

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

Wednesday, January 22, 2025

7:00 PM

**CITY COUNCIL CHAMBERS
CITY HALL**

City Council

**A REGULAR MEETING OF THE CITY OF THE MOUNT VERNON CITY COUNCIL
HELD ON WEDNESDAY, JANUARY 22, 2025.**

Scheduled for 7:00 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, Deputy 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”. Council President Browne explained the 3-minute-plus-1 public comment rule. She then asked a Councilperson to lead the council in the Pledge of Allegiance. Council President then proceeded to the Public Speakers session of the evening (listed below as public comment).

PUBLIC COMMENT

REFERRAL SESSION

Roll Call administered by Deputy City Clerk Nicole Bonilla

REPORTS OF STANDING COMMITTEES AND ACTION THEREON

To the Council:

LEGISLATION AND PUBLIC WORKS

1. Office of the Mayor: An Ordinance Authorizing the Mayor and Chief of Staff to attend the National League of Cities (NLC) Congressional City Conference in Washington D.C.

Code: LPW

Attachments: [Referral Letter - National League of Cities \(NLC\) – Congressional City Conference.pdf](#)
[NLC Congressional Conference 2025 - Schedule.pdf](#)

2. Department of Public Works: An Ordinance Authorizing the Lease Agreement for Office Space at 6 Gramatan Avenue, Suite 203, Mount Vernon, NY 10550

Code: LPW

Attachments: [Lease Extension 6 Gramatan.pdf](#)

3. Department of Public Works: An Ordinance Establishing a List of Qualified Environmental/Sustainability Consultants

Code: LPW

Attachments: [Referral.pdf](#)

4. Board of Water Supply: An Ordinance Authorizing The Board of Eater Supply to Add a Position Entitled "Water Resource Specialist".

Code: LPW

Attachments: [01142025 Referral Letter - LSL-Water-Resource-Specialist-2.pdf](#)

5. Board of Water Supply: An Ordinance Authorizing the Board of Water Supply to Add Position Entitled "Water Quality Analyst".

Code: LPW

Attachments: [01142025 Referral Letter - BWS-Water-Quality-Analyst-2.pdf](#)

To the Council:

HUMAN RESOURCES

6. Youth Bureau: An Ordinance Granting Permission to the Mount Vernon Youth Bureau's Ready 4Life to Sponsor a College Tour.

Code: HR

Attachments: [R4L HBCU College Tour 2025.pdf](#)
[READY4Life 2025 HBCU College Tour Itinerary.pdf](#)

To the Council:

PUBLIC SAFETY AND CODES

7. Department of Public Safety: An Ordinance Authorizing the Mayor to Execute an Agreement with Interaction Insight Corporation for the renewal of the Nice Inform V& Plan for the Police Department

Code: PSC

Attachments: [Interaction Insight Referral.pdf](#)

8. Department of Public Safety: An Ordinance Amending Ordinance No.14, Adopted July 10, 2024, Entitled "An Ordinance Authorizing the Mayor to Enter into an Agreement with Securewatch24 for the Purchase of 21 Tablet-Style Mobile Computers for the Department of Public Safety",

Code: PSC

Attachments: [Securewatch amendment.pdf](#)

To the Council:

FINANCE AND PLANNING

9. Office of the Comptroller: An Ordinance Authorizing the Mayor to enter into an Agreement with the US Department of Transportation to Receive a \$1M Innovative Finance and Asset Concession Grant

Code: FP

Attachments: [COMP2025 - 1 Inovative Finance Asset Concession Grant Program Agreement .pdf](#)

10. Industrial Development Agency (IDA): Resolution requesting New York State Senator Jamaal T. Bailey and Assembly Member James Gary Pretlow for introduction of Home Rule Legislation to amend Tax Law to authorize the collection of Hotel Occupancy Tax in the City of Mount Vernon

Code: FP

Attachments: [Referral Letter Enact Hotel Occupancy Tax.pdf](#)
[Hotel Occupancy Tax - December 2024.pdf](#)

11. Law Department: An Ordinance to Authorize the Conveyance of 0 Vernon Avenue, Mount Vernon, NY, to Myrtle Jones and to Authorize the Mayor to execute all necessary documents

Code: FP

Attachments: [Referral Letter to Approve Conveyance of 0 Vernon Avenue, an adjoining vacant lot to 286 McClellan avenue.pdf](#)

12. City Council: A Resolution Requesting New York State Senator Jamaal T. Bailey and Assembly Member James Gary Pretlow for Introduction of Home Rule Legislation to Increase Transfer Tax Fee

Code: FP

Attachments: [TRANSFER TAX FEE INCREASE.pdf](#)
[TransferTax.pdf](#)

OTHER BUSINESS/CLOSING COMMENTS



City of Mount Vernon, New York

Staff Report

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File #: TMP -1140
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Agenda Date: 1/22/2025

Agenda #: 1 -

City Council:

AN ORDINANCE AUTHORIZING THE MAYOR AND CHIEF OF STAFF TO ATTEND THE NATIONAL LEAGUE OF CITIES (NLC) CONGRESSIONAL CITY CONFERENCE IN WASHINGTON, D.C.

WHEREAS, by letter dated January 7, 2025, the Mayor has requested legislation authorizing Mayor, Shawyn Patterson-Howard, and Chief of Staff, Malcolm Clark, are hereby authorized to attend the National League of Cities (NLC) Congressional City Conference in Washington, D.C. from March 10th to March 12th, 2025; and

WHEREAS, the National League of Cities (NLC) Congressional City Conference will be held in Washington, D.C. from March 10th to March 12th, 2025; and

WHEREAS, the conference will provide an opportunity for Mayor Shawyn Patterson-Howard and Chief of Staff Malcolm Clark to advocate for Mount Vernon's local priorities, meet with federal officials, and learn from policy experts, Administration officials, and other local leaders; and

WHEREAS, the cost of registration for the conference is not to exceed \$780.00 per person, and the total cost of the trip, including transportation, Amtrak, incidentals, and hotel, is not to exceed \$4,000.00; and

WHEREAS, the expenses for travel, hotel fees, and incidentals will be expensed from budget A 1210.402 - Travel; **Now, Therefore, Be It Resolved That**

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

Section 1. Authorization to Attend Conference. The Mayor, Shawyn Patterson-Howard, and Chief of Staff, Malcolm Clark, are hereby authorized to attend the National League of Cities (NLC) Congressional City Conference in Washington, D.C. from March 10th to March 12th, 2025.

Section 2. Expense Limitation. The cost of registration for the conference shall not exceed \$780.00 per person. The total cost of the trip, including transportation, Amtrak, incidentals, and hotel, shall not exceed \$4,000.00.

Section 3. Budget Allocation. The expenses for travel, hotel fees, and incidentals shall be expensed from budget A 1210.402 - Travel.

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



CITY OF MOUNT VERNON, N.Y.

Mayor Office

SHAWYN PATTERSON-HOWARD, MPA
Mayor

City Hall, One Roosevelt Square
Mount Vernon, NY. 10550
(914) 665-2360 – Fax: (914) 665-6173

MALCOLM CLARK
Chief of Staff

KHENDRA DAVID
Deputy Chief of Staff

January 10, 2025

Honorable Members of the City Council
City of Mount Vernon
One Roosevelt Square
Mount Vernon, New York 10550

[National League of Cities (NLC) – Congressional City Conference]

Dear Honorable Council Members,

This letter comes as a request to the City Council for the enactment of legislation authorizing the Mayor and Chief of Staff to attend the National League of Cities (NLC) Congressional City Conference in Washington DC on March 10th to March 12th, 2025.

The cost of registration is not to exceed \$780.00 per person, with the entire trip including transportation, amtrack, incidentals, and hotel not to exceed \$4,000.00 total. (four thousand dollars). The cost of the travel, hotel fees, and incidentals will be expensed from budget A 1210.402 – Travel

The NLC Congressional City Conference meeting will provide Mayor Patterson-Howard and Chief of Staff Malcolm Clark with the opportunity to advocate for Mount Vernon's local priorities as part of Hill Day, meet with federal officials and other experts during Federal Agency Office Hours, to hear from and learn from policy experts, Administration officials and other local leaders.

A tentative schedule and agenda for the NLC Congressional City Conference is attached. Please refer to the link below for the most recently updated version of the agenda:

[Register Now for CCC 2025! - NLC Congressional City Conference](#)

In Service,

Shawyn Patterson-Howard, MPA
Mayor

"The Jewel of Westchester"

2025 NLC Congressional City Conference

The following is a tentative outline of events for the Congressional City Conference and is subject to change.

