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**MEMORANDUM***City of Philadelphia**Date: March 25, 2014***To: MEMBERS OF THE VACANT PROPERTY REVIEW COMMITTEE****From: Susie D. Gorman** – Chairwoman – Vacant Property Review Committee**Subject: AGENDA FOR THE APRIL 8, 2014 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-Section II*
  - A. *Vacant Lot Programs*
  - B. *Non-Profit Transfer*
4. *Administrative Business and Informational Items -- Section V*
  - A. *Certificates of Completion*

**1. Residential Lots for Transfer to Adjacent/Abutting Property Owners or Developers for Fair Market Value** (established by independent appraisal) after proper public disclosure, subject to the terms and provisions of Chapter 16-400:

<u>Address</u>	<u>Size/Type</u>	<u>Assessment</u>	<u>City Acquired</u>
2301-07 Ridge Avenue	76.41 x 40.50	16800	10/13

**Applicant: Harold McCoy**  
**2323 Ridge Avenue**  
**Philadelphia, pa 19121**

**Owens: 2309, 2311, 2313, & 2315 Ridge Avenue**

**This was approved at the VPRC meeting February 11, 2014 for FMV but applicant was asked to return so the whole committee could hear the matter.**

2039 W. Susquehanna Avenue	15.25 x 62.00	3700	07/89
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**Applicant: Judith Robinson**  
**2112 N. Woodstock Street**  
**Philadelphia, Pa 19121**

**Proposal: Develop a mixed use property**

**Attachment-A**

234 N. Salford Street	15.75 x 52.81	3200	09/88
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**Applicant: Clear Prime Investments, Inc.**  
**c/o Ismeal Shahid**  
**31 Rhodes Avenue**  
**Collingsdale, Pa 19023**

**Proposal: Side yard**

**owns; 230-32 N. Salford Street**

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<u>Address</u>	<u>Size/Type</u>	<u>Assessment</u>	<u>City Acquired</u>
2308-24 E. Tucker Street	121.66 x 593.44	8000	06/01

**Applicant: Yaniv Radmi**  
**5011 Walnut Street**  
**Philadelphia, Pa 19139**

**Proposal: Build 7 single family dwelling**

1332 S. Bouvier Street	14.00 x 50.00	8600	04/85
1336 S. Bouvier Street	15.00 x 50.00	9200	06/87
1341 S. Bouvier Street	13.75 x 50.00	8500	05/81
1343 S. Bouvier Street	13.75 x 50.00	8500	05/81
1345 S. Bouvier Street	13.75 x 50.00	8500	05/81
1346 S. Bouvier Street	13.75x 50.00	8500	
1347 S. Bouvier Street	13.75 x 50.00	8500	12/75
1349 S. Bouvier Street	13.75 x 50.00	8500	10/84
1353 S. Bouvier Street	13.75 x 50.00	8500	08/83
1355 S. Bouvier Street	14.00 x 50.00	8600	12/81
1356 S. Bouvier Street	18.00 x 50.00	11100	12/72
1339 S. 18 <sup>th</sup> Street	16.67 x 67.00	13200	04/84

**Applicant: Skyline Development, LP**  
**c/o Jesse Fuchs Simon**  
**1236 Reed Street**  
**Philadelphia, Pa 19147**

**Attachment-B**

2400 W. York street	14.41 x 64.16	3100	07/62
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**Applicant: Judith Golson**  
**576 Foxglove Lane**  
**Wynnewood, Pa 19096**

**Proposal: Play area**      **Owns: 2402, 2412, 2414 & 2416-20 W. York St.**

**Attachment-C**

<u>Address</u>	<u>Size/Type</u>	<u>Assessment</u>	<u>City Acquired</u>
<i>1221 W. Atlantic St.</i>	<i>16.46 x 40.00</i>	<i>2100</i>	<i>12/85</i>
<i>Applicant: Siobhan Wright 5246 Osage Avenue Philadelphia, Pa 19143</i>			
<i>Proposal: Side yard</i>	<i>owns: 1223 W. Atlantic Street</i>		
<i>3337 W. Clearfield Street</i>	<i>13.00 x 59.32</i>	<i>4100</i>	<i>09/88</i>
<i>Applicant: Rosalie Cooper 3106 Spangler Street Philadelphia, Pa 19132</i>			
<i>Proposal: maintain keep clean</i>			

**2. Residential Lots For Transfer and Improvements as Side/Rear Yard Areas**  
*(recommended for transfer at “no consideration”):*

