i>	<i>Marcus C. Myers 3003 N. Bambrey Street Philadelphia, pa 19132</i>	<i>03/00</i>
<i>C. 127 N 58th Street</i>	<i>Kenyatta S. Morris 125 N. 58th Street Philadelphia, PA 19139</i>	<i>12/85</i>
<i>D. 3125 N. 15th Street</i>	<i>Rebecca D. Wilson 3127 N. 15th Street Philadelphia, PA 19132</i>	<i>01/82</i>
<i>E. 3861 N. 10th Street (rear)</i>	<i>Marbel Cubero 3860 N. Delhi Street Philadelphia, PA 19140</i>	<i>12/78</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>
A. 2030 N. 15 th Street	Greg Bonapart	06/84
B. 4500 Old York Road	Willa F. Stokes	04/85
C. 1122 W. Nevada Street	Erica Blair	09/85
D. 3134 W. Arizona Street	Evine Hansberry	04/89
E. 5100-06 Baltimore Avenue	Law Department	04/06
5110 Baltimore Avenue	Law Department	10/85
5112 Baltimore Avenue	Law Department	11/82
5114 Baltimore Avenue	Law Department	12/86
5334 – 5444 Market Street	Law Department	07/88

5. Transfer with Self-Amortizing Mortgage

<u>Address</u>	<u>Name of Applicant</u>	<u>City Acquired</u>
A. 1845 S. 56 th Street	Beatrice T. Lowe	06/06

This property was referred to the Real Estate Committee because the above Applicant had purchased the property from someone for \$5,000.00 and found out that the City owned it. The Committee recommended that it be Transferred with a Self-Amortizing Mortgage once we received a police report from the applicant.

Attachments-

B. 2337 N. 18 th Street	Timothy Stewart	06/84
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This property was approved by the Real Estate Committee for transfer to the occupant with a purchase money mortgage in the amount of the Appraisal which is \$21,000.00.

Attachments-

<u>6. Extension of Time</u>	<u>Grantee</u>	<u>Settled</u>
<i>A. 2700 Federal Street</i>	<i>Germantown D & E</i>	<i>03/16</i>
<i>Attachments-</i>		
<i>B. 421 S. 51st Street</i>	<i>Adam Butler</i>	<i>09/15</i>
<i>Attachments-</i>		
<i>C. 3604 Haverford Avenue</i>	<i>Westview Development</i>	<i>04/16</i>
<i>3606 Haverford Avenue</i>	<i>Partners, LLC</i>	<i>04/16</i>
<i>3608 Haverford Avenue</i>		<i>04/16</i>
<i>Attachments-</i>		
<i>D. 6077 Upland Street</i>	<i>Second Change for Girls</i>	<i>10/14</i>
<i>Attachment</i>		
<i>E. 1915 Watkins Street</i>	<i>Timothy Donofrio & Michael Gagliardo</i>	<i>10/14</i>
<i>Attachments-</i>		
<i>F. 4219 Filbert Street</i>	<i>Global Community Solutions, LLC</i>	<i>11/13</i>
<i>Attachments-</i>		
<i>G. 5145 Hazel Avenue</i>	<i>W & W Contractors, Inc.</i>	<i>11/14</i>
<i>49 N. Wiota Street</i>	<i>W & W Contractors, Inc.</i>	<i>06/13</i>
<i>Attachments-</i>		
<i>H. 1329 S. Bancroft Street</i>	<i>Anthony J. So</i>	<i>05/14</i>
<i>Attachments-</i>		
<i>I. 6248 Market Street</i>	<i>Philadelphia Suburban Development Corp</i>	<i>11/93 01/13</i>

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>
A. 2208 S 5 th Street	Gerald E. & Patricia Rotblatt	10/80
<i>This was transferred as a Single Family Dwellig</i>		
<i>Attachments-</i>		
B. 1319 S. 27 th Street	Aleathia Weaver	04/99
<i>This was transferred as a side yard.</i>		
<i>Attachments-</i>		
C. 4015 Baring Street	Randy Zausmer	05/91
<i>Attachments-</i>		
D. 2258 N. Howard Street	Teodocia A. Roman	04/91
2260 N. Howard Street	“ “ “	12/98
2262 N. Howard Street	“ “ “	10/00
<i>Pacinelli Peter currently owns all three lots</i>		
<i>Attachments-</i>		
E. 3728 Brandywine Street	Kacman Investmants, LLC	05/16
<i>Attachments-</i>		
F. 2812 Wharton Street	RamonFernandez	04/14
<i>This property has a self-amortizing mortgage in the amount of \$7,829.00 against the title. Mr. Fernandez owns 2810 and 2808 Wharton Street.</i>		
<i>Attachments-</i>		

<i>G. 1214 S. 31st Street</i>	<i>James P. Dienno, Sr</i>	<i>06/82</i>
<i>Attachments-</i>		
<i>H. 2321 Fernon Street</i>	<i>Charlotte Taylor</i>	<i>12/78</i>
<i>Attachments-</i>		
<i>I. 1631 W. Edgeley Street</i>	<i>Sarah Mahoney</i>	<i>04/97</i>
<i>Attachments-</i>		
<i>J. 2252 E. Cambria Street</i>	<i>PHDC</i>	<i>04/88</i>
<i>This was transferred as a Single Family Dwelling.</i>		
<i>Attachments-</i>		
<i>K. 1401 N. 28th Street</i>	<i>Acts Christian Transitional</i>	<i>09/97</i>
<i>Attachments-</i>		
<i>L. 1553 Belfield Street</i>	<i>Pablo A. Cortez</i>	<i>09/86</i>
<i>Attachments-</i>		
<i>M. 1820 Ingersoll Street</i>	<i>Catherine Nwamaka Chimah</i>	<i>03/06</i>
<i>Attachments-</i>		
<i>N. 2417 N. 7th Street</i>	<i>Melvin L. Johnson</i>	<i>08/97</i>
<i>2419 N. 7th Street</i>	<i>“ “ “</i>	<i>08/97</i>
<i>Attachments-</i>		
<i>O. 994 N. 5th Street</i>	<i>John Idi</i>	<i>07/06</i>

This property was on the agenda March 28, 2017. He was to contact the person that was purchasing the property and find out their proposal. Attached is a permit for Zoning. He plans to build a Single Family Dwelling. The current owner was to attend the meeting today because he lives in New York.

Attachments-

<i>P. 2755 N. Reese Street</i>	<i>Augusto Giraldo</i>	<i>05/95</i>
<i>Attachments-</i>		
<i>Q. 304 Cecil B Moore Ave.</i>	<i>Heartwood Craftsman</i>	<i>09/86</i>
<i>Attachments-</i>		
<i>R. 5806 Master Street</i>	<i>Mary Frances Drake</i>	<i>03/14</i>
<i>Attachments-</i>		
<i>S. 3240 N. Lee Street</i>	<i>Carl Wilson</i>	<i>05/02</i>
<i>Attachments-</i>		
<i>T. 1622 N. Randolph Street</i> <i>1624 N. Randolph Street</i>	<i>Janice Parker a/k/a</i> <i>Najeeba Janice Hameen</i>	<i>11/99</i>
<i>Attachments-</i>		
<i>U. 2035 E. Sergeant Street</i>	<i>New Kensington CDC</i>	<i>09/89</i>
<i>Attachments-</i>		