



CITY OF MOUNT VERNON, N.Y.  
Real Estate Committee - 2025  
City Hall, One Roosevelt Square  
Mount Vernon, NY 10550

**REAL ESTATE COMMITTEE**

Dr. Darren Morton – Chair  
Stephanie Vanderpool – Co-Chair  
Danielle Browne, Esq. – City Council  
President  
Antoinette Anderson - Secretary

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**Meeting Minutes**  
**Friday, January 30, 2026, 3:30p**  
**(In-person and via Zoom)**  
**Mayor's Conference Room – City Hall, 1 Roosevelt Square, Mt. Vernon, NY**

**1. Call of the Meeting: 3:32p**

**2. Appointment of 2026 officers:**

*Stephanie Vanderpool motioned to nominate Dr. Darren Morton as Chair. It was seconded by Derrick Thompson. The motion was approved unanimously.*

*Dr. Darren Morton motioned to nominate Stephanie Vanderpool as Co-Chair. It was seconded by Derrick Thompson. The motion was approved unanimously.*

*Stephanie Vanderpool motioned to appoint Antoinette Anderson as Secretary. It was seconded by Derrick Thompson. The motion was approved unanimously.*

**Additional Participants:**

Joyce Brown, Esq., Real Estate Attorney, of Counsel  
Brian Johnson

**3. Stephanie Vanderpool motioned to take the minutes as a block-vote. It was seconded by Derrick Thompson. The motion was approved unanimously.**

*Derrick Thompson motioned to approve the October 31, 2025 minutes and the November 21, 2025 minutes. It was seconded by Stephanie Vanderpool. The motion was approved unanimously.*

**4. Correspondences – Read into the records**

**5. Public Comment/Open Floor:**

Ms. Stewart – Interest in 415 Prospect Ave



## 6. Response from Committee:

The Chair explained that properties that were not included in the Phase One bid and purchase process will be included in a public auction scheduled for 2026. Details will be provided for properties that have not made the list for the 2026 auction. Some properties maybe considered for municipal use or be included in a redevelopment of the downtown area.

The Chair made clear that the City will not receive any bids at this time on any properties. Rather, the City is compiling information on properties to prepare for a public auction.

## 7. Old/New Business

### **328 South 1<sup>st</sup> Avenue \$200,000 bid from A. Webb**

*CP Thompson motioned to rescind the approved offer of \$200,000 made by A Webb on this property. It was seconded by Co-Chair Vanderpool. The motion passed.*

*CP Thompson motioned to accept the bid of \$250,000 from Jeanette Garcia and send to City Council for consideration and approval to authorize the Mayor to convey the property. It was seconded by Co-Chair Vanderpool. The motion passed.*

## 8. Contract Update from Law Department

- a. 224 North 7<sup>th</sup> – Closed 12/2025.
- b. 331 South 2<sup>nd</sup> – Closed 1/2026.
- c. 234 East 5<sup>th</sup> – In Contract.
- d. 16 Glen Ave – Title being cleared.
- e. 106 Hillside Ave – Titled being cleared.
- f. 328 South 1<sup>st</sup> – Contract will be sent out to Ms. Garcia
- g. 467 East 5<sup>th</sup> – Needs counter sign.

## 9. Auction list for 2026

*Staff will compile document and photos for each property. Seek pre-appraisal on properties (4 wks process).*

The committee previously agreed that the following properties would be on the auction list:

- 52 Mersereau Ave
- 3 Cortlandt Street– Cleared from municipal use
- 529 East Third Street
- 204 South 5<sup>th</sup> Avenue (MV & IDA ownership – transfer of titled needed from IDA)
- 365 Union Avenue
- 50 North High Street
- 141 West Third Street – (Abuts to Crenshaw)
- 106 South 12<sup>th</sup> (Occupied with empty lot. These will be auctioned separately)
- 111 East 3<sup>rd</sup> Street – *get updated appraisal and review for municipal use.*



### **10. More Information needed**

- 543 South 8th Avenue – Abutting lot: Assessor to inquire
- 425 South 7<sup>th</sup> Avenue
- 467 South 10<sup>th</sup> Avenue
- 454 South 1<sup>st</sup> Avenue – *REC needs recommendation to sell*
- 1-5 North Fifth – Not buildable
- 460 Bedford Avenue – Easement. Not buildable and has legal matter
- 157 Ellwood – Abutting lot

### **11. Not on auction list for 2026**

- 20 Beechwood – *legal matters*
- 120 Stevens Avenue – Municipal use

### **12. Parcels – Non-Buildable land with 0 street address – (*get map from assessor and define area*)**

### **13. Downtown Revitalization Project**

- Fourth Avenue (119 142 105 147 152) (211 209 207 203 242)
- Third (230) (23 South)

**The meeting was adjourned: 4:24p**

