

MEMORANDUM

City of Philadelphia
Date: January 8, 2019

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

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

**Subject: AGENDA FOR THE JANUARY 8, 2019 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. Public Agency Lot Transfer**
- 4. Philadelphia Land Bank**
- 5. Extension of Time**
- 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. 4739 Upland Street	Aba Cheick Dembele 4741 Upland Street Philadelphia, PA 19143	02/09
B. 5416 Whitby Avenue	Isha Smart-Tholley 5418 Whitby Avenue Philadelphia, PA 19143	06/11

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>
A. 2715 N. Dover Street	Johnnie Stevens	10/79
B. 2111 N. Uber street 2113 N. Uber Street	John Warren “ “	06/85 06/85
C. 5320 Pentridge Street	Yvette Mark	05/85
D. 5531 Hadfield Street	Donna Hammond	12/05

<u>3. Public Agency Lot Transfer</u>	<u>Name of Applicant</u>	<u>City Acquired</u>
A. 3252 Germantown Avenue	PRA Gregory Heller 1234 Market Street Philadelphia, PA 19107	11/95

Attachments-

4. Properties being transferred from Philadelphia Land Bank

A. 5423-27 Lena Street

Attachments-

B. 1901-15 N. 33rd Street

Attachments-

<u>5. Extension of Time</u>	<u>Name of Applicant</u>	<u>Settled</u>
<i>A. 629 Porter Street</i>	<i>Dgunutraq Xhoxhi</i>	<i>05/18</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>
<i>A. 5741 Knox Street</i>	<i>Morgan & Ward Edeavors, LLC c/o Tim Smigelski</i>	<i>07/91</i>

Attachments-

<i>B. 3048 N. Leithgow Street</i>	<i>Vidalina Saldana</i>	<i>01/99</i>
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This was side yard

Attachments-

<i>C. 2122 E. Arizona Street</i>	<i>Cynthia Cathrine O'Brien</i>	<i>06/17</i>
<i>Mortgage balance \$12,750</i>		
<i>Attachments</i>		
<i>D. 2140 N. 5th Street</i>	<i>Alfredo Rosado & Milagros Rosado</i>	<i>06/81</i>
<i>This was transferred as a Single-Family Dwelling</i>		
<i>Attachments-</i>		
<i>E. 2029 N. Hope Street</i>	<i>NSCA</i>	<i>04/97</i>
<i>Their proposal was to build</i>		
<i>Attachments-</i>		
<i>F. 2123 E. Firth Street</i>	<i>Robin Semmelroth</i>	<i>07/07</i>
<i>This Was a side yard</i>		
<i>Attachments-</i>		
<i>G. 2638 Federal Street</i>	<i>Richard Andrews</i>	<i>05/00</i>
<i>This Was transferred as a side yard</i>		
<i>Attachments-</i>		
<i>H. 1557 E. Hewson Street</i>	<i>Joseph Murawski</i>	<i>10/01</i>
<i>This property was build in 2014</i>		
<i>Attachments-</i>		

P. 1411 N. Dover Street *PHDC* *06/86*

Attachments-

Q. 5628 Utah Street *Annette London* *06/78*

Attachments-

R. 1862 N. Bucknell Street *PHDC* *05/85*

Attachments-

Release request from Land Bank

- *608 Diamond Street*
- *3123 W. Arizona Street*
- *525 W. Glenwood Avenue*
- *1412 N. Myrtlewood Avenue*
- *1722 N. 3rd Street*
- *1810 W. Huntingdon Street*
- *2006 Woodstock Street*
- *2545 N. 7th Street*
- *3050 Redner Street*
- *3928 N. 13th Street*