



CITY OF MOUNT VERNON, N.Y.

Real Estate Committee -2022

REAL ESTATE COMMITTEE

City Hall, One Roosevelt Square

Derrick Thompson- City Council President

Mount Vernon, NY 10550

Dr. Darren Morton- Comptroller

(914) 665-2329

Stephanie Vanderpool- Assessor

REAL ESTATE COMMITTEE MEETING MINUTES

For meeting held on

Friday, March 25, 2022

A regular meeting of the Real Estate Committee was held on March 25, 2022 at 3:43 pm at City Hall, 1 Roosevelt Sq., 2nd Fl, Memorial Room, Mount Vernon, NY and via Zoom.

Attendance:

Stephanie Vanderpool, Assessor – present

Derrick Thompson, Committee Chair (City Council President)– present

Dr. Darren M. Morton, Comptroller – present

Joyce Brown, City Attorney – present

Guests:

Valon Nicki addressed the committee to follow up with a request to purchase city owned and abandoned properties. He expressed interest in purchasing the properties as a package deal. He would like to purchase the properties and sell back to the people of Mount Vernon for less than market value at affordable pricing. He noted that he is not a developer to make profit and leave. He lives in Tuckahoe, has an office in Bronxville and volunteers in Mount Vernon.

Assessor Vanderpool informed Mr. Nicki that all the properties he is requesting to purchase are not all owned by the city. Mr. Nicki then requested a list of properties the City has to offer for sale. Assessor Vanderpool informed him the committee was awaiting a new list from Comptroller's office but no updates yet. Comptroller Dr. Morton noted that he does not have a specific time because other items like taxes took priority. He is compiling the list with information from different places and hopefully within a year a list will be completed.

Cynthia Crenshaw addressed the committee with interest to purchase 141 W 3rd Avenue (3024-18). Ms. Crenshaw noted her family member owns the adjacent parcel at 160 South Tenth Avenue. The family has been maintaining the vacant lot for about 40 years keeping it clean.

Assessor Vanderpool requested Ms. Crenshaw submit an offer in writing, what she intends to do with the property and how soon she would be ready for closing; via the City Clerk's office. Also noting that



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she may need a variance to utilize the lot for parking. Comptroller. Morton informed Ms. Crenshaw to send a letter as well. City Council President Thompson suggested the lot be used as a driveway.

New Business:

- 328 s 1st Avenue (3120-10)

The committee discussed an offer made to purchase 328 S 1st Avenue from Mr. Bharat Singh. City Council President Thomas questioned the last time someone lived in the property and noted that depending on how long the property has been sitting a purchaser may have a plumbing nightmare. Also noting it brings reason to move expeditiously on the property because it is and eyesore and a safety hazard to children and homeless people. Assessor Vanderpool noted the property may have plumbing and electrical issues.

- 234 E 5th St (4064-1)

The committee discussed an offer made by Mr. Nordi Elvy to purchase the property located at 234 E 5th St. City Council President Thompson noted that an abutting property owner who has made an offer to purchase the property is vested in the property by maintain it and noting that even though there are higher offers it would be beneficial to sell the property to someone in the community and someone mindful to what is happening in the community. Assessor Vanderpool also noted the abutting owner lives near and the owner's children will live in the house. Council President Thompson noted a first-time home buyer may not know what must go into the upkeep of the home when obtaining loans. Thompson also noted that neighbors said they don't care if the property was sold for a dollar; they just want it maintained.

Assessor Vanderpool noted a meeting took place between Ilyasah Shabazz, Robin Mack and Mayor Patterson-Howard to discuss turning the property into a historical site and converted it with funding in the City's budget. It was noted the Mayor informed the other parties that to her knowledge the property could not be converted into a historical site. Assessor Vanderpool will follow up with the Mayor in regard to any follow up from Ilyasah Shabazz.

- 114 & 120 Stevens Avenue (1082- 3 & 4)



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Assessor Vanderpool noted that the previous comptroller sent funds back to someone who made a previous offer on the property. City Attorney Joyce Brown will follow up with Attorney Jack Adesso who represented the parties to request and review any paperwork of the transaction. Comptroller Dr. Morton questioned if there was an agreement signed and what the city can do and must do to utilize the lots for municipal use.

- 142 South 4th Avenue (3088-14)

Comptroller Dr. Morton questioned if the property located at 142 S. 4th Ave was located next to the business Dazzles in the same area. Assessor Vanderpool noted that she will check the meets and bounds.

- 204 South 5th Avenue (3084-4)

The committee discussed an offer from Mr. Wayne Esannason to purchase the property located at 204 S 5th Ave for the use as an auto shop and to store vehicles. City Council President noted he wanted to entertain offers from those who live in the community and does not agree with the lot being used to store vehicles.

- 0 Millington Street (4056-1)

The committee discussed an offer made by Christopher Smith for the purchase of 0 Millington St with the intention to construct a house on the lot. City council President Thompson questioned if the parcel is zoned for that intention. Assessor Vanderpool noted that she would follow up with the Building Department.

- 16 Glen Avenue (1142-3)

Assessor Vanderpool noted that four offers were previously made on the property. City Council President noted a lot of work is need on the property including electrical and plumbing.

Old Business:

- 119 South 4th Avenue (3110-35)

Comptroller Dr. Morton noted that he would check the amount of taxes owed on the property.

Adjournment:

Motion was made by Comptroller Dr. Morton and seconded by Stephanie Vanderpool. The meeting was adjourned at 4:26pm.