SATURDAY, MARCH 8

Registration – All Day
NLC University Sessions – All Day
Youth Delegate Welcome and Lunch
NLC Board Committee Meetings – Afternoon
Youth Delegate Programming – Afternoon
NLC Board of Directors Event– Evening

SUNDAY, MARCH 9

Registration – All Day
Youth Delegate Programming – All Day
NLC Board of Directors Meeting – Morning
NLC Board and Advisory Council Luncheon
First Time Attendee Lunch + NLC 101 (Ticket Required)
Federal Advocacy Committee Meetings – Afternoon
Advisory Council Meeting – Afternoon
Member Council Meetings – Afternoon
Constituency Group Membership Meetings - Afternoon
Evening Events - League Receptions and Constituency Group events

MONDAY, MARCH 10

Registration – All Day
Federal Agency Office Hours – All Day
Celebrate Diversity Breakfast (Ticket Required)
Opening General Session – Morning
Press Conference
Conference Workshops – Morning
Networking Lunch
Strategic Partner Luncheon
Youth Delegate Closing Session & Luncheon
Conference Workshops – Afternoon
Afternoon General Session
Federal Agency Office Hours – Afternoon
Member Council & Constituency Group Meetings – Afternoon/Evening
Evening Events - League Receptions and Constituency Group events

TUESDAY, MARCH 11

Registration – All Day
Federal Agency Office Hours – All Day
Conference Workshops – Morning

Delegates General Session Luncheon
Hill Day Training – Afternoon
Member Council & Constituency Group Meetings – Afternoon/Evening
NLC All Delegates Evening Reception
Late Night Partner Reception – Evening

WEDNESDAY, MARCH 12

Grab and Go Breakfast For Hill Day participants
NLC Advocacy Day on Capitol Hill – All Day



City of Mount Vernon, New York

Staff Report

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File #: TMP -1116

Agenda Date: 1/22/2025

Agenda #: 2 -

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City Council:

AN ORDINANCE AUTHORIZING THE LEASE AGREEMENT FOR OFFICE SPACE AT 6 GRAMATAN AVENUE, SUITE 203, MOUNT VERNON, NY 10550

Whereas, by letter dated December 23, 2024, the Commissioner of the Department of Public Works has requested legislation authorizing the Mayor to enter into a lease agreement for office space at 6 Gramatan Avenue, Suite 203, Mount Vernon, NY 10550, for a term commencing on June 1, 2025, and concluding on May 31, 2027, under the terms outlined below; and

Whereas, the Department of Public Works (“DPW”) and the Board of Water Supply (“BOW”) are tasked with completing the City’s Sewer Rehabilitation and Lead Service Line Replacement projects; and

Whereas, the DPW and BOW require office space to accommodate the personnel and equipment necessary to manage these projects efficiently; and

Whereas, the current space at 6 Gramatan Avenue, Suite 203, Mount Vernon, NY 10550, has been identified as suitable for housing 5-10 personnel, with the lease terms spanning from June 1, 2025, through May 31, 2027; and

Whereas, the funding for this lease will be sourced from grant-funded monies provided by the New York State Environmental Facilities Corporation (“NYSEFC”), ensuring no additional burden on local taxpayers; and

Whereas, the funds will be deposited into Revenue Code A3902 and appropriated to DPW Budget Code A1440.405, with an aggregate funding amount of \$500,000 available for the lease period; and

Whereas, the lease terms include an annual base rent of \$57,288.60 in Year 1 and \$59,007.26 in Year 2, with monthly installments payable at the lessee’s discretion; and

Whereas, this office space will facilitate the work of essential project personnel, including the City Engineer, Stormwater Coordinator, Sewers Foreman, BOW Administrator, BOW Field Coordinator, and BOW Data Entry Clerk; **Now, Therefore, Be It Resolved That**

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

Section 1. Authorization. The Mayor is hereby authorized to enter into a lease agreement for office space at 6 Gramatan Avenue, Suite 203, Mount Vernon, NY 10550, for a term commencing on June 1, 2025, and concluding on May 31, 2027, under the terms outlined below:

1. **Lease Year 1:** Base Rent of \$57,288.60, payable in monthly installments of \$4,774.05.

2. **Lease Year 2:** Base Rent of \$59,007.26, payable in monthly installments of \$4,917.27.

3. Utility and maintenance are to be included as stipulated in the lease agreement.

Section 2. Funding. Lease payments shall be funded through grant monies from the New York State Environmental Facilities Corporation, with funds deposited into Revenue Code A3902 and appropriated to DPW Budget Code A1440.405 for the lease period. Payments shall be made monthly or quarterly at the lessee's discretion.

Section 3. Use of Space. The leased space shall be used exclusively to support the personnel and operations associated with the City's Sewer Rehabilitation and Lead Service Line Replacement projects. The following personnel shall initially be stationed at the location, with additional personnel added as project needs evolve:

1. City Engineer
2. Stormwater Coordinator
3. Sewers Foreman
4. BOW Administrator
5. BOW Field Coordinator
6. BOW Data Entry Clerk

Section 4. Effective Date. This ordinance shall take effect immediately upon its approval by the Board of Estimate & Contract.



CITY OF MOUNT VERNON, N.Y.
DEPARTMENT of PUBLIC WORKS

SHAWYN PATTERSON-HOWARD
Mayor

City Hall, One Roosevelt Square
Mount Vernon, NY, 10550
(914) 665-2300 – Fax: (914) 665-2476

DAMANI L. BUSH
Commissioner

ROBERT L. HACKETT
Deputy Commissioner

JOHN NUCULOVIC
Deputy Commissioner

December 23, 2024

Honorable City Council
One Roosevelt Square
City of Mount Vernon, New York
(Through the Office of the Mayor)

Re: Authorization for The Department of Public Works and the MV Board of Water Supply to Lease Office Space At 6 Gramatan Avenue, Suite 203 for a Period of (24) Months Via Funding Provided by The NYS Environmental Facilities Corporation

Honorable City Council,

The Department of Public Works ("DPW") and the Board of Water Supply ("BOW") are currently leasing office space at 6 Gramatan Avenue, Mount Vernon NY 10550 which is being paid for by grant funded monies via New York State Environmental Facilities Corporation. The purpose of this office space is facilitating personnel and equipment tasked with completing the City's overall Sewer Rehabilitation and Lead Service Line Replacement projects. Along with the influx of funding toward capital projects, we have also begun staffing the personnel necessary to administrate these projects.

Due to the lack of space available within City Hall, the DPW and BOW identified this office space that can accommodate 5-10 personnel over an additional two (2) year lease period at 6 Gramatan Avenue – Suite 203, Mt. Vernon, NY from **June 1, 2025, thru May 31, 2027**

Initially, the following personnel will be stationed within this new leasing space with more personnel added as the project and departmental needs progress:

- City Engineer
- Stormwater Coordinator
- Sewers Foreman
- BOW Administrator
- BOW Field Coordinator
- BOW Data Entry Clerk

The terms of agreement are stated below for Base Rent and Utilities, with a 3% increase for Year 2:

- Lease Year 1 - \$57,288.60 / Monthly Installment - \$4,774.05
- Lease Year 2 - \$59,007.26 / Monthly Installment - \$4,917.27

"The Jewel of Westchester"



CITY OF MOUNT VERNON, N.Y.
DEPARTMENT of PUBLIC WORKS

SHAWYN PATTERSON-HOWARD
Mayor

City Hall, One Roosevelt Square
Mount Vernon, NY, 10550
(914) 665-2300 – Fax: (914) 665-2476

DAMANI L. BUSH
Commissioner

ROBERT L. HACKETT
Deputy Commissioner

JOHN NUCULOVIC
Deputy Commissioner

Funds for the subject are available via the New York State Environmental Corporation ("NYSEFC") in the aggregate amount of **\$500,000**. The funds will be deposited into Revenue Code A3902 to be appropriated to DPW Budget Code A1440.405 throughout the contract period to be paid in monthly or quarterly amounts at the discretion of the lessee.

Respectfully,

Damani L. Bush
Commissioner of Public Works
DB/db

CC: Comptroller's Office
Board of Water Supply
Corporation Counsel
Grants Office
Engineering Bureau
File

"The Jewel of Westchester"



City of Mount Vernon, New York

Staff Report

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File #: TMP -1151
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Agenda Date: 2/12/2025

Agenda #: 3 -

City Council

AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF A LIST OF QUALIFIED ENVIRONMENTAL/SUSTAINABILITY CONSULTANTS.

