



CITY OF MOUNT VERNON, N.Y.
Real Estate Committee – 2026
City Hall, One Roosevelt Square
Mount Vernon, NY 10550

REAL ESTATE COMMITTEE

Derrick Thompson – City Council President
Dr. Darren Morton – Chairman
Stephanie Vanderpool – Co-Chair
Antoinette Anderson - Secretary

Meeting Minutes

Friday, February 27, 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: 3:33p

2. Attendance:

Dr. Darren Morton – Chair, Assessor Stephanie Vanderpool (virtual) and Derrick Thompson, City Council Pres.

Additional Participants:

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

3. Correspondences – Read into the records

4. Approval of January 30, 2026 Meeting Minutes

Assessor Vanderpool motion to accept the January 30, 2026 meeting minutes. It was seconded by CP Thompson. All were in favor. The motion was approved unanimously.

5. Public Comment/Open Floor:

Ms. Stewart – Interest in 52 Mersereau, other properties and auction

Omar Bather – Auction date

Valon Nikci – Auction date

Kenadi Thomas

Kielth Williams

Oneal Spencer

Khalid David

(No online participants)

6. Old/New Business

328 South 1st Avenue \$280,000 bid from H. Leonor

Poof of funds from financial institution did not comply with requirements – letter did not state that the funds were available nor that the institution was committing to a pre-approval. Secretary will respond back to Mr. Leonor.

7. Contract Update from Law Department

- a. 224 North 7th – Closed 12/2025.
- b. 331 South 2nd – Closed 1/2026.
- c. 234 East 5th – Buyer still has not signed. Legal recommendation to rescind offer from S. Sharpe.
- d. 16 Glen Ave – 3/12/2026 closing date.
- e. 106 Hillside Ave – Closed 2/27/2026.
- f. 328 South 1st – Contracts are being drafted – J. Garcia
- g. 467 East 5th – Contract signed – title search in progress.
- h. 146 South 13th Ave – Contracts are being drafted -

8. Vote to Rescind on 234 East 5th - \$435,000 from S. Sheldon

CP Thompson moved to rescind the \$435,000 offer made by S. Sheldon due to failure to execute contracts within the required timeframe and send recommendation to City Council to enact appropriate legislation.

9. Update from the Assessor

- Abutting properties with 0 addresses – information will be available during March meeting.
- Appraisals – Ordered and will be available within the next few weeks.

10. Comptroller's office – research has begun on deeds and transfer of deeds, along with calculation of outstanding tax/charges/fees. This will help determine upset price for auction of each property.

11. Auction Date – Set for *May 19, 2026 at 10am* It was noted that a final list will be published and noticed along with appraisal and photos (when possible). Auction process and requirements will also be provided. Registration will be done through Open.gov. Updates on this process will be announced at meetings leading up to May 19th.

12. Bid offer for 119 South 4th, 142 4th Ave and 144 4th Ave – Assessor will research ownership and provide at next meeting as well as confirm status of development of project in that area.

The meeting was adjourned: 4:12p