

MEMORANDUM

City of Philadelphia
Date: March 29, 2019

To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE

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

**Subject: AGENDA FOR THE APRIL 9, 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**
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- 1. Residential Side/Rear yard**
 - 2. Urban Garden**
 - 3. Subordination Agreement**
 - 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 of Applicant</u>	<u>City Acquired</u>
A. 2711 N. Hope Street	Paula Olivo 2709 N. Hope Street Philadelphia, PA	03/02

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. 1511 N. Myrtlewood Street	Alphonso Teagle	07/84
B. 1301 W. Auburn Street	Denise Armstrong	12/90
1307 W. Auburn Street	" "	05/87
1309 W. Auburn Street	" "	06/83
533 N. Conestoga Street	Memorial Garden – Children’s	10/86
541 N. Conestoga Street	" " "	03/86
543 N. Conestoga Street	" " "	04/85
534-36 N. 54 th Street	Memorial Garden Front	10/87
538-40 N. 54 th Street	" " "	08/86
546 N. 54 th Street	" " "	06/82
550 N. 54 th Street	" " "	06/82
4112 W. Stiles Street	FAPC micro-farm	04/79
4114 W. Stiles Street	" " "	02/84
4116 W. Stiles Street	" " "	02/84
4120 W. Stiles Street	" " "	05/87
4122 W. Stiles Street	" " "	05/82
4124 W. Stiles Street	" " "	05/85
4126 W. Stiles Street	" " "	02/87
4128 W. Stiles Street	" " "	09/85
4151 W. Girard Avenue	Girarden Community Garden	09/11
4153 W. Girard Avenue	" " "	02/88

C. 1666 Kinsey Street	CAMEC Corp.	04/85
1670-86 Kinsey Street	" "	06/76
D. 5528 W. Oxford Street	Hestonville, CDC	09/98
1617 S. Conestoga Street	" "	05/87
1668 N. 55th Street	" "	12/99
5417 Hunter Street	" "	12/87

3. Subordination Agreement

<u>Address</u>	<u>Applicant</u>	<u>Settled</u>
A. 1723 N. Howard	Hector Vincenty, Jr.	01/16
a/k/a 1724 N. Hope Street		
And 1725-27 N. Howard Street		
a/k/a 1726 -28 N. Hope Street		
Attachments-		

4. Properties being transferred from Philadelphia Land Bank

<u>Address</u>	<u>Game of Applicant</u>
A. 1907 E. Sterner Street	Justin Santiago
(Side yard)	1907 E. Silver Street
	Philadelphia, PA
Attachments-	
B. 2212, 2214 Fernon Street	LPMG Management Co.
	1621 McKean Street, 2nd Fl.
	Philadelphia, PA 19145
Attachments-	
C. 1722 N. 3rd Street	Maria E. Laboy
	1724 N. 3rd Street
	Philadelphia, PA
Attachments-	

<i>C. 1829-41 E. Huntingdon Street</i>	<i>Bess Manufacturing Co.</i>	<i>07/00</i>
<i>Attachments-</i>		
<i>D. 2013 E. Firth Street</i>	<i>Mark & Kathleen Katzin</i>	<i>02/82</i>
<i>This request is for financing. It was acquired at Sheriff Sale 06/07</i>		
<i>Attachments-</i>		
<i>E. 6073 Wister Street</i>	<i>Ocie Vance</i>	<i>06/93</i>
<i>Attachments-</i>		
<i>F. 2308 Collins Street</i>	<i>Diane Flanagan</i>	<i>09/13</i>
<i>There was a mortgage against property</i>		
<i>Attachments-</i>		
<i>G. 1233 S. 27th Street</i>	<i>2632 Federal, LLC</i>	<i>06/15</i>
<i>Attachments-</i>		
<i>H. 522 W. Susquehanna Avenue</i>	<i>Thomas Moody</i>	<i>12/00</i>
<i>Attachments-</i>		
<i>I. 1914 E. Harold Street</i>	<i>Joseph Timbach</i>	<i>03/96</i>
<i>1916 E. Harold Street</i>	<i>" "</i>	<i>03/96</i>
<i>1918 E. Harold Street</i>	<i>" "</i>	<i>03/96</i>
<i>Attachments-</i>		
<i>J. 1676 Meadow Street (rear)</i>	<i>William & Lettie Clark</i>	<i>07/82</i>
<i>Attachments-</i>		
<i>K. 2001 E. Cumberland Street</i>	<i>Quan T. Mack</i>	<i>12/07</i>
<i>He Purchased for \$15,000.00</i>		
<i>Attachments-</i>		

<i>L. 220 W. Sergeant Street</i>	<i>Bianca Burgos</i>	<i>04/12</i>
<i>This was a side yard to her property</i>		
<i>Attachments-</i>		
<i>M. 2026 N. 4th Street</i>	<i>Herminia Morena</i>	<i>01/94</i>
<i>Attachments-</i>		
<i>N. 1906 Orthodox Street</i>	<i>Ira H. Whittle</i>	<i>03/04</i>
<i>This was a Side yard</i>		
<i>Attachments-</i>		
<i>O. 1727 French Street</i>	<i>Peggy Mims</i>	<i>08/87</i>
<i>Attachments-</i>		
<i>P. 1028 S. 18th Street</i>	<i>PHDC</i>	<i>02/91</i>
<i>Attachments-</i>		
<i>Q. 936 N. Hancock Street (rear)</i>	<i>Timothy L. Martin</i>	<i>02/00</i>
<i>Attachments-</i>		
<i>R. 2534 Orkney Street</i>	<i>Samuel Hernandez</i>	<i>10/06</i>
<i>This was a rear yard</i>		
<i>Attachments-</i>		
<i>S. 2264 N. Leithgow Street</i>	<i>Irene Gonzalez</i>	<i>08/01</i>
<i>This was a rear yard</i>		
<i>Attachments-</i>		
<i>T. 619 Hoffman Street</i>	<i>Jesse & Jean Ryales</i>	<i>10/79</i>
<i>This was a side yard</i>		
<i>Attachments-</i>		

U. 1826 Federal Street ***David & Camille Jennings*** ***02/79***

This was a Single Family Dwelling

Attachments-

V. 1928 N. 3rd Street ***Victor Bembischew*** ***01/86***
Jacqueline Colon

This was a Single Family Dwelling

Attachments-

W. 4918 Saybrook Avenue ***John Calhoun*** ***08/89***

Attachments-

X. 1906 N. 4th Street ***Gloria Rivera*** ***08/07***

This was a side yard

Attachments-