



Real Estate Committee

CITY OF MOUNT VERNON

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2017 JUN -9 P 12:59

COMMITTEE MEMBERS

Roberta L. Apuzzo
City Council President

U. Nkechi Nwachukwu
Secretary

Maureen Walker, CPA
Comptroller

REAL ESTATE COMMITTEE MINUTES

for Regular Meeting held on

April 28, 2017

Stephanie G. Vanderpool
Commissioner of
Assessment and Taxation

A regular meeting of the Real Estate Committee was held on April 28, 2017 and began at 10:15am in the Memorial Room, City Hall.

Present

Maureen Walker, Comptroller
Stephanie G. Vanderpool, Assessor
Roberta L. Apuzzo, City Council President

Marcus A. Griffith, City Councilman (immediate past Chairman)
Nkechi Nwachukwu, Legislative Assistant/Secretary

Correspondence

- a) Correspondence from Judy Williams of the Mount Vernon Arts Council dated 3/31/17
re: **119 S. 4th Ave** – Block 3110, Lot 35

The Committee reviewed and discussed the above correspondence wherein the Mount Vernon Arts Council expressed interest in using the property—which it called “the old Doug E Fresh building”—to promote the arts throughout the City. In its letter, the Arts Council stated that a contractor visited the site and viewed the exterior, but they are working with the Comptroller’s office to gain access to the inside in order to develop true cost estimates. The Arts Council indicated its vision is to make Mount Vernon a destination point for the arts. The Committee noted that the Cable Television Advisory Board is also considering the property for a public access TV studio.

- b) Correspondence from Real Estate Committee to Board of Estimate & Contract dated 4/17/17
re: **In-Rem Matters**

The Committee reviewed and discussed the above correspondence regarding retaining outside counsel to handle the City’s In-Rem matters.

- c) Correspondence from Corporation Counsel to City Council President dated 4/18/17
re: **Outside Counsel for In-Rem Proceedings**

The Committee reviewed and discussed the above correspondence. It was noted that resolution #21 from the 9/20/16 Board of Estimate & Contract agenda (authorizing Ingrid Albert, Esq. to be retained for In-Rem matters) was held. The Committee indicated that it would seek to have the resolution placed back on the Board of Estimate & Contract agenda for further consideration.

Guests

- a) **Charles Hinds & Andrea Haye**
Charles Ruttenberg Realty, Inc.
Topic: **147 S. 4th Ave** – Block 3110, Lot 1

Charles Hinds and Andrea Haye appeared before the Committee and stated that Andrea Haye is the owner of 145 S.

ADOPTED DN 6/2/17

4th Avenue, which abuts the City-owned property located at **147 S. 4th Ave.** Ms. Haye is interested in purchasing 147 S. 4th Avenue and would like to view the property before submitting an offer. The Comptroller advised Ms. Haye to contact the Finance Department to arrange a tour of the property.

b) **Derrick A. Riullano**

Topics: **16 Glen Ave** – Block 1143, Lot 3
32 N. High St – Block 1072, Lot 5
41 S. 4th Ave – Block 3124, Lot 14
50 N. High St – Block 1072, Lot 30
106 Hillside Ave – Block 4032, Lot 7
328 S. 1st Ave – Block 3120, Lot 10
331 S. 2nd Ave – Block 3120, Lot 35
454 S. 1st Ave – Block 3119, Lot 19

Derrick A. Riullano appeared before the Committee to submit a portfolio of his previous renovation projects. His firm seeks to purchase, renovate and sell properties in the City of Mount Vernon. The Comptroller advised Mr. Riullano that the **41 S. 4th Avenue** property is owned by Westchester County, not the City of Mount Vernon. She further advised that on 8/16/16, the Board of Estimate & Contract authorized the sale of **454 S. 1st Avenue** to a different purchaser. The Committee will check the closing status of the 454 S. 1st Avenue property. The Comptroller further advised that the City will not be able to convey the remaining properties until the redemption period expires in Fall 2017.

Property Closing Status

- a) **52 Mersereau Ave** – Block 2088, Lot 22
The Secretary reported that on 4/26/17, the City Council overrode the Mayor's veto to convey the above property.
- b) **239 S. 5th Ave** – Block 3089, Lot 33
The Secretary reported that on 4/26/17, the City Council overrode the Mayor's veto to convey the above property.
- c) **114 & 120 Stevens Ave** – Block 1082, Lots 3 & 4
The Secretary reported that on 4/26/17, the City Council overrode the Mayor's veto to convey the above property. The Secretary also noted that legislation will be needed to correct a clerical error that identifies the property as 114 & 116 Stevens Avenue, instead of 114 & 120 Stevens Avenue.

Properties Discussed

- a) **156 S. 14th Ave** – Block 3011, Lots 1 & 3
The Comptroller reported that this property was redeemed by the homeowner; however, title records still show it as City-owned. The Committee will contact the Law Department to rectify the issue.
- b) **127 Dell Ave** – Block 2070, Lot 29
The Comptroller reported that this property was redeemed by the homeowner; however, title records still show it as City-owned. The Committee will contact the Law Department to rectify the issue.
- c) **204 S. 5th Ave** – Block 3084, Lot 4
The Committee reviewed outstanding offer(s).
- d) **224 N. 7th Ave** – Block 1105, Lot 5
This item was tabled.

Documents/Materials Submitted at Meeting

The following documents were submitted to the Real Estate Committee during the 12/16/16 Committee meeting:

- 1) Portfolio of renovation projects done by SWNYC Urban Renewal, LLC (submitted by Derrick Riullano).

Adjournment

Motion to adjourn was made by the Assessor and seconded by the Comptroller. The motion was carried and the meeting adjourned at 10:50am.

Respectfully submitted,



U. Nkechi Nwachukwu
Secretary