

**MEMORANDUM**

**City of Philadelphia**

*Date: September 11, 2018*

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

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

**Subject: AGENDA FOR THE SEPTEMBER 11, 2018 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. Extension of Time**
- 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. 1755 W. Thompson Street	Gesu School c/o Bryan Carter 1700 W. Thompson Street Philadelphia, PA 19121	11/88
<i>Proposal: Garden for school</i>	<i>Owns: 1753 W. Thompson Street</i>	
<i>Attachments-</i>		
B. 5416 Whitby Avenue	IshaA Smart-Rholley 5418 Whitby Avenue Philadelphia, PA 19143	06/11
<i>Attachments-</i>		
C. 2865 N. Darien Street	Domingo Florentino 2869 N. Darien Street Philadelphia, PA 19133	01/03
	<i>Owns: 2867 N. Darien Street</i>	
D. 721 W. Cumberland Street	Elias A. Fuentes Matos 2510 N. Franklin Street Philadelphia, PA 19133	08/89
<i>Attachments-</i>		

**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. 4806 Merion Avenue	Pearl Bautista 4805 Merion Avenue Philadelphia, PA 19131	02/85

---

<i>B. 2902 N. Hancock Street</i>	<i>Irma Hunez 2900 N. Hancock Street Philadelphia, PA 19133</i>	<i>01/87</i>
----------------------------------	---	--------------

3. *Vacant Lots for Improvements as Urban Gardens(no title transfer presently intended)*

<u><i>Address</i></u>	<u><i>Name of Applicant</i></u>	<u><i>City Acquired</i></u>
<i>A. 2722 Cabot Street</i>	<i>Beulah Lawson</i>	<i>03/83</i>
<i>B. 6050 Callowhill Street</i>	<i>Preston Arnold</i>	<i>11/87</i>
<i>C. 2316-50 N. 11<sup>th</sup> Street</i>	<i>Phila. Urban Creators</i>	<i>06/98</i>
<i>D. 706 W. Lehigh Avenue</i>	<i>Walter Jenkins</i>	<i>07/88</i>
<i>E. 3900 Reno Street</i>	<i>Elaine Butler</i>	<i>10/88</i>

*Attachments-*

<u><i>4. Extension of Time</i></u>	<u><i>Name of Applicant</i></u>	<u><i>City Acquired</i></u>
<i>A. 1923 S. 6<sup>th</sup> Street</i>	<i>Vincent J. Delmastro</i>	<i>10/17</i>

*Attachments-*

<u><i>5. Philadelphia Land Bank</i></u>	<u><i>Name of Applicant</i></u>
<i>A. 2935-65 N. 2<sup>nd</sup> Street</i>	<i>HACE</i>

*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. 2618 W. Arizona Street	PHDC	
5649 Boyer Street	“	04/88
1344 W. Clearfield Street	“	04/88
2134 N. Corlies Street	“	04/88
2231 Cross Street	“	04/88
1422 W. Cumberland Street	“	04/88
2120 N. Darien Street	“	04/88
2135 N. Darien Street	“	04/88
2722 N. Darien Street	“	04/88
1916 W. Dauphin Street	“	04/88
2433 N. Dover Street	“	04/88
1431 S. Fallon Street	“	04/88
926 French Street	“	04/88
3109 N. Hutchinson Street	“	04/88
2126 N. Marston Street	“	04/88
2544 N Marston Street	“	04/88
3959 Ogden Street	“	04/88
94 E. Seymour Street	“	04/88
2567 N. Stanley Street	“	04/88
2706 W. Sterner Street	“	04/88
2747 W. Sterner Street	“	04/88
2942 N. Sydenham Street	“	04/88
2950 N. Sydenham Street	“	04/88
3904 Wyalusing Avenue	“	04/88
2562 N. 7 <sup>th</sup> Street	“	04/88
B. 2063 E. Letterly	Sergeant Street, LLC	07/16

*Attachments-*

---

<i>C. 2801 Frankford Street</i>	<i>Community Womans Education Program</i>	<i>06/87</i>
---------------------------------	---	--------------

*This was sold July 2016 for \$1,650,000.00*

*Attachments-*

<i>D. 1003 N. 40<sup>th</sup> Street</i>	<i>Michael Stokes</i>	<i>11/99</i>
--	-----------------------	--------------

*This was purchased as a side yard*

*Attachments-*

<i>E. 1005 N. 40<sup>th</sup> Street</i>	<i>Michael Stokes</i>	<i>06/99</i>
--	-----------------------	--------------

*Was transferred as a side yard*

*Attachments-*

<i>F. 4927 W. Thompson</i>	<i>Herbert Pennicott</i>	<i>04/97</i>
----------------------------	--------------------------	--------------

*This was purchased*

*Attachments-*

<i>G. 2702 Wharton Street</i>	<i>OTC Realty, LLC</i>	<i>04/17</i>
<i>2704 Wharton Street</i>	<i>“ “ “</i>	<i>04/17</i>

*Attachments-*

<i>H. 3721 Brandywine Street</i>	<i>Leroy Woods</i>	<i>03/84</i>
----------------------------------	--------------------	--------------

*This was recently condemned by PRA*

*Attachments-*

<i>I. 1334 Palethorp Street</i>	<i>Caroline Klein</i>	<i>04/82</i>
---------------------------------	-----------------------	--------------

*Attachments-*

---

<i>J. 2646 Martha Street</i>	<i>PAID</i>	<i>03/91</i>
<i>2648 Martha Street</i>	<i>“</i>	<i>03/91</i>
<i>2650 Martha Street</i>	<i>“</i>	<i>03/91</i>
<i>2652 Martha Street</i>	<i>“</i>	<i>03/91</i>
<i>2645 Collins Street</i>	<i>“</i>	<i>03/91</i>
<i>2647 Collins Street</i>	<i>“</i>	<i>03/91</i>

*Attachments-*

<i>K. 3613-3615 N. 8<sup>th</sup> Street</i> <i>And rear 3611 N. 8<sup>th</sup> Street</i>	<i>Lucy Aponte</i>	<i>09/14</i>
---	--------------------	--------------

*Attachments-*

<i>L. 1833 N. 19th Street</i>	<i>Ada Hinton</i>	<i>02/90</i>
-------------------------------	-------------------	--------------

*Title has changed several times**Attachments-*

<i>M. 3428 N 23<sup>rd</sup> Street</i>	<i>Nehemiah Community Redeveloping Center</i>	<i>07/99</i>
---	---	--------------

*Attachments-*

<i>N. 3036 N Warnock Street</i>	<i>Sylvester Cheatham</i>	<i>03/81</i>
---------------------------------	---------------------------	--------------

*This was transferred as a Single Family Dwelling**Attachments-*

<i>O. 1515 Brown Street</i>	<i>Francisville Associates</i>	<i>05/98</i>
-----------------------------	--------------------------------	--------------

*This was a side yard. Rosemarie is the Executrix of the Estate of above**Attachments-*

<i>P. 1823 N. 2<sup>nd</sup> Street</i>	<i>Perfect Touch Auto Repair &amp; Service</i>	<i>04/18</i>
---	--	--------------

*Attachments-*

