



# Real Estate Committee

CITY OF MOUNT VERNON  
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MOUNT VERNON, NY  
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## COMMITTEE MEMBERS

**Marcus A. Griffith – Chair**  
City Council President

**U. Nkechi Nwachukwu**  
Secretary

**Maureen Walker**  
Comptroller

## REAL ESTATE COMMITTEE MINUTES

for meeting held on  
June 12, 2015

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

A meeting of the Real Estate Committee was held on June 12, 2015 at 9:30am.

### Present:

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

Lauren P. Raysor, Corporation Counsel  
Brian Johnson, Assistant Corporation Counsel  
Tichina Johnson, Assistant Corporation Counsel  
Nkechi Nwachukwu, Legislative Assistant

ADOPTED ON 8/7/15

### Housekeeping

Corporation Counsel Raysor announced that the Law Department is being restructured and Assistant Corporation Counsel Tichina Johnson is the attorney assigned to the Real Estate Committee. Attorney Raysor also introduced the "2015 Mount Vernon Property Closing Status Monthly" – a spreadsheet that the Law Department will update monthly to apprise the Committee of the closing status of various properties. She distributed the 6/12/15 edition of the spreadsheet to the Committee.

The Committee held a vote to designate an Acting Secretary to the Real Estate Committee. The Assessor nominated the Legislative Assistant to serve as Acting Secretary. The Comptroller seconded the nomination.

### Vote:

Comptroller: Yea  
Assessor: Yea  
Council President: Yea

### Minutes

The minutes for the 4/24/15 and 5/8/15 Real Estate Committee meetings were not approved in order to give members more time to review them.

### Properties Discussed

Properties:

**440 South Columbus Avenue** – Block 4068, Lot 12 (\$120,000.00)

**70 West 1<sup>st</sup> Street** – Block 3067, Lot 2 (\$70,000.00)

The City Council declined to act on the Committee's May 5, 2015 letter which requested authorization to convey both properties to Mad Properties. The Council indicated that the City may need the 70 West 1<sup>st</sup> Street property for municipal use to house a public access television studio.

**Next Steps:** The Committee will rewrite its letter to the Council requesting authorization to convey 440 S. Columbus to Mad Properties; the 70 W. 1<sup>st</sup> Street property will be omitted from the revised letter.

Properties:

**422 Homestead Avenue** – Block 4067, Lot 12 (upset price at last auction - \$150,000)

**607 South 5<sup>th</sup> Avenue** – Block 3093, Lot 23 (offer by Monique Johnson - \$75,000)

**107 South Terrace Avenue** – Block 1061, Lot 23 (most recent offer by Monique Johnson - \$55,000)

On 5/13/15, the City Council passed an ordinance authorizing conveyance of the three properties to Greater Metro Realty; Mayor approved the ordinance on 5/18/15; Board of Estimate approved the ordinance on 5/19/15. (Signed Ordinance and Board of Estimate approval are attached.)

Property: **434 South Columbus Avenue** – Block 4086, Lot 13

The Law Department reported that it spoke with purported former owner, Alberta Cowan, on 6/11/15. Ms. Cowan appears to still be interested in the property. However, the lender is requiring that its name also be put on the deed. In addition, it is uncertain whether Ms. Cowan intends to live in the property. The Assessor's office reported that it recently visited the property and there could be a potential hoarder issue.

**Next Steps:** The Committee decided to table the issue for 30 days.

Property: **52 W. 1<sup>st</sup> Street (between 5<sup>th</sup> & 6<sup>th</sup> Avenues)**

No action was taken on this property. This property may be part of a downtown development plan.

Properties:

**777 N. MacQuesten Pkwy, Apt. #309 (condo)** – Block 1012, Lot 6.309

Mr. DiMatteo previously offered \$120,000. The Committee subsequently received another offer for \$89,000. The assessed property value is \$212,000.

**52 Mersereau (single family house)** – Block 2088, Lot 12

Mr. DiMatteo previously offered \$120,000.

**Next Steps:** The Committee will send a letter to Mr. DiMatteo seeking a better offer for **777 N. MacQuesten** and **52 Mersereau Ave.**

Property: **359 S. 10<sup>th</sup> Avenue (vacant lot)** – Block 3048, Lot 12

The Committee is looking into whether the City is receiving any income from Con Edison who appears to be using the property for storage.

Properties:

**316 E. 4<sup>th</sup> Street** – Block 4056, Lot 15

**320 E. 4<sup>th</sup> Street** – Block 4056, Lot 5

Monique Johnson offered \$25,000 each for the two properties. However, the Law Department reported that old paperwork indicates that there may be a Memorandum of Sale to Dara Inc. The Law Department will look into the matter further.

