



CITY CLERK
MOUNT VERNON, NY

2015 OCT -7 P 12:05

Real Estate Committee

CITY OF MOUNT VERNON
ONE ROOSEVELT SQUARE
MOUNT VERNON, NY 10550
(914) 840-4024 PHONE

COMMITTEE MEMBERS

Marcus A. Griffith – Chair
City Council President

U. Nkechi Nwachukwu
Secretary

Maureen Walker
Comptroller

Thomas L. Terry
Commissioner of
Assessment and Taxation

REAL ESTATE COMMITTEE MINUTES

for meeting held on
June 26, 2015

A meeting of the Real Estate Committee was held on June 26, 2015 and began at 9:43am.

Present:

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

Tichina Johnson, Assistant Corporation Counsel
Gloricel Cabrera, Law Department Intern
Nkechi Nwachukwu, Legislative Assistant

Housekeeping

Assistant Corporation Counsel Tichina Johnson introduced the Law Department's new legal intern, Gloricel Cabrera. Ms. Cabrera is an international attorney from the Dominican Republic who has been practicing for 17 years. She is currently pursuing her LLM Degree and is assisting the Law Department with real estate matters.

Minutes

Motion to adopt the minutes of the 5/8/15 Real Estate Committee meeting was made by the Council President and seconded by the Assessor. The minutes were duly adopted after a vote.

The minutes for the 4/24/15 and 6/12/15 meetings were tabled until the next meeting in order to give members more time to review them.

Properties Discussed

The Law Department distributed an updated "Mount Vernon Property Closing Status Monthly" (dated 6/25/15). The following properties from the "Monthly" were discussed:

Properties:

- 422 Homestead Avenue – Block 4067, Lot 12
- 607 South 5th Avenue – Block 3093, Lot 23
- 107 South Terrace Avenue – Block 1061, Lot 23

The Law Department reported that the closing for these three properties is scheduled for the second week of July 2015.

Property:

- 119 South Fourth Avenue – Block 3110, Lot 35

The Law Department reported that the property has open Buildings violations and outstanding Building permit(s). The Law Department will follow up with Buildings Department next week to work on resolving outstanding issues.

Property:

- 142 East Third Street – Block 3156, Lot 2

The Law Department stated it will follow up with Buyer Conrad Cutler's attorney regarding closing on this property.

Property:

- 124 North Columbus Avenue – Block 2074, Lot 17

The Law Department reported that closing occurred on 6/12/15.

ADOPTED ON 8/7/15

Property:

145 South Fulton Avenue – Block 4002, Lot 19

The Law Department submitted to the Committee a copy of the downpayment check and Memorandum of Sale and reported that the title company ("Benchmark") states that industry practice requires a municipality to hold on to a property for at least two years after judgment on a tax lien foreclosure. The Law Department will research what title companies and redemption periods other municipalities use. The Comptroller indicated that the Buyer must submit written proof of inability to obtain title insurance before the City will issue a refund. The Comptroller will check to see whether refunds need Board of Estimate approval.

Property:

434 South Columbus Avenue – Block 4086, Lot 13

The Law Department spoke with purported former owner, Alberta Cowan, yesterday. Ms. Cowan indicated that she found financing and at closing she wants to simultaneously sell to a new owner. The Comptroller stated that the redemption amount was provided to Ms. Cowan about a week ago.

Properties:

457 Locust Street – Block 1096, Lot 1 (Sold)

310 Seneca Avenue – Block 4059, Lot 5 (City-owned)

316 East 4th Street – Block 4056, Lot 15 (City-owned)

320 East 4th Street – Block 4056, Lot 5 (City-owned)

The Assessor's Office reported that 457 Locust Street was sold and the other 3 properties are City-Owned.

Property:

339 South 5th Avenue – Block 3090, Lot 23

The Assessor's Office will check to see if this property has been sold.

Property:

440 South Columbus Avenue – Block 4068, Lot 12

The Committee sent a revised letter to the City Council dated 6/23/15 requesting the Council to authorize the Mayor to convey 440 S. Columbus to Mad Properties for \$120,000. The 70 W. 1st Street property was omitted from the revised letter since the City may need that property for municipal use to house a public access television studio.

Guests

Since the makeup of the Real Estate Committee and its support staff has changed, City Clerk George W. Brown stopped by to submit a copy of § 205-5(E), (F), (G), and (H) of the City Code and apprise the Committee of the role the City Clerk plays in processing offers for the sale or lease of City-owned property. The City Clerk was invited to the next Committee meeting to discuss the matter more fully.