<b><u>Address</u></b>	<b><u>Name and Address of Applicant</u></b>	<b><u>City Acquired</u></b>
<b><i>3058 N. Darien Street</i></b>	<b><i>Rosaida Mateo 3057 N. 9<sup>th</sup> Street Philadelphia, Pa 19133</i></b>	<b><i>12/81</i></b>
<b><i>700 E. Ontario Street</i></b>	<b><i>Mary Alicea 702 E. Ontario Street Philadelphia, Pa 19134</i></b>	<b><i>12/81</i></b>
<b><i>1310 N. Marston Street</i></b>	<b><i>Robert Lawrence 1312 N. Marston Street Philadelphia, Pa 19121</i></b>	<b><i>05/82</i></b>
<b><i>2653 N. Orianna Street</i></b>	<b><i>Valentina Ramirez 2646 N. 3<sup>rd</sup> Street Philadelphia, Pa 19133</i></b>	<b><i>11/85</i></b>
<b><i>The adjacent owner was notified</i></b>		
<b><i>5654 Montrose Street</i></b>	<b><i>Hector Velasquez 5656 Montrose Street Philadelphia, Pa 19143</i></b>	<b><i>4/05</i></b>
<b><i>1142 S. 54<sup>th</sup> Street</i></b>	<b><i>Kevin Moore 1140 S. 54<sup>th</sup> Street Philadelphia, Pa 19143</i></b>	<b><i>12/95</i></b>
<b><i>2444 N. Myrtlewood Street</i></b>	<b><i>Anthony Moy 2442 N. Myrtlewood Street Philadelphia, Pa 19132</i></b>	<b><i>01/92</i></b>

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### **3. Lots for Transfer and Development by Non-Profit Corporations**

#### **Address**

***1704 Ingersoll Street***  
***1728 Ingersoll Street***  
***1306 N. 18<sup>th</sup> Street***  
***1308 N. 18<sup>th</sup> Street***  
***1321 N. 18<sup>th</sup> Street***  
***1323 N. 18<sup>th</sup> Street***  
***1220 N. 15<sup>th</sup> Street***  
***1222 N. 15<sup>th</sup> Street***  
***1224 N. 15<sup>th</sup> Street***

***Applicant: Philadelphia Housing***  
***Development Corporation***  
***c/o Michael Koonce***  
***1234 Market Street 17<sup>th</sup> Floor***  
***Philadelphia, Pa 19107***

**1318 N. 23<sup>rd</sup> Street (PP)**  
**1329 N. 23<sup>rd</sup> Street**  
**1428 N. 23<sup>rd</sup> Street (PP)**  
**1434 N. 23<sup>rd</sup> Street**  
**1300 N. 24<sup>th</sup> Street**  
**1302 N. 24<sup>th</sup> Street**  
**1529 N. Beechwood Street**  
**2423 Bolton Street (PP)**  
**2302 Harlan Street**  
**2327 Harlan Street**  
**2339 Harlan Street**  
**2340 Harlan Street**  
**2409 Harlan Street**  
**2412 Harlan Street**  
**2419 Harlan Street**  
**2432 Harlan Street**  
**2206 Ingersoll Street (PP)**  
**2208 Ingersoll Street (PP)**  
**2215 Ingersoll Street**  
**2220 Ingersoll Street**  
**2227 Ingersoll Street**  
**2228 Ingersoll Street**  
**2253 Ingersoll Street**

**2407 Ingersoll Street**  
**2414 Ingersoll Street**  
**2425 Ingersoll Street**  
**2443 Ingersoll Street**  
**2449 Ingersoll Street**  
**2452 Ingersoll Street**  
**2455 Ingersoll Street**  
**2013 Jefferson Street**  
**2015 Jefferson Street**  
**2016 Jefferson Street**  
**2017 Jefferson Street**  
**2018 Jefferson Street**  
**2202 Jefferson Street**  
**2230 Jefferson Street**  
**1517 N. Lambert Street**  
**1538 N. Lambert Street**  
**1542 N. Lambert Street**  
**1546 N. Lambert Street**  
**2026 Master Street**  
**2041 Master Street (PP)**  
**2043 Master Street**  
**2046 Master Street**  
**2112 Master Street**

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**Address**

<b>2117 Master Street</b>	<b>2041 Redner Street</b>
<b>2140 Master Street</b>	<b>2043 Redner Street</b>
<b>2240 Master Street</b>	<b>2045 Redner Street</b>
<b>2301 Master Street</b>	<b>2047 Redner Street</b>
<b>2303 Master Street</b>	<b>2051 Redner Street</b>
<b>2307-11 Master Street</b>	<b>2055 Redner Street</b>
<b>2313 Master Street</b>	<b>2409 Redner Street (PP)</b>
<b>2315 Master Street</b>	<b>2432 Redner Street (PP)</b>
<b>2317 Master Street</b>	<b>2033 Ridge Avenue</b>
<b>2335 Master Street</b>	<b>2035 Ridge Avenue</b>
<b>2424 Master Street</b>	<b>2038 Ridge Avenue</b>
<b>2426 Master Street</b>	<b>2041 Ridge Avenue</b>
<b>2440 Master Street</b>	<b>2043 Ridge Avenue</b>
<b>2434 Nassau Street</b>	<b>2045 Ridge Avenue</b>
<b>2452 Nassau Street</b>	<b>2046 Ridge Avenue</b>
<b>2050 W. Oxford Street</b>	<b>2047-49 Ridge Avenue</b>
<b>2229 W. Oxford Street (PP)</b>	<b>2067 Ridge Avenue</b>
<b>2343 W. Oxford Street</b>	<b>2069 Ridge Avenue</b>
<b>2411 W. Oxford Street</b>	<b>2071 Ridge Avenue</b>
<b>2417 W. Oxford Street (PP)</b>	<b>2073 Ridge Avenue</b>
<b>2005 Redner Street</b>	<b>2077 Ridge Avenue</b>
<b>2009 Redner Street</b>	<b>2104 Ridge Avenue</b>
<b>2011 Redner Street</b>	<b>2106 Ridge Avenue</b>
<b>2015 Redner Street</b>	<b>2126 Ridge Avenue</b>
<b>2025 Redner Street</b>	<b>2205 Seybert Street (PP)</b>
<b>2031 Redner Street</b>	<b>2207 Seybert Street (PP)</b>
<b>2033 Redner Street</b>	<b>2227 Seybert Street</b>
<b>2035 Redner Street</b>	<b>2232 Seybert Street</b>
<b>2037 Redner Street</b>	<b>2414 Seybert Street</b>
<b>2039 Redner Street</b>	<b>2435 Seybert Street</b>

