



# Real Estate Committee

CITY OF MOUNT VERNON

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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

**Thomas L. Terry**  
Commissioner of  
Assessment and Taxation

## REAL ESTATE COMMITTEE MINUTES

for special meeting held on  
October 9, 2015

A special meeting of the Real Estate Committee was held on October 9, 2015 for the purpose of discussing various proposals received by the Committee. The meeting began at 9:43am.

### Present:

Marcus A. Griffith, Council President  
Thomas Terry, Assessor

Lauren P. Raysor, Corporation Counsel  
Veronica Banton, Esq., Outside Counsel for the  
City of Mount Vernon  
Nkechi Nwachukwu, Legislative Assistant/Secretary

The Comptroller was absent in order to attend a funeral service.

### Minutes

Approval of the minutes of the 8/7/15 Real Estate Committee meeting was tabled.

### Guests

**a) David Matos and Juan Gonzalez**

*Buy and Sell Homes LLC*

Topic: **434 S. Columbus Ave** – Block 4086, Lot 13

David Matos and Juan Gonzalez reported that they have tried to close on this property three times. A title search apparently revealed that certain judgment(s) against the Cowan(s) existed prior to the City's foreclosure. However, at issue is whether all judgment creditors were served with relevant foreclosure notices. The Law Department reported that it will turn the file over to the City's outside counsel, Veronica Banton, Esq., and expects to have an update in the near future.

**b) Reverend Allan Allen**

*Faith Temple Worship Center*

Topic: **135 N. High Street** – Block 1076, Lot 30

Reverend Allen appeared before the Committee to request the status of his offer is regarding the property.

**c) Bishop Leslie C. Rawlins**

*The Uprising Church of God in Christ Jesus*

Topic: **52 W. 1<sup>st</sup> Street** – Block 3068, Lot 4

Bishop Rawlins appeared before the Committee to say his congregation has outgrown its current location at 212 W. 1<sup>st</sup> Street and he has been interested in the 52 W. 1<sup>st</sup> Street property for the past three years.

ADOPTED ON 12/29/15

**d) Reverend Joseph Albert**

*Haitian Baptist Church*

Topic: **135 N. High Street** – Block 1076, Lot 30

Reverend Albert told the Committee that one of the proposed uses for the property is to host a Chaplain school to train young people to work in hospitals. He also noted that since his congregation consists of 20 – 25 worshipers, they will not need much parking space.

**e) Maureen Wilson**

*ArtLives (Subsidiary of the Mt. Vernon Arts Council)*

Topic: **55 W. 5<sup>th</sup> Street** – Block 3064, Lot 25

**142 E. 3rd Street** – Block 3156, Lot 2

**145 S. Fulton Avenue** – Block 4002, Lot 19

**146 S. 13th Avenue** – Block 3014, Lot 17

Maureen Wilson reported that she has not yet been able to gain access to view the properties.

**Executive Session**

The Council President moved and the Assessor seconded a motion to enter into executive session for the purpose of discussing proposals for the acquisition, sale or lease of real property.

Vote to Enter Executive Session

Comptroller: Absent

Assessor: Yea

Council President: Yea

After discussions, the Council President moved and the Assessor seconded a motion to exit from executive session.

Vote to Exit Executive Session

Comptroller: Absent

Assessor: Yea

Council President: Yea

No action was taken during executive session.

**Items Tabled**

Agenda Items # 3 through 10 were tabled until the next meeting.

**Adjournment**

Motion to adjourn was made by the Council President and seconded by the Assessor.

The motion was duly carried and the meeting adjourned at 10:23am.

Respectfully submitted,



U. Nkechi Nwachukwu

Secretary