WHEREAS, by letter dated January 6, 2025, the Commissioner of the Department of Public Works is seeking City Council approval to establish a list of qualified Environmental /Sustainability consultants; and

WHEREAS, this initiative follows the Request for Qualifications (RFQ) advertised on August 1, 2024, aimed at pre-qualifying consultants with the necessary expertise for sustainability projects; and

WHEREAS, three submissions were reviewed, and two consultants were selected: Green Westchester and Kim Lundgren Associates Inc.; and

WHEREAS, the list supports the City's commitment to diversity, equity, and inclusion and will expedite future projects initiation and completion. The request is made by the Director of Sustainability and supported by the Commissioner of the Department of Public Works; **Now, Therefore, Be It Resolved That**

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

Section 1. Authorization to establish a list of qualified Environmental /Sustainability consultants.
The City Council hereby authorizes the establishment of qualified Environmental/Sustainability Consultants.

Section 2. Establishing List of Qualified Environmental/Sustainability Consultants.

- a) RFQ advertised on August 1, 2024, to identify and pre-qualify consultants.
- b) Three submissions reviewed based on local needs, technical competence, experience, project approach, and green credentials.
- c) Selected consultants:
 - o Green Westchester - 26 Glencar Avenue, New Rochelle, NY 10801
 - o Kim Lundgren Associates, Inc.-10 Post Office Square, 8th fl., Boston, MA 02109
- d) The list promotes diversity, equity, and inclusion.
- e) Expedites consultant selection process for future projects.

Section 3. This ordinance shall take effect immediately upon its approval by the Board of Estimate and Contract.



CITY OF MOUNT VERNON, N.Y.
DEPARTMENT OF PUBLIC WORKS

SHAWYN PATTERSON-HOWARD
Mayor

City Hall, One Roosevelt Square
Mount Vernon, NY. 10550
(914) 914-665-2339
email:dpwconcerns@mountvernonny.gov

DAMANI L. BUSH
Commissioner

ROBERT L. HACKETT
Deputy Commissioner

JOHN NUCULOVIC
Deputy Commissioner

January 6, 2025

Honorable City Council Members
Of the City of Mount Vernon
City Hall, Mount Vernon, New York
(Through the Office of the Mayor)

Re: Establishing a List of Qualified Environmental/Sustainability Consultants

Dear Honorable City Council Members:

I am writing to seek the City Council's approval for the establishment of a list of qualified Environmental/Sustainability consultants. This initiative is based on the Request for Qualifications (RFQ) that was advertised on August 1, 2024.

The RFQ was designed to identify and pre-qualify Environmental/Sustainability Consultants who possess the requisite expertise, experience, and capacity to undertake various sustainability projects within our city. This pre-qualification process is critical in ensuring that our projects are executed efficiently, with a commitment to quality and inclusivity.

We have received and carefully reviewed the three submissions from the Environmental/Sustainability Consultants. These submissions were evaluated based on stringent criteria that includes understanding local needs, technical competence, experience & expertise, project approach & methodology, and green credentials. The evaluation process has enabled us to identify a select group of consultants below who meet the established standards:

- Green Westchester – 26 Glencar Avenue, New Rochelle, NY 10801
- Kim Lundgren Associates, Inc. – 10 Post Office Square, 8th Floor, Boston MA 02109

The creation of this list aligns with our city's commitment to promoting diversity, equity, and inclusion within the environmental/sustainability consultant pool. It will facilitate the engagement of qualified consultants for sustainability and public works projects, thereby fostering a more inclusive economic environment. Additionally, having a pre-qualified list will expedite the consultant selection process for future projects, ensuring timely project initiation and completion.

I respectfully request the City Council's approval to formalize this list of qualified Environmental/Sustainability Consultants. Your approval will allow us to proceed with the next steps in engaging these contractors for our city's projects, furthering our mission to become a greener, more sustainable, and equitable city for all.

"The Jewel of Westchester"

Thank you for your attention to this matter. I am available to discuss this request further and provide any additional information that the Council may require.

Respectfully,



Shayne M. Brooks
Director of Sustainability
SMB/sb



Damani L. Bush
Commissioner of Public Works
DLB/db

Cc: Mayor's Office
Law Department
Comptroller's Office
City Clerk's Office



City of Mount Vernon, New York

Staff Report

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File #: TMP -1160

Agenda Date: 1/22/2025

Agenda #: 4.

City Council

AN ORDINANCE AUTHORIZING THE BOARD OF WATER SUPPLY TO ADD A POSITION ENTITLED “WATER RESOURCE SPECIALIST”.

WHEREAS, by letter dated January 14, 2025, the Commissioner of the Board of Water Supply is requesting the addition of a “Water Resource Specialist” position to support the Lead Service Line Replacement Program; and

WHEREAS, this position has an annual salary of \$70,800.90, Grade 8C-Step 4 and will be funded by a \$2 million grant from the New York State Environmental Facilities Corporation (NYS EFC) effective January 1, 2025; **Now, Therefore, Be It Resolved That**

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

Section 1. Authorization to add a position. The Board of Water Supply is hereby authorized to add a position within said department under the terms outlined below:

- a) The Board of Water Supply is seeking to add a “Water Resource Specialist” position.
- b) The position is necessary for the Lead Service Line Replacement Program.
- c) The program is funded by the New York State Environmental Facilities Corporation (NYS EFC).

Section 2. Funding and Salary

- a) The annual salary for the position is \$70,800.90.
- b) The position is classified as Grade 8C-Step 4.
- c) Funding comes from a \$2 million grant from NYS EFC.

Section 3. This ordinance shall take effect immediately upon its approval by the Board of Estimate and Contract.



BOARD OF WATER SUPPLY

M O U N T V E R N O N , N E W Y O R K

MAYOR SHAWYN PATTERSON HOWARD

COMMISSIONER CARLTON C. SPRUILL

SUPERINTENDENT JOHN F. ARENA

CITY HALL – ROOM 2
MOUNT VERNON, NY 10550

(914) 668-7820 PHONE
(914) 668-2316 FAX

January 14, 2025

VIA EMAIL:

Honorable Mayor Shawyn Patterson-Howard
City of Mount Vernon
1 Roosevelt Square
Mount Vernon, NY 10550

RE: ADDING A POSITION OF WATER RESOURCE SPECIALIST TO THE LEAD SERVICE
LINE REPLACEMENT PROGRAM

Dear Honorable Mayor Patterson-Howard:

The Board of Water Supply respectfully requests that legislation be enacted to add a position of Water Resource Specialist to the Board of Water Supply. This additional position will meet the expanding needs of the Lead Service Line Program which is funded by the New York State Environmental Facilities Corporation (NYS EFC).

This additional position will have an annual salary of \$70,800.90, Grade 8C Step 4, and is funded by the \$2MM grant received from the NYS EFC.

Thank you for your attention to this critical matter.

Respectfully submitted,



Carlton C. Spruill
Commissioner



MOUNT VERNON
THE SEAFARERS' CITY



City of Mount Vernon, New York

Staff Report

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File #: TMP -1161

Agenda Date: 1/22/2025

Agenda #: 5.

City Council

AN ORDINANCE AUTHORIZING THE BOARD OF WATER SUPPLY TO ADD A POSITION ENTITLED "WATER QUALITY ANALYST".

WHEREAS, by letter date January 14, 2025, the Commissioner of the Board of Water Supply has requested the addition of a "Water Quality Analyst" position to the 2025 office budget effective January 1, 2025; and

WHEREAS, this role is crucial for complying with the New York State Department of Health's mandate to implement a Backflow Prevention Program, ensuring public health safety; and

WHEREAS, the "Water Quality Analyst" position will manage administrative functions, enhance water quality management, and ensure regulatory compliance. The position has an annual salary of \$70,800.90, Grade 8C-Step 4 with funds already included in the Board of Water Supply's 2025 budget; **Now, Therefore, Be It Resolved That**

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

Section 1. Authorization to add a position. The Board of Water Supply is hereby authorized to add a position within said department under the terms outlined below:

- a) The Board of Water Supply requests to add a "Water Quality Analyst" position.
- b) This position is essential for complying with NYS DOH mandates.
- c) The role will oversee the Backflow Prevention Program and address water quality concerns.

Section 2. Responsibilities and Benefits.

