

MEMORANDUM

City of Philadelphia
Date: August 14, 2018

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

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

**Subject: AGENDA FOR THE AUGUST 14, 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. *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. 2865 N. Darien Street	Domingo Florentino 2869 N. Darien Street Philadelphia, PA 19133	01/03
Proposal: Side yard	Owens: 2867 N. Darien Street	
B. 5416 Whitby Avenue	Isha Smart-Tholley 5418 Whitby Avenue Philadelphia, PA 43	06/11

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. 2602 N. Myrtlewood Street	Nina Williams 2604 N. Myrtlewood Street Philadelphia, PA 19132	06/15
B. 2820 N. Newkirk Street	Jessica Britt 2818 N. Newkirk Street Philadelphia, PA 19132	07/03
C. 3214 N. 5 th Street	Ana Mercedes Tollinchi 3216 N. 5 th Street Philadelphia, PA 19140	11/87
D. 3111 N. Hutchinson Street	Minnie Quick 3113 N. Hutchinson Street Philadelphia, PA 19133	3/83
E. 1908 N. Leithgow Street	Windelin Adorno 1906 N. Leithgow Street Philadelphia, PA 19122	4/87

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>
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<i>A. 2619 Cadwallader Street</i>	<i>Guillermo A Torrees</i>	<i>06/05</i>
<i>2621 Cadwallader Street</i>	<i>“ “ “</i>	<i>02/81</i>
<i>2623 Cadwallader Street</i>	<i>“ “ “</i>	<i>10/94</i>
<i>2625 Cadwallader Street</i>	<i>“ “ “</i>	<i>10/94</i>
<i>2627 Cadwallader Street</i>	<i>“ “ “</i>	<i>11/94</i>
<i>B. 5037 Upland Street</i>	<i>Kesanya Basarab</i>	<i>07/12</i>
<i>C. 708 N. 40th Street</i>	<i>Dianne Wadley-Smith</i>	<i>07/10</i>
<i>D. 301 N. 60th Street</i>	<i>Elizabeth Deloatch</i>	<i>02/01</i>
<i>E. 2437 N. Stanley Street</i>	<i>Melissa Barefield</i>	<i>08/83</i>
<i>F. 735 W. Huntingdon Street</i>	<i>Luz Kuilan</i>	<i>12/89</i>
<i>G. 3322 N. Orkney Street</i>	<i>Beatriz Delhoya</i>	<i>04/77</i>
<i>H. 2600 Myrtlewood Street</i>	<i>Nina Williams</i>	<i>06/15</i>
<i>I. 2462 N. Opal Street</i>	<i>Madeline Nixon</i>	<i>10/03</i>
<i>J. 864 N. Holly Street</i>	<i>Charles E. Hall, Jr.</i>	<i>04/82</i>
<i>K. 3051 N. Darien Street</i>	<i>Enit Morales</i>	<i>06/04</i>
<i>L. 2251 N. Palethorp Street</i>	<i>Mildred Hernandez</i>	<i>06/78</i>
<i>2253 N. Palethorp Street</i>	<i>“ “</i>	<i>06/82</i>
<i>M. 545 N. 63rd Street</i>	<i>Ashleigh Carby</i>	<i>07/93</i>

4. 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. 4100 Ludlow Street</i>	<i>Bernard Savage</i>	<i>02/80</i>