Properties:

**146 S. 13<sup>th</sup> Avenue** – Block 3014, Lot 17

**515 S. 8<sup>th</sup> Avenue** – Block 3062, Lot 32

The Assessor's Office presented a letter from Shahzada K. Bhatti dated 4/9/15 offering \$30,000 for the 8<sup>th</sup> Avenue parcel and \$15,000 for the 13<sup>th</sup> Avenue parcel, for a total of \$45,000, subject to certain conditions. The Committee noted that the individual previously made an offer back in February 2015, but the offer was deemed insufficient. Hence, this 4/9/15 letter constitutes a revised offer.

**Next Steps:** The Comptroller's Office will calculate the amount owed on the property and will need 45 days to complete the process.

Property:

**135 N. High Street (vacant church)** – Block 1076, Lot 30

The Committee stated that interested parties should come before the Committee to present their offer(s).

**Next Steps:** The Comptroller's Office will calculate the amount owed on the property and will need 45 days to complete the process.

Property:

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

The Law Department reported that the title company is reluctant to insure title because New York State apparently has a longer redemption period than the City of Mount Vernon. The Buyer is requesting a refund of the deposit.

Properties:

**457 Locust Street** – Block 1096, Lot 1

**310 Seneca Avenue** – Block 4059, Lot 5

**316 East 4<sup>th</sup> Street** – Block 4056, Lot 15

**320 East 4<sup>th</sup> Street** – Block 4056, Lot 5

The Assessor's Office will check to see if these properties have been sold.

**Adjournment**

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

The meeting adjourned at 10:48am.

Respectfully submitted,



U. Nkechi Nwachukwu  
Secretary

AN ORDINANCE AUTHORIZING THE MAYOR TO CONVEY TITLE TO PROPERTIES OWNED BY THE CITY OF MOUNT VERNON, AND NOT NEEDED FOR MUNICIPAL USE. (Various Properties-Greater Metro Realty)

ATTACHMENT #1  
TO MINUTES OF 6/12/15

MAY 13 2015  
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WHEREAS, by letter dated May 5, 2015, the Comptroller/Chairperson on behalf of the Real Estate Committee, has requested legislation authorizing the Mayor to convey title to said real properties owned by the City of Mount Vernon and not needed for municipal use; NOW, THEREFORE,

The City of Mount Vernon, in City Council convened, does hereby ordain and enact:

Section 1. The Mayor is hereby authorized and directed, subject to the review and approval of the Corporation Counsel, to convey to GREATER METRO REALTY the properties described as follows:

Street Address	Block	Lot	Sale Price
422 Homestead Avenue	4067	12	\$150,000
607 South 5 <sup>th</sup> Avenue	3093	23	\$75,000
107 South Terrace Avenue	1061	23	\$55,000

Section 2. It is further authorized that the properties described above be sold with the stipulation that the properties be upgraded to meet with all City Code standards within one (1) year from the date of closing of title, and that said development will be in accordance with the Zoning Code of the City of Mount Vernon.

Section 3. It is further authorized that the properties described above be sold in adherence to all standard terms and conditions of sale. If a purchaser owes any outstanding and delinquent taxes to the City of Mount Vernon, those delinquent taxes must be paid in full prior to closing on said purchase. A purchaser who has current code violations on other properties within the City of Mount Vernon must also cure such violations prior to closing.

Section 4 This ordinance shall take effect upon its approval by the Board of Estimate and Contract.

Vote Taken as Follows: 05/13/15  
Edwards: Yea Apuzzo: Yea  
Reynolds: Nay Thomas: Yea  
Griffith: Yea

ORDINANCE ADOPTED

APPROVED AS TO FORM

*Orap Barker*  
Assistant Corporation Counsel

*Roberta Apuzzo*  
Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL

*Michael Griffith*  
President

ATTEST:  
*Ray McEwen*  
City Clerk

APPROVED  
Dept. \_\_\_\_\_

APPROVED  
MAY 18 2015  
Date  
*[Signature]*  
By  
Mayor

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RESOLVED, that an ordinance adopted by the City Council on May 13, 2015, and approved by the Mayor on May 15, 2015, authorizing the Mayor to convey title to properties owned by the City of Mount Vernon, and not needed for municipal use, be and the same hereby is approved.

ATTACHMENT #2  
TO MINUTES OF 6/12/15

MAY 19 2015

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APPROVED AS TO FORM

Olaf Banker  
Assistant Corporation Counsel

ADOPTED BY  
BOARD OF ESTIMATE  
AND CONTRACT

\_\_\_\_\_  
APPROVED

Dept. \_\_\_\_\_

George P. [Signature]  
Clerk

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