- a) The "Water Quality Analyst" position will manage administrative functions of the Backflow Prevention Program.
- b) The position will enhance operational efficiency and public confidence in water quality management.
- c) The role includes conducting system audits, reviewing standards, and identifying best practices.
- d) The "Water Quality Analyst" position will monitor compliance with state and federal regulations and recommend risk mitigation strategies.

Section 3. Financial Details.

- a) The annual salary for the position is \$70,800.90, Grade 8C-Step 4.
- b) The necessary funds are included in the 2025 budget under code 001-521-521002.

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



BOARD OF WATER SUPPLY

M O U N T V E R N O N , N E W Y O R K

MAYOR SHAWYN PATTERSON HOWARD

COMMISSIONER CARLTON C. SPRUILL

SUPERINTENDENT JOHN F. ARENA

CITY HALL – ROOM 2
MOUNT VERNON, NY 10550

(914) 668-7820 PHONE
(914) 668-2316 FAX

January 14, 2025

VIA EMAIL:

Honorable Mayor Shawyn Patterson-Howard
City of Mount Vernon
1 Roosevelt Square
Mount Vernon, New York 10550

RE: REQUEST TO ADD A NEW WATER QUALITY ANALYST POSITION TO THE 2025 BUDGET

Dear Honorable Mayor Patterson-Howard:

The Board of Water Supply respectfully requests that legislation be enacted to add a new position of Water Quality Analyst to the Board of Water Supply. This position is essential to fulfilling the New York State Department of Health's (NYS DOH) mandate to implement a Backflow Prevention Program, ensuring compliance with state regulations and safeguarding public health.


Under the supervision of the Commissioner and the Superintendent, the Water Quality Analyst will oversee the administrative functions of the Backflow Prevention Program, including the evaluation of applications, compliance monitoring, and reporting. This position will also enhance the department's capacity to address water quality concerns associated with the Backflow Prevention Program and the ongoing Lead Service Line Replacement initiatives.

By providing dedicated resources to these critical programs, the Water Quality Analyst will enhance operational efficiency, regulatory compliance, and public confidence in water quality management. Additionally, this position will contribute to improving overall water quality by conducting system audits, reviewing operational standards, and identifying best practices. The Water Quality Analyst will evaluate the existing water system for potential vulnerabilities, monitor compliance with state and federal regulations, and recommend strategies to mitigate risks. This proactive approach will ensure the continuous improvement of water quality, aligning with public health objectives and the department's mission to deliver safe, reliable water services.

This new position will have an annual salary of \$70,800.90, Grade 8C Step 4. The necessary funds for this position are included in the Board of Water Supply's 2025 budget code 001-521-521002.

Thank you for your attention to this critical matter. If you have any questions, please feel free to contact me.

Respectfully submitted,



Carlton C. Spruill
Commissioner



MOUNT VERNON
The Board of Water Supply



City of Mount Vernon, New York

Staff Report

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File #: TMP -1165

Agenda Date: 1/22/2025

Agenda #: 6.

City Council

AN ORDINANCE GRANTING PERMISSION TO THE MOUNT VERNON YOUTH BUREAU'S READY 4LIFE TO SPONSOR A COLLEGE TOUR

WHEREAS, by letter dated January 15, 2025, the Executive Director of the Youth Bureau has requested that legislation be enacted granting permission to the Youth Bureau's Ready4LIFE to sponsor a HBCU College Campus Tour for 27 youth and eight (8) staff members from February 18-21, 2025; and

WHEREAS, the Ready4LIFE (R4L) HBCU College Tours plays a vital role in the college selection process for program participants. Its primary goal is to expose aspiring college students to Historically Black Colleges and Universities (HBCUs), fostering increased interest in higher education and providing them with valuable insight into campus life and academic opportunities; and

WHEREAS, this initiative supports the Youth Bureau's commitment to promoting academic achievement and enhancing opportunities for higher education among participants of the Ready4LIFE program;
Now, Therefore, Be It Resolved That

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

Section 1. Purpose: Requesting authorization for eight (8) staff members and twenty-seven (27) youth to attend the City of Mount Vernon Youth Bureau's Ready4LIFE HBCU College Tour from February 18 to February 21, 2025.

Section 2. Costs: The total estimated cost of the four-day trip and three (3) nights is **not to exceed \$25,000**, including:

- College Tour: 4 days & 3 nights: \$9,261.00
- Lunch & Dinner for 34 attendees: \$7,700.00
- Transportation: \$7,000.00
- Parking Fees: \$120.00
- Rental Fees: \$400.00

Funds are available under the following Ready4LIFE Budget Codes:

- **A7335.458 (Miscellaneous)**
- **A7335.402 (Travel)**

Section 3. This ordinance shall take effect upon its approval by the Board of Estimate and Contract.



CITY OF MOUNT VERNON, N.Y.
MOUNT VERNON YOUTH BUREAU

SHAWYN PATTERSON-HOWARD
Mayor

City Hall, One Roosevelt Square
Mount Vernon, NY 10550
(914) 665-2344 – Fax: (914) 665-1373
cityofmountvernonyouthbureau@gmail.com
HTTP://youthbureau.cmvny.com

DEBBIE BURRELL-BUTLER, MBA
Executive Director

DENA T. WILLIAMS, MPA
Deputy Director

January 15, 2025

Honorable Members of the City Council
Through the Office of the Mayor
City Hall – Roosevelt Square
Mount Vernon, NY 10550

Dear Honorable Members of City Council,

This letter comes to respectfully request that the Honorable City Council enact legislation that will allow **eight (8)** staff members and **27 youth** to attend the City of Mount Vernon Youth Bureau's Ready4LIFE HBCU College Tour, which is scheduled to take place from **February 18th through February 21st, 2025**.

College tours are integral to the college selection process and hold significant importance for the R4L Program. They are approved experiential activities by the funders, HMRF and OFA. The primary purpose of the YB's college tours is to expose and educate aspiring college students to increase their interest in higher learning. Youth will have the opportunity to travel to four HBCU campuses and learn a great deal about college life, financial aid, scholarship development, networking with other young adults, and much more. Please note that the tour will take place during the winter recess.

The cost of the four-day (4) college tour includes hotel stays for 4 days, three (3) nights totaling **\$9,261**. The hotels will provide complimentary breakfast; however, lunch and dinner will cost approximately **\$7,700** for 34 people including one night's dinner that will be paid for by the Executive Director. Transportation will cost **\$7,000**, parking costs are estimated at **\$120**, and rental fee at **\$400**. The trip is estimated to cost between **\$24,500** not to exceed **\$25,000** and should be expense through budget codes A7335.458 (Misc.) and A7335.402 (Travel) for Ready4LIFE. Please note that funding for this program is available and does not add any expense to the city.

If you have any questions or concerns, please do not hesitate to contact me at (914) 665-2327 or by email at Dburrell@cmvny.com.

Sincerely,

Debbie Burrell-Butler

Debbie Burrell-Butler, MBA
Executive Director

Cc: Shawyn Paterson-Howard, Mayor
Darren Morton, Comptroller
Brian Johnson, Corporation Counsel