Title has change sold several times trying to get financing

Attachments-

<i>B. 3708 Haverford Avenue</i>	<i>West Development Partners</i>	<i>04/16</i>
<i>Attachments-</i>		
<i>C. 6051 Delancey Street</i>	<i>Anna Canty</i>	<i>09/87</i>
<i>This was transferred as a side yard</i>		
<i>Attachments-</i>		
<i>D. 2031 Master Street</i>	<i>Nina Bilysky and Jason Ristics</i>	<i>09/13</i>
<i>Attachments-</i>		
<i>E. 2066 E. Rush Street</i>	<i>Frank Mokshefsly</i>	<i>02/94</i>
<i>2068 E. Rush Street</i>	<i>“ “</i>	<i>08/91</i>
<i>2070 E. Rush Street</i>	<i>“ “</i>	<i>08/91</i>
<i>Title has changed several times</i>		
<i>Attachments-</i>		
<i>F. 1135 S. 58th Street a/k/a</i>	<i>Sudanese Society of Philadelphia</i>	<i>11/10</i>
<i>1135-37 S. Cobbs Creek Parkway</i>		
<i>Attachments-</i>		
<i>G. 2526 Amber Street</i>	<i>Basha Fidan</i>	<i>02/16</i>
<i>2528 Amber Street</i>	<i>“ “</i>	<i>02/16</i>
<i>Attachments-</i>		
<i>H. 2050 E. Susquehanna Avenue</i>	<i>Frozan Ehmedi</i>	<i>03/06</i>
<i>2052 E. Susquehanna Avenue</i>	<i>“ “</i>	<i>03/06</i>
<i>2054 E. Susquehanna Avenue</i>	<i>“ “</i>	<i>03/06</i>
<i>Attachments-</i>		
<i>I. 2801 Frankford Avenue</i>	<i>Community Women’s</i>	<i>06/87</i>
	<i>Education Program</i>	
<i>This was sold July 2018 for \$1,650,000.00</i>		
<i>Attachments-</i>		
<i>J. 2100 Carpenter Street</i>	<i>Audrey & Anthony Baylock</i>	<i>12/81</i>
<i>Attachments-</i>		

<i>K. 1807 N. 26th Street</i>	<i>Alicia Alford</i>	<i>12/96</i>
<i>This was a single-family dwelling</i>		
<i>Attachments-</i>		
<i>L. 2437 Federal Street</i>	<i>Lisa Wilson-Roberson</i>	<i>07/16</i>
<i>The applicant purchased for \$11,080.00. Was sold as side yard to property that she owned and rented out.</i>		
<i>Attachments-</i>		
<i>M. 440 S. 54th Street</i>	<i>Merel Silas Edmonds</i>	<i>03/03</i>
<i>This was a side yard</i>		
<i>Attachments-</i>		
<i>N. 1907 E. Huntingdon Street</i>	<i>Douglas & Eleanor Craig</i>	<i>07/01</i>
<i>This was a side yard. They purchased for \$1,000.00</i>		
<i>Attachments-</i>		
<i>O. 2062 E. Cambria Street</i>	<i>Stephie M. Klawiter</i>	<i>05/98</i>
<i>This was a side yard. Rosemarie is the Executrix of the Estate of above</i>		
<i>Attachments-</i>		
<i>P. 2215 Federal Street</i>	<i>Ollie Lee</i>	<i>05/94</i>
<i>This was a Single-Family Dwelling</i>		
<i>Attachments-</i>		
<i>Q. 2120 Ellsworth Street</i>	<i>Charlesetta Foyd</i>	<i>10/81</i>
<i>Attachments-</i>		
<i>R. 5331 Walnut Street</i>	<i>Clearence Woodlock</i>	<i>11/12</i>
<i>Attachments-</i>		
<i>S. 1718 Annin Street</i>	<i>Artem Khutoryansky</i>	<i>12/125</i>
<i>Attachments-</i>		

<i>T. 1847 S. Conestoga Street</i>	<i>PHDC</i>	<i>12/87</i>
<i>Attachments-</i>		
<i>U. 438 W. Bringham Street</i>	<i>Leroy Smith</i>	<i>03/87</i>
<i>Attachments-</i>		
<i>V. 1800 N. 26th Street</i>	<i>Learon Gifford</i>	<i>08/87</i>
<i>Attachments-</i>		
<i>W. 2231 N. Colorado Street</i>	<i>John Stancil, Jr.</i>	<i>02/87</i>
<i>Attachments-</i>		
<i>X. 2400 W. York Street</i>	<i>Judith M Golson</i>	<i>05/16</i>
<i>Y. 966 N. Leithgow Street</i>	<i>Linda Ann Farrell</i>	<i>08/01</i>
<i>Z. 2232 N. Chadwick Street</i>	<i>Darrell McQueen</i>	<i>1/89</i>
<i>Attachments-</i>		