



Real Estate Committee

CITY OF MOUNT VERNON
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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 meeting held on
November 24, 2015

A regular meeting of the Real Estate Committee was held on November 24, 2015 and began at 9:37am.

Present:

Maureen Walker, Comptroller
Marcus A. Griffith, Council President
Thomas Terry, Assessor
Stephanie Vanderpool, Deputy Assessor

Lauren P. Raysor, Corporation Counsel
Nkechi Nwachukwu, Legislative Assistant/Secretary

Minutes

Approval of the minutes for the Real Estate Committee meetings of 8/7/15, 9/25/15, 10/9/15 and 10/30/15 was tabled.

Guests

a) **Lorna Brathwaite**
Topic: **13 Washington Blvd** – Block 3100, Lot 29

Lorna Brathwaite stated that she lives next door to the 13 Washington Blvd. property and is considering making an offer. She would like to purchase the property, fix it up, move in, and sell her current home, which is bigger than 13 Washington Blvd. She also mentioned that trees on 13 Washington Blvd. hang over onto her property and often drop snow and debris onto her property. The Committee said it will look into what can be done about the trees. In addition, Chairman Griffith advised Ms. Brathwaite to:

- 1) Make arrangements with the Comptroller's office for access so that she can do a walk through with her contractor and assess the condition of the property;
- 2) Submit proof of her capacity to purchase and renovate the property; and
- 3) Submit two copies of her offer (one to the City Clerk; the other to the Secretary of the Real Estate Committee).

b) **Reverend Dr. Joseph Albert**
Haitian Baptist Church of Mount Vernon
Topic: **135 N. High Street** – Block 1076, Lot 30

Reverend Albert told the Committee that he considered offering \$40,000 for the property, but because of the extensive work needed, he wanted to know if the Committee would accept an offer of \$30,000. He also reported that his contractor said the building may not survive another winter without the roof collapsing. Finally, he told the Committee that it would take him about 45 days to rehab the property, once all approvals are received.

c) **Chris Duncan**
Webb Development Services Corporation
Topic: **610 S. 4th Ave** – Block 3093, Lot 3

Chris Duncan appeared before the Committee to ask whether the offer previously submitted by Webb Development has been accepted.

ADOPTED ON 12/29/15

Property Closing Status Report

3 Cortland Street – Block 3004, Lot 22

The Law Department reported that the downpayment was returned to Johnson Edman Advertising, Inc.

142 E. 3rd Street – Block 3156, Lot 2

The Law Department reported that the closing is scheduled for November 30, 2015.

434 S. Columbus – Block 4086, Lot 13

Since the delinquent owner has not demonstrated the ability to redeem the property, the Committee discussed putting the property up for auction.

565 Franklin Ave – Block 3139, Lot 27

In a letter dated 11/20/15 from the Law Department to the Comptroller, a check in the amount of \$10,860.85 was referenced. The Law Department will work with the Comptroller's office to confirm whether that check is for the redemption of the 565 Franklin Avenue property or for a different property.

Properties Discussed

Property:

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

The Law Department reported that the court case involving Oneness Rehoboth Apostolic Church was adjourned to see whether the Real Estate Committee would accept the proposed settlement offer. The Comptroller made a motion to accept the \$400,000 settlement offer as set forth by the church's attorney. The motion was not seconded and, therefore, fell to the floor.

Property:

20 Beechwood Ave – Block 4009, Lot 13

The Committee reviewed the offer submitted by Duct Dusters and discussed putting the property up for auction.

Property:

135 N. High Street – Block 1076, Lot 30

55 W. 5th Street – Block 3064, Lot 25

At the meeting, Maureen Wilson of Arts Lives submitted updated offers. Following discussion, the Assessor moved and Council President seconded a motion to accept Arts Lives' offer to purchase the **135 N. High Street** property for \$65,000.00.

Vote:

Comptroller:	Nay
Assessor:	Yea
Council President:	Yea

The motion was carried.

Regarding the **55 W. 5th Street** property, the Committee discussed putting the property up for auction.

Documents/Materials Submitted at Meeting

The following document was submitted to the Real Estate Committee Secretary during the 11/24/15 Committee meeting:

- 1) Updated offer letter from Arts Lives re: **55 W. 5th Street**, Mount Vernon, NY and **135 High Street**, Mount Vernon, NY (submitted by Maureen Wilson).

Comments/Open Floor

The Comptroller recommended that an auction be held before the end of the year or in early January 2016. The Council President inquired whether the Committee plays a role in fixing the upset prices of properties. The Comptroller mentioned that upset prices are based, in part, on how much tax is owed on each property.

Adjournment

Motion to adjourn was made by the Assessor and seconded by the Comptroller.

The motion was duly carried and the meeting adjourned at 11:05am.

Respectfully submitted,



U. Nkechi Nwachukwu
Secretary