Enclosed: Tour agenda & invoices

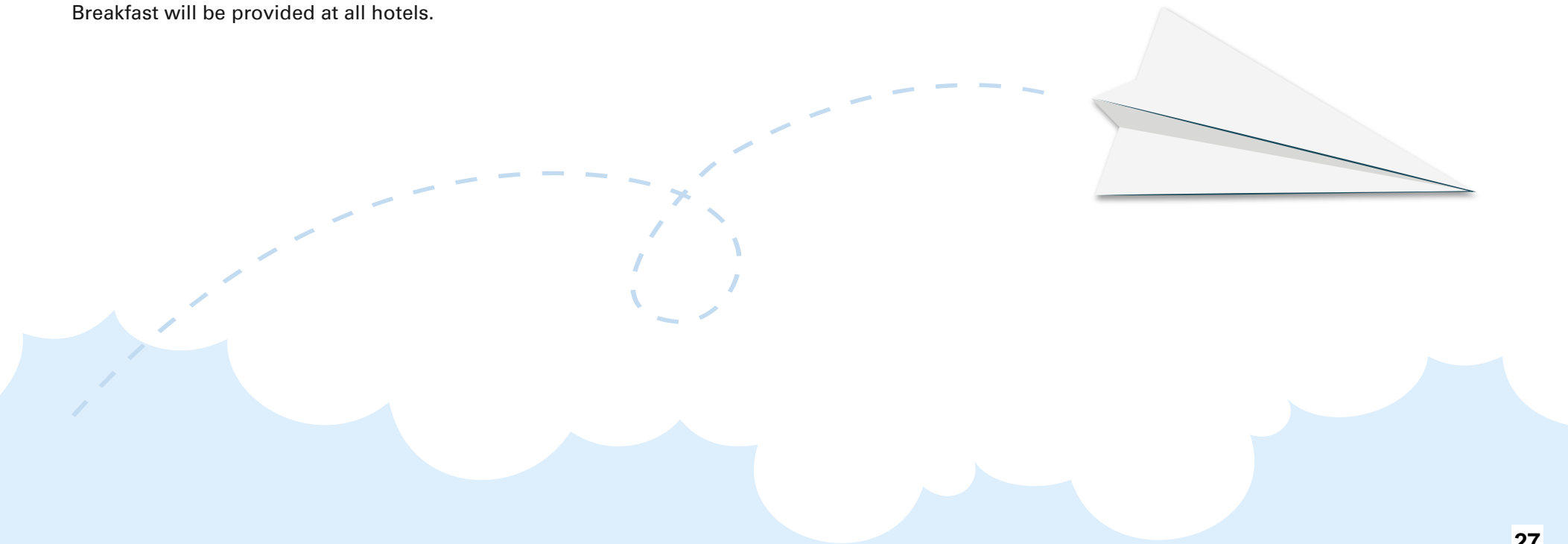
2025 HBCU COLLEGE TOUR | MOUNT VERNON READY4LIFE PROGRAM

DATE	DEPART FROM	DEPART TIME	DESTINATION	ARRIVAL TIME	DESTINATION ADDRESS	TRAVEL TIME	COMMENTS
2/18/25	City Hall 1 Roosevelt Square, Mount Vernon, NY	8:00 am	Embassy Suites- Greensboro, NC	6:15 pm	204 Centreport Drive Greensboro, NC	9 hrs 15 min	We will stop to get lunch for 1 hour
2/18/25	Embassy Suites- Greensboro	7:30 pm	Fire & Sticks Japanese Steak House	7:40 pm	3917 Sedgebrook St, High Point, NC	6 min	Dinner and Back to Hotel after
2/19/25	Embassy Suites- Greensboro	9:15 am	Bennett College	9:35 am	900 E Washington St Greensboro, NC	20 min	1 st University visit Tour time 10:00 am
2/19/25	Bennett College	11:30 am	North Carolina A&T	11:35 pm	1601 E. Market Street Greensboro, NC 27411	5 min	2 nd University visit. Tour time 1:00 pm We will have lunch there and head to VA.
2/19/25	North Carolina A&T	4:00 pm	The Landing @ Hampton Marina Tapestry	8:00 pm	700 Settlers Landing Rd Hampton, Virginia	4 hrs	Hotel after visit. Dinner in Hotel
2/20/25	Delta Hotel Marriot	11:00 am	Hampton University	11:10 pm	2800 Shore Drive Virginia Beach, V.A,23451	5 min	3 rd ^h University Tour time 11:30 am
2/20/25	Hampton University	1:30 pm	Virginia Aquarium	2:15 pm	717 General Booth Blvd Virginia Beach, VA 23451	45 min	Experiential Learning Activity

2/20/25	Virginia Aquarium	4:30 pm	Residence Inn by Marriott Ocean City, Maryland	7:30 pm	300 Seabay Lane Ocean City, MD 13753	3 hrs	Last hotel stay. Dinner at hotel
2/21/25	Residence Inn by Marriott	8:45 am	Maryland Eastern Shore University	9:30 am	440 Vestal Pkwy E, Vestal, Ocean City, MD 13850	45 min	4 th University Tour Time 10:00 am
2/21/25	Maryland Eastern Shore University	12:00 pm	Mount Vernon City Hall	7:00 pm	1 Roosevelt Square Mount Vernon, NY	5 hrs	Last stop Lunch on the way home

NOTES

Breakfast will be provided at all hotels.





City of Mount Vernon, New York

Staff Report

1 ROOSEVELT SQ. RM.
104
CITY HALL, MOUNT
VERNON, NEW YORK
10550
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File #: TMP -1139

Agenda Date: 1/22/2025

Agenda #: 7.

City Council:

AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT WITH INTERACTION INSIGHT CORPORATION FOR THE RENEWAL OF THE NICE INFORM V7 PLAN FOR THE POLICE DEPARTMENT

Whereas, by letter dated January 7, 2025, the Interim Commissioner of the Department of Public Safety has requested legislation authorizing Mayor to execute an agreement with Interaction Insight Corporation to renew the NICE Inform V7 Plan for the period beginning April 1, 2025, and ending March 31, 2026, at a total cost of \$7,604.00; and

Whereas, on January 24, 2024, the City Council of Mount Vernon approved a consent agreement with Interaction Insight Corporation for the NICE Inform V7 Plan, and on January 30, 2024, the Board of Estimate and Contract approved said agreement; and

Whereas, the NICE Inform V7 Plan enables the recall of all inbound and outbound telephone conversations within the Police Department to ensure operational efficiency and compliance; and

Whereas, the agreement includes essential remote and onsite support services that are critical to maintaining the functionality and reliability of the NICE Voice Recording System; and

Whereas, it is in the best interest of the City of Mount Vernon to continue this agreement to maintain the operational integrity of the Police Department's communications systems; and

Whereas, the cost of the annual renewal for the period from April 1, 2025, to March 31, 2026, is \$7,604.00, and said cost will be satisfied from Budget Line A1680.216; and

Whereas, the renewal of this agreement is necessary to ensure uninterrupted service and support for the Police Department; **Now, Therefore, Be It Resolved That**

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

Section 1. The Mayor is hereby authorized to execute an agreement with Interaction Insight Corporation to renew the NICE Inform V7 Plan for the period beginning April 1, 2025, and ending March 31, 2026, at a total cost of \$7,604.00.

Section 2. The funds for this agreement shall be appropriated from Budget Line A1680.216.

Section 3. The agreement shall provide for remote and onsite support services as outlined in the terms of the agreement with Interaction Insight Corporation.

Section 4. This Ordinance shall take effect immediately upon its approval by the Board of Estimate & Contract.



DEPARTMENT OF PUBLIC SAFETY

BUREAU OF POLICE
ROOSEVELT SQUARE
MOUNT VERNON, NY 10550
(914) 665-2500

DAVID GIBSON
INTERIM POLICE COMMISSIONER

JENNIFER LACKARD
DEPUTY COMMISSIONER

MARCEL OLIFIERS
CHIEF OF OPERATIONS

SHAWYN PATTERSON - HOWARD
MAYOR

01/07/2025

Honorable Members of the City Council
Through the Office of the Mayor
City Hall - Roosevelt Square
Mount Vernon, New York 10550

Subject: Legislation for Contract renewal - Interaction Insight Corporation

Dear Council Members:

This letter comes to request that legislation be enacted that will enable the Mayor to continue an agreement with **Interaction Insight Corporation**. This is a renewal of the current agreement, passed by City Council on January 24, 2024 and by the Board of Estimate and Contract on January 30, 2024. This agreement will run from April 1, 2025 to March 31, 2026 with the cost being **\$7,604.00** for annual renewal. Funds will be satisfied from **Budget Line A1680.216**.

Interaction Insight's NICE Voice Recording System allows for the recall of all inbound and outbound telephone conversations coming into the police department. This agreement allows for remote and onsite support.

We respectfully request legislation from Your Honorable Body authorizing the above agreement.

Requested: Contract renewal Interaction Insight Nice Inform V7 Plan
(April 1, 2025 - March 31, 2026)

Cost: \$7,604.00 (Total) from Budget Line A1680.216

David Gibson
Interim Commissioner of Public Safety

Juan Perez, Commissioner
Management Services

cc: Mayor
Law Department
Comptroller



City of Mount Vernon, New York

Staff Report

1 ROOSEVELT SQ. RM.
104
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File #: TMP -1158

Agenda Date: 1/22/2025

Agenda #: 8.