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**Address**

**2449 Seybert Street  
2025 Sharswood Street  
2312 Sharswood Street  
2313 Sharswood Street  
2315 Sharswood Street  
2333 Sharswood Street  
2335 Sharswood Street  
2324 Stewart Street  
2419 Stewart Street  
2420 Stewart Street  
2422 Stewart Street  
2427 Stewart Street  
2430 Stewart Street  
2432 Stewart Street  
2434 Stewart Street  
2443 Stewart Street  
2447 Stewart Street**

**Applicant: PHA**

**c/o Michael Johns  
3100 Penrose Ferry Rd.  
Philadelphia, Pa 19145  
Must verify City ownership for  
the one (PP).**

**2201 W. Thompson Street  
2301 W. Thompson Street (PP)  
2405 W. Thompson Street  
1512 N. Woodstock Street  
1536 N. Woodstock Street**

**2721-77 Ruth Street**

**Applicant: New Kensington  
c/o Sandy Salzman  
2515 Frankford Avenue  
Philadelphia, Pa 19125**



**4. Vacant Lots For Improvements As Urban Gardens (no title transfer presently intended)**

<u>Address</u>	<u>Name of Applicant</u>	<u>City Acquired</u>
1309 N. Myrtlewood Street	Timothy K. Thornton	01/84
5425-65r Upland way	Friends of Triangle Park	10/79
7101-09 Stenton Avenue	West oak lane Charter School c/o Barbara McNeil	02/76
4671-73 Paul Street	Frankford Community Dev. Corp. c/o Kimberly Washington, Esq.	02/09
2816 N. Orkney Street	Angel Juabe	05/82
2211 N. 21 <sup>st</sup> Street	Nelson Jones	04/85

**5. Request for Extension of Time for Completion Of Rehabilitation**

*Chapter 16-400 of the Philadelphia Code requires that rehabilitation and/or improvement of property be completed within one year from the date of the Deed from the Redevelopment Authority to a Grantee. It further allows that 6 month extensions be granted by the Committee if requested in writing and substantiated by any Grantee in a satisfactory manner.*

<u>Address</u>	<u>Grantee</u>	<u>Date Settled</u>
1420 S. 19 <sup>th</sup> Street	Felton Hayman	04/13

## 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>
1307 N. 6 <sup>th</sup> Street	Shimon Levy	08/10/2012

*The applicant purchase the lot for \$22,000.00*

### *Attachments-D*

1312 S. Bouvier Street	James Claiborne	03/20/2013
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### *Attachment-E*

2130 E. Susquehanna Ave.	New Kensington CDC	10/08/2010
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### *Attachment- F*

150 Norris Street	Jose Cruz	04/92
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*The applicants requesting that the restriction is lifted. He's not planning to sell*

### *Attachment-G*

*1810, 1812, 1814, 1816, 1820, 1822, 1824 and 1828 W. Susquehanna Avenue  
2126, 2132-34 N. Gratz Street, 2135 N. Gratz Street, 2139-41 N. Gratz Street,  
2122 N. Gratz Street, 2125 N. Gratz Street, 2161 N. 19<sup>th</sup> Street.*

*Gratz Commons Limited Partnership 12/20/91*

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<u><i>Address</i></u>	<u><i>Grantee</i></u>	<u><i>Settled</i></u>
<i>1602 Latona Street</i>	<i>PHDC</i>	
<i>Attachment-H</i>		
<i>1737 Diamond Street</i>	<i>Advocate Community Dev. Corp.</i>	
<i>1741 Diamond Street</i>	<i>Advocate Community Dev. Corp.</i>	
<i>Attachments-I</i>		
<i>1605 S. Sixth Street</i>	<i>Jose Filipe</i>	<i>05/21/2009</i>
<i>Attachments-J</i>		
<i>243 Jefferson Street</i>	<i>Secundino Rosario, Jr.</i>	<i>11/05/1984</i>
<i>Attachments-K</i>		