



Real Estate Committee

CITY OF MOUNT VERNON

ONE ROOSEVELT SQUARE

MOUNT VERNON, NY 10550

(914) 840-4024 PHONE

COMMITTEE MEMBERS

Marcus A. Griffith – Chair
City Council President

U. Nkechi Nwachukwu
Secretary

Maureen Walker, CPA
Comptroller

Stephanie G. Vanderpool
Commissioner of
Assessment and Taxation

REAL ESTATE COMMITTEE MINUTES

for Regular Meeting held on

July 27, 2016

A regular meeting of the Real Estate Committee was held on July 27, 2016 and began at 9:50am in the Memorial Room, City Hall.

Present:

Stephanie G. Vanderpool, Assessor
Marcus A. Griffith, City Council President

Absent

Maureen Walker, Comptroller

Nkechi Nwachukwu, Legislative Assistant/Secretary

Minutes

Motion to adopt the minutes of the 3/25/16, 4/8/16, 4/29/16 and 6/10/16 Real Estate Committee meetings was made by the Assessor and seconded by the Council President.

Vote:

Comptroller: Absent
Assessor: Yea
Council President: Yea

The motion was carried.

Guests

a) **L. Geoff Munroe**

Chair, Mount Vernon Cable Television Advisory Committee

Topic: **Prospective Studio Space for the PEG System**

The Secretary distributed to Committee members email correspondence that was submitted by Geoff Munroe on 7/26/16. The purpose of the correspondence was to communicate the need and space requirements for City-owned property to serve as potential studio space for the Public, Educational, and Governmental ("PEG") Access TV system. (A copy of the correspondence is attached to these minutes.)

Mr. Munroe appeared before the Committee to answer technical questions. He also discussed specifics regarding width and height requirements; the need for production, instructional and administrative space; and the need for large spaces with few to no obstructions in the line of sight.

The Council President noted that the Old Firehouse on 6th Avenue may be a suitable location and recommended that a site visit be done to view the property. In addition, the Council President indicated that the Real Estate Committee would forward Mr. Munroe's correspondence to the Planning Board. He also advised Mr. Munroe to contact the Planning Board directly and possibly appear at one of the Planning Board's work sessions.

Property Closing Update

Prior to the meeting, the Law Department submitted documentation to the Secretary reporting the following:

- a) **777 N. MacQuesten Pkwy, Unit 309** – Block 1012, Lot 6.309 (Closed on 6/23/16)
- b) **55 W. 5th Street** – Block 3064, Lot 25 (Closed on 6/17/16)

ADOPTED ON 10/21/16

- c) **13 Washington Blvd** – Block 3100, Lot 29 (Closed on 6/17/16)
- d) **135 N. High Street** – Block 1076, Lot 30 (Closed on 6/14/16)
- e) **46 Mount Vernon Ave** – Block 1066, Lot 1 (Closed on 6/9/16)
- f) **434 S. Columbus Ave** – Block 4068, Lot 13 (Closed on 6/9/16)
- g) **515 S. 8th Ave** – Block 3062, Lot 32 (Closed on 7/8/16)
- h) **440 S. Columbus Ave** – Block 4068, Lot 15 (Closed on 7/8/16)
- i) **152 S. 13th Ave** – Block 3014, Lot 20 (Closed on 7/14/16)
- j) **116 S. 4th Ave** – Block 3088, Lot 7 (Closed on 6/10/16)
- k) **460 S. 2nd** – Block 3116, Lot 13 (Closed on 7/25/16)

Other Properties Discussed

515 S. 8th Ave – Block 3062, Lot 32

The Committee discussed the 6/24/16 correspondence from attorney Bleakley Platt & Schmidt, LLP requesting a \$25,000 deposit refund for their client, Brendan Ahern. The Committee indicated it would request an update from the Comptroller regarding this matter.

0 S. 2nd Ave – Block 3116, Lot 14

Motion was made by the Assessor and seconded by the Council President to approve Monique Johnson's offer to purchase the **0 S. 2nd Avenue** property for \$750.

Vote:

Comptroller:	Absent
Council President:	Yea
Assessor:	Yea

The motion was carried.

204 S. 5th Ave – Block 3084, Lot 4

The Committee reviewed the outstanding offers for this property.

20 Beechwood Ave – Block 4009, Lot 13

The Committee asked the Secretary to send a letter via certified mail to the abutting landowner to see whether he is still interested in purchasing the property.

111 E. 3rd Street – Block 3158, Lot 16

The Committee reviewed the outstanding offers for this property. The Assessor reported the appraisal results.

The Committee also reviewed and discussed the plans and the Zoning Board of Appeals approvals regarding Oneness Rehoboth Apostolic Church's Application for Use and Area Variances to construct a church with an associated parking lot at **131-141 E. 3rd Street** (Block 3159, Lot 22).

Comments/Open Floor

925 Capital's proposal to purchase tax liens

John Boykin appeared before the Committee as the authorized representative of 925 Capital. He explained that the company purchases tax liens and holds properties in trust, thus creating a system that allows municipalities to generate revenue immediately, rather than wait for delays that may occur with the auction closing process. However, after reviewing the Committee's agenda, Mr. Boykin remarked that he was shocked to see how many auction closings had already occurred. He commented that this may be due to the City outsourcing closings to outside counsel. He suggested that the City also outsource auctions so that the City can possibly have 3 to 4 auctions a year.

Mr. Boykin said 925 Capital also does renovations and has a number of projects in Manhattan, Queens, Brooklyn, and the Bronx.

The Council President indicated that the Comptroller's input would be helpful regarding these tax lien and auction matters.

Documents/Materials Distributed at Meeting

The Secretary distributed the following document to the Real Estate Committee during the 7/27/16 Committee meeting:

- Email correspondence dated 7/26/16 from Geoff Munroe, Chair of the Mount Vernon Cable Television Advisory Committee, to Council President Marcus A. Griffith, Chair of the Real Estate Committee, regarding potential studio space for Public, Educational, and Governmental (PEG) Access TV system.

Adjournment

Motion to adjourn was made by the Council President and seconded by the Assessor. The motion was unanimously carried by members present and the meeting adjourned at 10:30am.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "U. Nkechi Nwachukwu". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

U. Nkechi Nwachukwu
Secretary