City Council

**AN ORDINANCE AMENDING ORDINANCE
NO. 14, ADOPTED JULY 10, 2024, ENTITLED
“AN ORDINANCE AUTHORIZING THE MAYOR
TO ENTER INTO AN AGREEMENT WITH
SECUREWATCH24 FOR THE PURCHASE OF
21 TABLET-STYLE MOBILE COMPUTERS
FOR THE DEPARTMENT OF PUBLIC SAFETY”**

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

Section 1. The sixth decretal paragraph, Section 2:6 and Section 4 of Ordinance No. 14, adopted July 10, 2024, entitled “AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH SECUREWATCH24 FOR THE PURCHASE OF 21 TABLET-STYLE MOBILE COMPUTERS FOR THE DEPARTMENT OF PUBLIC SAFETY”

Whereas, by letter dated June 19, 2024, the Commissioner of the Department of Public Safety has requested legislation authorizing the Mayor to enter into an agreement with SecureWatch24 for the purchase of 21 tablet-style mobile computers for the Department of Public Safety to enhance operational efficiency and provide officers with critical technology in their vehicles; and

Whereas, the Department of Public Safety has equipped its fleet of marked Police vehicles, purchased in 2022, with mounts needed to place mobile computers within the cars; and

Whereas, the Department of Public Safety needs to purchase 21 tablet-style mobile computers to be placed within these mounts to enable officers to complete more paperwork while within their vehicles, thereby enhancing operational efficiency and reducing the need to return to Police Headquarters; and

Whereas, the mobile computers will allow officers to access the Department’s Computer Aided Dispatch (CAD) and Records Management Systems (RMS), both current and anticipated new systems, and will also enable access to body-worn camera and in-car video footage on evidence.com while on the street; and

Whereas, SecureWatch24 is an approved vendor by the New York State Office of General Services (NYS OGS) to provide tablet-style mobile computers, available under NYS OGS Contract PC 69031; and

Whereas, the total cost for the 21 mobile computers, including a 3-year warranty, will be \$147,039.00, which will be a one-time purchase satisfied from Budget Line A3120.416 [A3120.203ARP SDI-001 3.16]; and **Now, Therefore, Be It Resolved That**

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

Section 1. Purpose. This ordinance authorizes the Mayor to enter into an agreement with SecureWatch24 to purchase 21 tablet-style mobile computers for the Department of Public Safety, which will enhance operational efficiency and provide officers with critical technology in their vehicles.

Section 2. Definitions. For this ordinance, the following terms shall have the meanings indicated:

1. **“SecureWatch24”**: The vendor approved by the New York State Office of General Services to provide tablet-style mobile computers.

2. **“Mobile Computers”**: Tablet-style computers designed for use by the Department of Public Safety in vehicles.

3. **“CAD”**: Computer Aided Dispatch.

4. **“RMS”**: Records Management Systems.

5. **“Department of Public Safety”**: The department responsible for public safety in the City of Mount Vernon.

6. **“Budget Line A3120.416 [A3120.203ARP SDI-001 3.”6”]**: The budget line allocated for this purchase.

Section 3. Authorization. The City Council hereby authorizes the Mayor to enter into an agreement with SecureWatch24 for the purchase of 21 tablet-style mobile computers for the Department of Public Safety at a total cost of \$147,039.00.

Section 4. Funding. The total cost of \$147,039.00 for the 21 mobile computers shall be satisfied from Budget Line A3120.416 [A3120.203ARP SDI-001 3.16], 2024 Budget.

Section 5. Procurement. The mobile computers will be purchased through SecureWatch24 under the New York State Office of General Services Contract PC 69031.

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

New Matter Underlines

Deleted Matter in Brackets []



DEPARTMENT OF PUBLIC SAFETY
BUREAU OF POLICE
ROOSEVELT SQUARE
MOUNT VERNON, NY 10550
(914) 665-2500

DAVID GIBSON
POLICE COMMISSIONER

JENNIFER LACKARD
DEPUTY COMMISSIONER OF REFORM

MARCEL OLIFIERS
CHIEF OF OPERATIONS

SHAWYN PATTERSON - HOWARD
MAYOR

January 13, 2025

Honorable City Council Members
City of Mount Vernon
1 Roosevelt Square
Mount Vernon, New York 10550

Re: Amendment to Ordinance #14 from July 10, 2024 City Council Meeting regarding Entering into a Contract with Securewatch24 for the Purchase of 21 Mobile Computers

Honorable Councilmembers:

This letter respectfully requests the Honorable Members of the City Council to approve legislation authorizing the Mayor to enter into an agreement with SecureWatch24 to purchase 21 tablet-style mobile computers (computers designed to be placed within vehicles).

SecureWatch24 is a vendor approved by the New York State Office of General Services to provide tablet-style mobile computers. The Department has equipped our fleet of marked Police vehicles that were purchased in 2022 with the mounts needed to place the computers within the cars and now needs the computers to place within the mounts.

The computers will be used to access the Department's Computer Aided Dispatch and Records Management Systems to allow the officers to be able to complete more paperwork while within the vehicle. Currently, for any officer to complete paperwork, access to the CAD and RMS must be obtained from within Police Headquarters. The computers will be able to connect to our current CAD/RMS and will additionally be able to connect with our anticipated new CAD/RMS.

Additionally, the computers will allow the Officers to access the body worn camera and in-car video footage recorded to evidence.com while still 'on the street', something they are currently not able to do due to not having access to a mobile computer.

CC: Mayor
Comptroller
Corporation Counsel

The 21 mobile computers are of sufficient specification that will allow for their use for years to come without becoming obsolete, as was recommended by the Commissioner of Management Services. Additionally, the computers come with a 3-year warranty.

The amended change to this referral letter is:

<i>Previous Budget Line</i>	A3120.203 ARP SDI-001 3.16	Amount: \$147,039.00
<i>New Budget Line</i>	A3120.416 (Technology Upgrades)	Amount: \$147,039.00

The total cost for the 21 mobile computers will be **\$147,039.00**. This is a one-time purchase that will be satisfied from **Budget Line A3120.416 (Technology Upgrades)**.

Note that the requested equipment is available from New York State OGS Contract PC 69031.

If this request meets the approval of your Honorable Body, please enact legislation granting this approval.

Sincerely,



David Gibson
Commissioner of Public Safety



City of Mount Vernon, New York

Staff Report

1 ROOSEVELT SQ. RM.
104
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File #: TMP -1166

Agenda Date: 1/22/2025

Agenda #:

City Council

**AN ORDINANCE AUTHORIZING THE MAYOR
TO ENTER INTO AN AGREEMENT WITH THE U.S. DEPARTMENT
OF TRANSPORTATION FOR THE INNOVATIVE FINANCE &
ASSET CONCESSION GRANT PROGRAM.**

WHEREAS, by letter dated January 15, 2025, the Comptroller has requested legislation authorizing permission for the Mayor to enter into agreement with the U.S. Department of Transportation (USDOT) for the \$1M Innovative Finance & Asset Concession Grant Program grant. The budget period for the grant award is thirty-six (36) months, commencing on February 1, 2025; and

WHEREAS, this Cooperative Agreement funds and sets out the terms and conditions (Provisions) governing a collaborative effort between the Department of Transportation (DOT) and the City of Mount Vernon (Recipient) for project, *"Targeting Mount Vernon's Transit-Oriented Assets"*; and

WHEREAS, this is a cost reimbursement Cooperative Agreement. The responsibility for conducting activities under this Agreement lies primarily with the organization named in this Agreement (Recipient). DOT, through its designated representatives, shall consult and coordinate in the conduct of the activities performed during the period of this Agreement; and

WHEREAS, the maximum value of cooperative agreements is \$2 million. Cooperative agreements of up to \$1 million are offered at 100 percent federal share (no required non-federal match). Amounts in excess of \$1 million are offered at 50 percent federal share (50 percent required non-federal match). For example, a cooperative agreement of \$2 million in federal aid would be matched by \$1 million of non-federal funds, supporting a \$3 million effort; and

WHEREAS, the City has been identified as a recipient of these funds, which will support infrastructure and transportation-related improvements to enhance the community; and

WHEREAS, the acceptance of this grant and execution of an agreement with USDOT is in the best interest of the City and its residents and by signing the signature page, the Recipient accepts the terms and conditions as stated;
NOW, THEREFORE,

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

Section 1. Authorization. The Mayor is hereby authorized to enter into an agreement with the U.S. Department of Transportation (USDOT) for the \$1M Innovative Finance & Asset Concession Grant Program grant.

Section 2. Acceptance. That all grant funds received under this agreement shall be utilized strictly in accordance with the terms and conditions set forth by the U.S. Department of Transportation.

Section 3. Cost Sharing or Matching Funds. The maximum value of cooperative agreements is \$2 million. Cooperative agreements of up to \$1 million are offered at 100 percent federal share (no required non-federal match). Amounts in excess of \$1 million are offered at 50 percent federal share (50 percent required non-federal match).

For example, a cooperative agreement of \$2 million federal aid would be matched by \$1 million of non-federal funds, supporting a \$3 million effort.

