

City of Mount Vernon, New York

1 ROOSEVELT SQ. RM. 104
CITY HALL, MOUNT VERNON, NEW YORK 10550
& VIA [FACEBOOK.COM/MOUNTVERNONNY](https://www.facebook.com/mountvernonny)



Referral Packet - Final

Monday, January 27, 2025

5:00 PM

CITY COUNCIL CHAMBERS - ROOM 206

City Council Special Meeting

**A SPECIAL MEETING OF THE CITY OF THE MOUNT VERNON CITY COUNCIL
HELD ON MONDAY, JANUARY 27, 2025**

Scheduled for 5:00 pm in the City Council Chambers, City Hall, Mount Vernon, New York.

**** This meeting was held in the City Council Chambers, with virtual participation via ZOOM and CMVNY Facebook. The meeting was not closed to the public. ****

PRESIDING: Danielle Browne, President

OTHERS: Nicole Bonilla, Deputy City Clerk; Antoinette Anderson, Legislative Aide; Johan Powell, Asst. Corporation Counsel

CALL TO ORDER / PLEDGE OF ALLEGIANCE

Council President Danielle Browne called the meeting to order and provided general house-keeping rules, including encouraging citizens to share the meeting on social media and what to do “in case of emergency”.

REFERRAL SESSION

Roll Call administered by Deputy City Clerk Nicole Bonilla

REPORTS OF STANDING COMMITTEES AND ACTION THEREON

To the Council:

FINANCE AND PLANNING

1. Office of the Comptroller: An Ordinance Authorizing the Submission of the List of Delinquent Taxes and Approving Procedures for Tax Lien Sales and In Rem Foreclosure Proceedings

Code: FP

Attachments: [Comptroller Referral.pdf](#)

OTHER BUSINESS/CLOSING COMMENTS



City of Mount Vernon, New York

Staff Report

1 ROOSEVELT SQ. RM.
104
CITY HALL, MOUNT
VERNON, NEW YORK
10550
& VIA
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COM/MOUNTVERNONNY

File #: TMP -1176

Agenda Date: 1/27/2025

Agenda #: 8.

City Council

AN ORDINANCE AUTHORIZING THE SUBMISSION OF THE LIST OF DELINQUENT TAXES AND APPROVING PROCEDURES FOR TAX LIEN SALES AND IN REM FORECLOSURE PROCEEDINGS

Whereas, by letter dated December 19, 2024, the Comptroller has requested legislation authorizing the City Council to acknowledge receipt of the List of Delinquent Taxes as submitted on December 19, 2024; and

Whereas, pursuant to Chapter 783 of the Laws of New York governing foreclosure proceedings in the City of Mount Vernon, the City Council is authorized to implement processes for the collection of delinquent property taxes, interest, and penalties; and

Whereas, as of December 19, 2024, the City of Mount Vernon has a total of \$51 million in outstanding property taxes, interest, and penalties, including \$26.9 million in property taxes and \$24.6 million in interest and penalties; and

Whereas, the City has prepared a comprehensive List of Delinquent Taxes identifying properties subject to tax lien sale or foreclosure proceedings, categorized as follows:

- Properties with two or more years of tax liens;
- Properties requesting installment plans for repayment; and
- Properties requiring exclusion from tax lien sales due to unresolved tax discrepancies, bankruptcies, or other legal matters; and

WHEREAS, the proposed legislative process requires the submission of these lists for review and approval at a City Council meeting, with final action to be taken no sooner than seven days after the initial agenda appearance; and

WHEREAS, the City has analyzed the delinquent tax categories and the anticipated outcomes of advancing both a tax lien sale and In Rem Foreclosure proceedings, as follows:

	Taxes Due	Interest & Penalties	Total Due Amount
Installment Plan Request	10,679,932.44	7,286,496.34	17,966,428.78
Commercial/Non-Residential	6,047,578.84	4,587,051.08	10,634,629.92
Residential (more than 5 years)	5,628,804.40	4,354,668.64	9,983,473.04
Residential (under 5 years)	2,246,286.99	831,818.19	3,078,105.18
Open Taxes Issues	2,171,261.78	7,440,359.21	9,611,620.99

Bankruptcy / Court Case	164,306.35	135,209.32	299,515.67
	26,938,170.80	24,635,602.78	51,573,773.58

Whereas, it is anticipated that advancing the sale of tax liens for commercial/non-residential properties and residential properties with five or more years of arrears will generate approximately \$20.5 million, with a minimum recoupment of \$8.9 million in outstanding taxes; and

Whereas, the City intends to concurrently initiate in-rem foreclosure proceedings for residential properties with less than five years of arrears, utilizing the expertise of the Law Department or an external contractor; and

Whereas, over 135 property owners have requested installment plans, representing \$18 million in arrears, and approximately \$10 million remains tied to unresolved tax issues; and

Whereas, the City Council is committed to ensuring due process and equitable treatment of all property owners, while maintaining fiscal responsibility and transparency in the administration of tax collection processes; **Now, Therefore, Be It Resolved That**

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

Section 1. List of Delinquent Taxes. The City Council hereby acknowledges receipt of the List of Delinquent Taxes as submitted on December 19, 2024, which includes:

- Complete list of properties with two or more years of tax liens;
- List of properties requesting installment plans; and
- List of properties excluded from tax lien sale due to open tax issues, unresolved discrepancies, bankruptcies, or other legal matters.

