

MEMORANDUM

City of Philadelphia

Date: March 1, 2019

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

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

**Subject: AGENDA FOR THE MARCH 12, 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. Urban Garden**
- 2. Public Agency Lot Transfer**
- 3. Philadelphia Land Bank**
- 4. Extension of Time**
- 5. Certificate of Completion**

1. 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. 1511 N. Myrtlewood Street	Alphonso Teagle	07/84

2. Public Agency Lot Transfer

<u>Address</u>	<u>Name of Applicant</u>	<u>City Acquired</u>
A. 637 N. 40 th Street	PRA	06/99
644-46 N. 40 th Street	Larry Padilla	02/72
718 N. 40 th Street	1234 Market Street	11/83
744 N. 40 th Street	Philadelphia, PA 19107	02/88
809 N. 40 th Street		06/05
827 N. 40 th Street		01/85
830 N. 40 th Street		
838 N. 40 th Street		04/82
843 N. 40 th Street		03/94
847 N. 40 th Street		10/93
849 N. 40 th Street		01/03
851 N. 40 th Street		08/89
865 N. 40 th Street		01/03
867 N. 40 th Street		08/00
822 Sloan Street		04/89

Attachments-

3. Properties being transferred from Philadelphia Land Bank

<u>Address</u>	<u>Name of Applicant</u>
A. 614 W. Allegheny Avenue (Side yard)	Jorge Gonzalez 616 W. Allegheny Avenue Philadelphia, PA

Attachments-

B. 1235 W. Cambria Street (Side yard)	Alice Veal 1233 W. Cambria Street Philadelphia, PA
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Attachments-

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- C. 2449 N. Marston Street**
(Side yard)
Attachments-
- Eddie Johnson**
2447 N. Marston Street
Philadelphia, PA
- D. 3247 Tampa Street**
(Side yard)
Attachments-
- Teresa Andino**
3249 Tampa Street
Philadelphia, PA
- E. 3411 N. 7th Street**
(Side yard)
Attachments-
- Marielys Comas**
3413 N. 07th Street
Philadelphia, PA
- F. 2518 N. Hope Street**
(Rear yard)
Attachments-
- Fausto E. Mora-Aguirre**
2509 N. Howard Street
Philadelphia, PA
- G. 2831 W. Harold Street**
(Side yard)
Attachments-
- Jannie Waddell**
2829 W. Harold Street
Philadelphia, PA
- H. 3133 Hurley Street**
(Side yard)
Attachments-
- Barbara Hill-Cassie**
3131 Hurley Street
Philadelphia, PA
- I. 2727 Waterloo Street**
(Side yard)
Attachments-
- Dorca Rodriguez**
2732 N. Howard Street
Philadelphia, PA
- J. 805 N. 40th Street**
(Affordable Housing)
Attachments-
- Philadelphia Redevelopment Authority**
1234 Market Street, 16th Fl.
Philadelphia, PA

**K. 818 N. 40th Street
(Affordable Housing)**

**Philadelphia Redevelopment Authority
1234 Market Street, 16th Fl.
Philadelphia, PA**

Attachments-

4. Extension of Time

<u>Address</u>	<u>Applicant</u>	<u>Settled</u>
A. 2147 Federal Street	JBS Renovations, LLC	02/13
2723 Oakford Street	" " "	02/13
2727 Oakford Street	" " "	02/13

5. 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. 2728 W. Master Street	Willie J. Miller, Jr.	06/10

Attachments-

B. 1922 E. Oakdale Street	PHB Investments, LLC	08/16
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Attachments-

C. 730 Daly Street	ATL Development Corp.	06/16
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Attachments-

D. 5621 Beaumont Street	Joseph Bryant	01/95
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Attachments-

<i>E. 2449 N. Marston Street</i>	<i>PHDC</i>	<i>09/94</i>
<i>2518 N. Hope Street</i>	<i>PHDC</i>	<i>11/88</i>
<i>request from Land Bank</i>		
<i>Attachments-</i>		
<i>F. 522 W. Susquehanna Avenue</i>	<i>John Lutz</i>	<i>12/00</i>
<i>Attachments-</i>		
<i>G. 2346 Fawn Street</i>	<i>Mart Evans</i>	<i>12/85</i>
<i>This was a Single Family Dwelling</i>		
<i>Attachments-</i>		
<i>H. 2831 Coral Street</i>	<i>Matthew McLaughlin</i>	<i>06/79</i>
<i>Attachments-</i>		
<i>I. 2638 Agate Street</i>	<i>Carlton Robert Williams & Dorothy</i>	<i>04/82</i>
<i>2640 Agate Street</i>	<i>" " " " "</i>	<i>09/82</i>
<i>Attachments-</i>		
<i>J. 2725 W. Stiles Street</i>	<i>Maggie Fox</i>	<i>10/82</i>
<i>Attachments-</i>		