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

January 15, 2025

Honorable Members of the City Council and
Board of Estimates and Contracts
1 Roosevelt Square - City Hall
Mount Vernon, NY 10550

Re: Innovative Finance and Asset Concession Grant
Program Agreement
Referral # COMP2025 – 1

Dear Honorable Members:

I write to respectfully request legislation granting permission for the Mayor to enter into an agreement with US Department of Transportation for our \$1M Innovative Finance & Asset Concession Grant Program grant. The budget period for the award is 36 months in length beginning on February 1, 2025.

This Cooperative Agreement (Agreement) funds and sets out the terms and conditions (Provisions) governing a collaborative effort between the Department of Transportation (DOT) and **City of Mount Vernon** (Recipient) for project, **Targeting Mount Vernon's Transit-Oriented Assets**.

This is a cost reimbursement Cooperative Agreement. The responsibility for conducting activities under this Agreement lies primarily with the organization named in this Agreement (Recipient). DOT, through its designated representatives, shall consult and coordinate in the conduct of the activities performed during the period of this Agreement. By signing the signature page, the Recipient accepts the terms and conditions, as stated.

Cost Sharing or Matching Funds

The maximum value of cooperative agreements is \$2 million. Cooperative agreements of up to \$1 million are offered at 100 percent federal share (no required non-federal match). Amounts in excess of \$1 million are offered at 50 percent federal share (50 percent required non-federal match). For example, a cooperative agreement of \$2 million in federal aid would be matched by \$1 million of non-federal funds, supporting a \$3 million effort.

If you have any questions, please call the Comptroller's Office at 914-665-2304 or email at Comptroller@cmvny.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dr. Morton', with a stylized flourish at the end.

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

cc: Mayor

Law Department

Grants & Compliance

Assessor Department

Planning Department

Attachment: **Innovative Finance and Asset Concession Grant Program Cooperative Agreement**



City of Mount Vernon, New York

Staff Report

1 ROOSEVELT SQ. RM.
104
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10550
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File #: TMP -1106

Agenda Date: 1/22/2025

Agenda #: 1.

City Council

**A RESOLUTION REQUESTING NEW YORK STATE
SENATOR JAMAAL T. BAILEY AND ASSEMBLY MEMBER
JAMES GARY PRETLOW FOR INTRODUCTION OF HOME RULE
LEGISLATION TO AMEND TAX LAW TO AUTHORIZE
THE COLLECTION OF HOTEL OCCUPANCY TAX IN
THE CITY OF MOUNT VERNON.**

WHEREAS, Section 1202 of the New York State Tax Law allows municipalities to adopt and amend local laws imposing a tax upon persons occupying hotel or motel rooms, bed and breakfast, and other tourist rental stay facilities; and

WHEREAS, the City is prepared and budgeted to implement this occupancy tax and seeks the support of the City's elected representatives in the New York State Senate and Assembly after discussion and acknowledgement by the City Council; and

WHEREAS, upon the introduction of legislation the City of Mount Vernon will take further action to submit a home rule request pursuant to Article IX of the Constitution in support of legislation to authorize the City to implement a hotel and motel tax rate of up to five and eight seven five percent (5.875%) of the per-diem rental rate for each room; **NOW, THEREFORE, be it**

RESOLVED, the City Council of the City of Mount Vernon, duly convened in regular session does hereby:

RESOLVE, that the City of Mount Vernon City finds that the implementation of a hotel and motel tax rate would benefit the City by providing additional revenues for use within the City of Mount Vernon, **and be it further**

RESOLVED, that the City Council hereby requests that New York State Senator Jamaal T. Bailey and Assembly Member James Gary Pretlow, as elected representatives of the City of Mount Vernon, introduce legislation to authorize the City to adopt a local law giving the authority to implement the hotel and motel tax rate at a rate of up to five and eight seven five percent (5.875%) of the per-diem rental rate for each room; **and be it further**

RESOLVED, that the City Council requests the bill be drafted to include additional language clarifying that for the purposes of this particular section of law, definition of the terms "hotel" or "motel" are to mean and include any facility providing on an overnight basis and shall include those facilities designated and commonly known as "bed and breakfast" and "tourist" facilities; **and be it further**

RESOLVED, that the City Council requests the bill include additional language for the purpose as to

enable authorized local law(s) enacted by the City to provide that any tax imposed shall be paid by the person liable therefor to the owner of the hotel or motel room occupied or to the person entitled to be paid the rent or charge for the hotel or motel room occupied for and on account of the City of Mount Vernon imposing the tax and that such owner or person entitled to be paid the rent or charge shall be liable for the collection and payment of the tax; *and be it further*

RESOLVED, that the City Council requests the bill include additional language relating to the deposit of revenues resulting from the imposition of the tax be added with the purpose as to authorize the City to retain the necessary revenue to defer the expense of the City in administering such tax and the balance of such revenues shall be allocated to use within the City of Mount Vernon as so determined by the City of Mount Vernon City Council; *and be it further*

RESOLVED, that the City Clerk is hereby directed to forward certified copies of this resolution to New York State Senator Jamaal T. Bailey and Assembly Member James Gary Pretlow.



CITY OF MOUNT VERNON, N.Y.

Industrial Development Agency

SHAWYN PATTERSON-HOWARD
Chairperson

City Hall, One Roosevelt Square
Mount Vernon, NY 10550
(914) 465 2994 – Fax: (914) 665-6173

ROBIN MACK
Director, Business Development - IDA

Referral Letter MV IDA 10-24

December 17, 2024

Honorable City Council Members
One Roosevelt Square
Mount Vernon, NY 10550

Re: Referral to Enact Local Law for Hotel Occupancy Tax

Dear Honorable Council members,

This letter is submitted to request your consideration and authorization to enact a local law imposing a 5.875% hotel occupancy tax on accommodations with the City of Mount Vernon. This tax will apply to hotels, motels, hostels, and short-term rentals and is proposed to take effect January 1, 2024.

The proposed tax percentage is consistent with the current rate in the City of Yonkers, which increase from 3% in August 2024. This alignment ensures that Mount Vernon is competitive while capitalizing on the potential revenue generated from its emerging hospitality sector.

Purpose and Benefits

1. Revenue generation: the hotel occupancy tax is projected to provide significant additional revenue to the City of Mount Vernon. These funds will help address infrastructure improvements, capital projects and economic development.
2. Fair contribution from visitors/tourists: visitors/tourists to Mount Vernon contribute to the increased demand on City services – i.e. public safety, sanitation, and code enforcement. This tax ensures that those utilizing accommodations within the City of Mount Vernon contribute their fair share to maintaining and improving these services.
3. Alignment with regional practices: neighboring municipalities (Yonkers, New Rochelle, White Plains) have implemented similar taxes at competitive rates, ensuring a level playing field for attracting visitors and hosting events.



CITY OF MOUNT VERNON, N.Y.

Industrial Development Agency

SHAWYN PATTERSON-HOWARD

Chairperson

City Hall, One Roosevelt Square

Mount Vernon, NY 10550

(914) 465 2994 – Fax: (914) 665-6173

ROBIN MACK

Director, Business Development - IDA

I respectfully request that City Council's authorization to enact the local law establishing a hotel occupancy tax at 5.875% and set the effective date of the tax as January 1, 2024. Additionally, I am also requesting that the Department of Finance be directed to create a revenue code for collection.

If you have any questions or concerns, please feel free to contact me at 914 465 2994 or rmack@mountvernonny.gov.

Very truly yours,

Robin Mack

Robin Mack

Director, Business Development

cc: Shawyn Patterson-Howard, Mayor
Malcolm Clark, Chief of Staff
Brian Johnson, Corporation Counsel
File (2)

Referral Letter MV IDA 10-24

Permission to Enact a Hotel Occupancy Tax

Page 2

Section 1: Title and Purpose

This policy shall be known as the "Hotel Room Occupancy Tax Policy" for the City of Mount Vernon, NY ("City"). The purpose of this policy is to impose a tax on the occupancy of hotel rooms and other short-term rentals (commonly known as AirBnB/VBRO or vacation rentals) within the City to generate revenue for the support of municipal services and infrastructure improvements.