Alonzo Webb addressed the Committee to request the status of **359 South 10th Avenue (vacant lot)** – Block 3048, Lot 12. He reported that Con Edison has begun vacating the property and he intends to build a 2-family house on the land and return the property to the tax roll within 6 months. The Committee advised Mr. Webb that the matter is now at the City Council level and recommended that he attend the next City Council work session scheduled for July 7, 2015 at 7pm. Mr. Webb said he will bring comps to show what 50' x 100' vacant land sells for. He will also be prepared to show examples of previous development projects he has done in the City.

Open Floor

Property:

111 East 3rd Street – Block 3158, Lot 16

The Committee will invite Anthony Scarpino, the attorney for Oneness Rehoboth Apostolic Church, to the next Committee meeting to discuss the matter.

The Committee requested a calendar of meeting dates for the remainder of 2015.

The Law Department reported that it received the court judgments for the 2014 In Rems. There are about 20 – 30 properties on the list. The Council President requested copies of the 2013 and 2014 In Rem lists.

The Assessor's Office presented a letter dated 5/18/15 from Sharon Borsella bidding on **107 South Terrace Avenue** – Block 1061, Lot 23. She owns the abutting property. The Committee will send a letter letting her know the property has already been sold.

The Council President announced that the Council passed legislation this morning amending § 205-5 of the Code regarding the Secretary to the Real Estate Committee. (A copy of the signed legislation is annexed to these minutes.)

Adjournment

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

The meeting adjourned at 10:34am.

Respectfully submitted,



U. Nkechi Nwachukwu
Secretary

JUN 24 2015
Not Adopted
10

AN ORDINANCE AMENDING CHAPTER
205, ARTICLE II, OF THE CODE OF THE CITY OF
MOUNT VERNON ENTITLED "REAL ESTATE,
CITY OWNED."

ATTACHMENT
TO MINUTES OF
6/26/15

WHEREAS, by letter dated June 19, 2015, the City Council President has requested legislation amending Article II Section C of Chapter 205, of the Code of the City of Mount Vernon, entitled "Real Estate, City Owned"; NOW, THEREFORE,

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

Section 1. Section 205-5, of Chapter 205 (Article II - Payment of Commissions; Real Estate Committee) of the Code of the City of Mount Vernon, entitled "Real Estate, City Owned" is hereby amended as follows:

§ 205-5. Committee established.

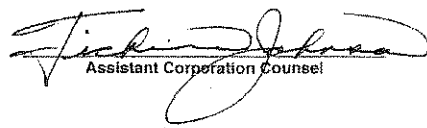
C. The Committee shall have power to adopt rules and regulations, not inconsistent with law or the directions of the City Council, for the transaction of its business. The Committee shall elect annually an individual who [First Deputy Comptroller] shall serve as Secretary to the Committee and shall keep the minutes of its meetings[.]. Said individual shall be an employee or appointee of the City, employed in the Office of the Comptroller or Office of the Assessor or Office of the City Council, and shall serve as Secretary to the Committee without additional compensation.

Section 2. This ordinance shall take effect immediately.

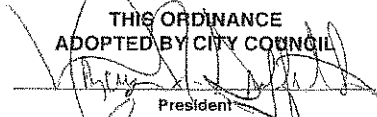
New matter underlined
Deleted matter in brackets []

Vote taken on June 26, 2015 as follows:
Councilwoman Apuzzo-aye Vote: 3-0-1; ordinance adopted
Councilman Edwards-aye
Councilwoman Reynolds-abstain
Councilman Thomas-absent
Council President Griffith-aye

Vote taken on June 24, 2015 as follows:
Councilwoman Apuzzo-aye Councilwoman Reynolds-abstained
Councilman Edwards-aye Councilman Thomas-absent
Council President Griffith-aye
Vote 3-0-1; ordinance not adopted

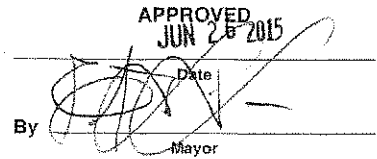
APPROVED AS TO FORM

Assistant Corporation Counsel


Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President

ATTEST:

City Clerk

APPROVED
JUN 26 2015
Date
By 
Mayor

APPROVED
Dept. _____