



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
December 29, 2015

A regular meeting of the Real Estate Committee was held on December 29, 2015 and began at 11:43am.

Present:

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

Brad Gorson, Assistant Corporation Counsel
Nkechi Nwachukwu, Legislative Assistant/Secretary

Minutes

Motion to adopt the minutes of the 8/7/15, 9/25/15, 10/9/15, 10/30/15 and 11/24/15 Real Estate Committee meetings was made by the Comptroller and seconded by the Assessor. The minutes were duly adopted after a unanimous vote.

Guests

a) **Lorna Brathwaite**

Topic: **13 Washington Blvd** – Block 3100, Lot 29

As an adjoining landowner, Lorna Brathwaite appeared before the Committee to reiterate her interest in the property. Ms. Brathwaite noted that she has the financial capacity to rehab the property, but her lender will require an appraisal before issuing a loan commitment. The Committee indicated that preference is usually given to property owners who seek to purchase abutting City-owned properties. The Council President moved to accept Lorna Brathwaite's offer and sell the property to her for \$20,000. The motion was not seconded and therefore fell to the floor. The Comptroller indicated that she would first like to know the property's market value and the Assessor indicated that he would first like to know what the assessment is. When the Committee expressed its intent to have an auction, Ms. Brathwaite said she would prefer to see owners, not renters, in the property.

Regarding Ms. Brathwaite's previous request to have trees on the property trimmed to avoid debris from falling into her yard, the Secretary reported that the Department of Public Works said it has scheduled the tree maintenance for early January 2016.

b) **Nima Mohammad Badaly**

S. Badaly Realty LLC

Topic: **120 Stevens** – Block 1082, Lot 4
114 Stevens – Block 1082, Lot 3 (vacant land)

Nima Badaly appeared before the Committee to follow up on his written offer regarding the above two lots. He said he owns the adjacent property located at 2 Wilson Place and runs about nine different businesses out of his office—but he has no parking. He wants to purchase the City-owned lots to use as parking for his businesses and tenants. When the Council President asked Mr. Badaly if he would consider purchasing just one of the lots, Mr. Badaly answered that anything is possible, but he really needs both lots. The Comptroller indicated that she would like to know the amount of taxes owed as well as the market value of the properties.

(over)

ADOPTED ON 1/29/16

Grantley Hunte

Integrity Construction of NY, Inc.

- Topic: **467 E. 5th Street** – Block 4050, Lot 29
- South 4th Street** – (no such address)
- 127 Dell Ave** – Block 2070, Lot 29
- 133 S. 4th Ave** – Block 3110, Lot 31
- 239 S. Fulton Ave** (no such address)
- 145 S. Fulton Ave** – Block 4002, Lot 19
- 146 S. Fulton Ave** – Block 3159, Lot 11
- 434 S. Columbus Ave** – Block 4068, Lot 13
- 46 Mount Vernon Ave** – Block 1066, Lot 1

The Council President turned over to the Secretary an offer letter from Grantley Hunte regarding the above properties. Mr. Hunte appeared before the Committee in person to further express his interest in the properties. The Comptroller noted that many of the properties listed may soon be placed on auction.

d) Mark Troetti

Duct Dusters

- Topic: **20 Beechwood Ave** – Block 4009, Lot 13

Mark Troetti informed the Committee that he owns the adjacent lot located at 11 Beechwood Ave. He would like to purchase 20 Beechwood to use as employee parking. He said the additional space would allow him to expand his existing business and hire more employees.

e) 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 although churches do not bring in tax revenue, they do keep families from breaking up and help prevent kids from going to jail—issues that could cost taxpayers in the long run. He asked the Committee to help him find another suitable property, since the Committee voted to recommend that 135 N. High Street be sold to another interested party. Council President Griffith informed Rev. Albert that the overall proposal submitted by Arts Lives was better than the proposals submitted by other parties, and that is why the Committee voted in favor of Arts Lives. The Assessor noted for the record that he, too, felt the Arts Lives proposal was in the best interest of the community.

Property Closing Status Report

119 S. 4th Street – Block 3110, Lot 35

The Law Department reported that the purchaser is requesting a refund of the \$27,500 deposit due to title issues. The Law Department said it would submit a copy of the related paperwork to the Committee after the meeting.

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

The Law Department reported that the matter is still in litigation and the City filed its Answer last week.

Comments/Open Floor

The Secretary distributed to the Committee two spreadsheets she created as organizational tools to be used—or not used—as the Committee sees fit. One spreadsheet displayed data on all offers/proposals received by the Committee in 2015. The other spreadsheet listed properties to be considered for auction, all outstanding offer amounts for said properties, the 2013/2014 upset prices for said properties, and other related data. The Comptroller made clear that the Committee sets upset prices based on the Comptroller’s recommendations.

Documents/Materials Submitted at Meeting

The following document was submitted to the Real Estate Committee Secretary during the 12/29/15 Committee meeting:

- 1) Offer letter from Grantley Hunte of Integrity Construction of NY, Inc. regarding the multiple properties listed above (submitted by the Council President).

Adjournment

Motion to adjourn was made by the Assessor and seconded by the Comptroller. The motion was duly carried and the meeting adjourned at 12:40pm.

Respectfully submitted,



U. Nkechi Nwachukwu
Secretary