Any updates or edits to these lists shall be submitted to the City Council prior to the commencement of foreclosure and/or tax lien proceedings.

Section 2. Tax Lien Sale Process. The City Council authorizes the advancement of the tax lien sale process for:

- Commercial and non-residential properties with five or more years of arrears; and
- Residential properties with five or more years of arrears.

The anticipated outcomes include:

- Recoupment of at least \$8.9 million in outstanding taxes; and
- Potential negotiation of additional revenue from interest and penalties.

Section 3. In REM Foreclosure Process. The City Council authorizes initiating in-rem foreclosure proceedings for residential properties with less than five years of arrears. The Law Department or a qualified third-party contractor shall be engaged to facilitate this process.

Section 4. Payment Plan Requests and Open Issues. The City Council acknowledges the

following:

- Over 135 property owners have requested installment payment plans, representing an aggregate amount of \$18 million in arrears.
- Approximately \$10 million in arrears is tied to unresolved discrepancies, bankruptcies, or other legal matters.

The City Administration shall continue to:

- Work with property owners to obtain payment documentation;
- Review assessment records in coordination with the Assessor's Office;
and
- Collaborate with title companies to resolve outstanding issues.

Section 5. Timeline and Approval Process: In accordance with the In Rem Law, the submitted lists was passed by the City Council at a meeting seven (7) days following it first appearance on the City Council Agenda.

Section 6. Effective Date: This ordinance shall take effect immediately upon its approval by the Board of Estimate & Contract.



CITY OF MOUNT VERNON, N.Y.
OFFICE OF THE COMPTROLLER

Darren M. Morton, Ed.D., CPRP, CMFO
Comptroller

City Hall, One Roosevelt Square
Mount Vernon, NY, 10550
(914) 665-2303

December 19, 2024

The Honorable City Council
City Hall
1 Roosevelt Square
Mount Vernon, NY 10550

RE: COMP2024-17 – List of Delinquent Taxes

Honorable City Council Members:

Pursuant to Chapter 783 of the Laws of New York, which governs City of Mount Vernon Foreclosure proceedings, I am submitting the request “List of Delinquent Taxes”. Additionally, I have included three lists for exclusion from the List of Delinquent Taxes, as of December 18, 2024. Any edits or updates will be submitted prior to the commencement of the foreclosure and/or tax lien proceedings.

Summary of Taxes in Arrears

As of December 19, 2024, the City has a total of \$51 million in outstanding property taxes, interest, and penalties. This amount is broken down as follows:

- **\$26.9 million** in property taxes
- **\$24.6 million** in interest and penalties

Prepared List of Delinquent Taxes for Submission

- Complete list of properties with two or more years of tax liens
- List of properties requesting an Installment Plan
- Lists of properties for removal from the tax lien listing due to open tax issues, unresolved discrepancies, bankruptcies, or other court matters

Legislative Process and Timeline

In accordance with the In Rem Law, the abovementioned lists are submitted for your review and approval. These lists can be acted upon at a subsequent City Council meeting, at least seven days after the meeting in which they first appear on the agenda.

Per our previous conversation, and to assist your honorable body with determining which of the properties will be approved for Tax Lien Sale verse In Rem Foreclosure, I have provided you with a breakdown by category as agreed.

COMP2024-16 – Engagement of the services of Twilio for the provision of SMS services

	Taxes Due	Interest & Penalties	Total Due Amount
Installment Plan Request	10,679,932.44	7,286,496.34	17,966,428.78
			-
Commercial/Non-Residential	6,047,578.84	4,587,051.08	10,634,629.92
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			-
	26,938,170.80	24,635,602.78	51,573,773.58

Proposed Tax Lien Sale Approach

As discussed, if we proceed with advancing the sale of Commercial/Non-Residential properties and Residential properties with five or more years in arrears, the following outcomes are anticipated:

- **Approximately \$20.5 million** will be available for purchase through the tax lien sale process.
- It is estimated that the City would recoup at least the tax amount (\$8.9 million) and potentially negotiate additional revenue from interest and penalties.

In parallel, we will move forward with the In Rem Foreclosure process for Residential properties with under five years of arrears. This effort will require the assistance of the Law Department or a third-party contractor with expertise in In Rem Foreclosure proceedings.

Payment Plan Requests and Open Issues

- **Payment Plans:** Over 135 property owners have requested installment plans, representing an aggregate amount of approximately \$18 million in taxes, interest, and penalties.
- **Open/Unresolved Issues:** Approximately \$10 million in arrears remains tied to open tax discrepancies, bankruptcies, or other unresolved matters. My office is actively working with property owners, including:
 - Requesting payment documentation
 - Conducting assessment record reviews with the Assessor's Office
 - Coordinating with title companies for additional research

Next Steps

1. Confirmation on advancing the tax lien sale for Commercial/Non-Residential and Residential properties with five or more years in arrears.
2. Support for engaging necessary resources to proceed with the In Rem Foreclosure process.

Please let me know if you have any questions or require further clarification. Thank you for your attention and continued support as we work to address these critical matters.

Respectfully,



Darren M. Morton, Ed.D., CPRP, CMFO
Comptroller

cc: Mayor Shawyn Patterson-Howard
Corporation Counsel
File