Section 2: Definitions

For the purposes of this policy, the following terms shall have the meanings indicated:

- Hotel: Any building or portion of a building which is regularly used and kept open for the lodging of guests. The term "hotel" includes, but is not limited to, an inn, motel, tourist home or house, hostel, public lodging house, vacation rental, short-term rental, rooming house and bed-and-breakfast.
- Occupancy: The use or possession, or the right to the use or possession, of any room or rooms in a hotel for any purpose, or the right to the use or possession of the furnishings or to the services and accommodations accompanying the use and possession of the room or rooms.
- Occupant: A person who, for a consideration, uses, possesses, or has the right to use or possess any room or rooms in a hotel under any lease, concession, permit, right of access, license to use, or other agreement.
- Permanent Resident: Any occupant who, as of a given date, has occupied or has the right to occupy any room or rooms in a hotel for at least ninety consecutive days.
- Rent: The consideration received for occupancy valued in money, whether received in money or otherwise, including all receipts, cash, credits, and property or services of any kind or nature, and also any amount for which credit is allowed by the operator to the occupant, without any deduction therefrom whatsoever.
- Operator: Any person operating a hotel in Mount Vernon, including but not limited to the owner, lessee, sub-lessee, mortgagee in possession, licensee, or any other person otherwise operating such hotel.

Section 3: Imposition of Tax

There is hereby imposed and levied a tax upon the rent for every occupancy of a room or rooms in a hotel in the City of Mount Vernon, NY. The tax rate shall be three percent (5.875%)** of the rent for each such occupancy.

Section 4: Collection and Administration

- The operator of each hotel shall be responsible for the collection of the occupancy tax from the occupant.

- The tax shall be paid by the occupant to the operator of the hotel at the time the rent is paid.
- The operator shall file a return with the City of Mount Vernon Finance Department, detailing the total rents received and the taxes collected for each quarterly period.
- The return shall be filed, and the tax due shall be paid, on or before the ____ day of the month following the end of each quarterly period.

Section 5: Records and Audits

- Every operator shall keep and maintain records of every occupancy, of all rent paid, and of all occupancy taxes collected, for a period of five (5) years.
- The City of Mount Vernon Finance Department shall have the authority to inspect and audit the records of any operator at any reasonable time.

Section 6: Penalties and Interest

- Any operator who fails to file a return or to pay the tax collected shall be subject to penalties and interest as prescribed by the City of Mount Vernon.
- Penalties shall not exceed ____ percent (____%) of the tax due for each month of delay, not to exceed a total of ____ percent (____%) of the tax due.
- Interest shall be charged at the rate of ____ percent (____%) per month from the due date until the tax is paid.

Section 7: Refunds

- Any tax paid under this policy that was erroneously, illegally, or unconstitutionally collected shall be refunded by the City of Mount Vernon.
- Claims for refunds must be filed with the City of Mount Vernon Finance Department within one (1) year from the date the tax was paid.

Section 9: Effective Date

This policy shall take effect on [Effective Date] and shall apply to all occupancies on or after that date.

Section 10: Severability

If any provision of this policy is held invalid, the remainder of the policy shall not be affected thereby and shall remain in full force and effect.

This Hotel Room Occupancy Tax Policy is adopted by the City Council of Mount Vernon, NY, on [Adoption Date].

This draft policy incorporates elements from the hotel occupancy tax policies of White Plains, NY, Yonkers, NY, and New Rochelle, NY, ensuring consistency and clarity in its application and enforcement.

*Effective August 2024, Yonkers, NY increased the occupancy tax to 5.875% from 3%. New Rochelle, NY and White Plains, NY impose 3%.



City of Mount Vernon, New York

Staff Report

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

File #: TMP -1145

Agenda Date: 1/22/2025

Agenda #: 11.

City Council:

AN ORDINANCE TO AUTHORIZE THE CONVEYANCE OF 0 VERNON AVENUE, MOUNT VERNON, NY, TO MYRTLE JONES AND TO AUTHORIZE THE MAYOR TO EXECUTE ALL NECESSARY DOCUMENTS

Whereas, by letter dated January 10, 2025, the Corporation Counsel has requested legislation authorizing the conveyance of the vacant lot located at 0 Vernon Avenue, Mount Vernon, NY (Block 4047, Lot 12), to Myrtle Jones, the owner of the adjoining property at 286 McClellan Avenue; and

Whereas, Myrtle Jones purchased property at 286 McClellan Avenue, Mount Vernon, NY, in 2012, which shares the same Block and Lot number (Block 4047, Lot 12) with an adjoining vacant lot located at 0 Vernon Avenue; and

Whereas, due to an error by Ms. Jones's title company, Partners Abstract Corp., the back taxes for 286 McClellan Avenue were paid in 2014, but the taxes for the adjoining vacant lot were inadvertently omitted; and

Whereas, this error resulted in the City of Mount Vernon retaining title to the vacant lot at 0 Vernon Avenue despite the delinquent taxes being later paid in full by the title company; and

Whereas, the Real Estate Committee, at its September 29, 2023, meeting, reviewed this matter and recommended the transfer of 0 Vernon Avenue to Myrtle Jones to rectify the longstanding error; and

Whereas, this conveyance is not a real estate sale but rather a deed transfer to address the administrative oversight and return the vacant lot to its rightful owner; and

Whereas, it is in the interest of justice and fairness for the City of Mount Vernon to complete this transfer without further delay; **Now, Therefore, Be It Resolved That**

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

Section 1. Authorization to Convey. The City Council authorizes the conveyance of the vacant lot located at 0 Vernon Avenue, Mount Vernon, NY (Block 4047, Lot 12), to Myrtle Jones, the owner of the adjoining property at 286 McClellan Avenue.

Section 2. Execution of Documents. The Mayor of the City of Mount Vernon is hereby authorized and directed to execute all necessary documents, including but not limited to a deed of conveyance and any closing documents, to effectuate the transfer of the subject property to Myrtle

Jones.

Section 3. No Consideration. This transfer is made at no additional cost to Myrtle Jones, as it is intended to correct an administrative oversight and not as a sale of real property.

Section 4. Severability. Suppose any clause, sentence, paragraph, section, or part of this Ordinance shall be adjudged by any court of competent jurisdiction to be invalid. In that case, such a judgment shall not affect, impair, or invalidate the remainder of this Ordinance. Still, it shall be confined to the clause, sentence, paragraph, section, or part thereof directly involved in the controversy in which such judgment shall have been rendered.

Section 5. Effective Date. This Ordinance shall take effect upon its approval by the Board of Estimate & Contract.



SHAWYN PATTERSON-HOWARD
MAYOR

BRIAN G. JOHNSON
CORPORATION COUNSEL

CITY OF MOUNT VERNON, NEW YORK
DEPARTMENT OF LAW
CITY HALL

ONE ROOSEVELT SQUARE, MOUNT VERNON, NY 10550
(914) 665-2366 • FAX (914) 665-9142
WWW.CI.MOUNT-VERNON.NY.US

DEPUTY CORPORATION COUNSEL
JOHAN S. POWELL

SECOND DEPUTY CORPORATION COUNSEL
CHRISTINE LOMBERT

ASSISTANT CORPORATION COUNSEL
MILDRED MCQUIRE

January 10, 2025

Honorable Members of the City Council
One Roosevelt Square
Mount Vernon, New York 10550

(Through the Office of the City Clerk)

**Re: Request of the City Council to Approve the Conveyance of
0 Vernon Avenue, Mount Vernon, an adjoining vacant lot to
286 McClellan Avenue, Mount Vernon, to Myrtle Jones and to Authorize
the Mayor to execute a deed and all required documents for the transfer**

Dear Honorable Members of the City Council:

I respectfully request that this Honorable Body approve an ordinance to convey 0 Vernon Avenue, Mount Vernon, an adjoining vacant lot to 286 McClellan Avenue, Mount Vernon, to Myrtle Jones and to authorize the Mayor to execute any closing documents necessary to effectuate the conveyance. This long-standing matter needs to be rectified as soon as possible.

Ms. Myrtle Jones has been waiting for several years for the City to transfer the subject lot to her after her Partners Abstract Corp., her title company, initially made an error with the redemption by only paying for the lot with the house on it, but not for the lot with the additional adjoining land. The confusion likely occurred because 286 McClellan Avenue (the part of the lot with the house) and 0 Vernon Avenue (the adjacent vacant lot) have the same Block and Lot numbers, Block 4047, Lot 12. Attached for your review are photographs showing both parcels, the one with the house on it and the vacant land lot.)

By way of background, as outlined in the attached letter from Partners Abstract Corp., Ms. Jones originally bought the property in 2012. In January 2014, she received a letter and in rem notice from the Comptroller's office regarding Block 4047 Lot 12. McClellan Avenue, On January 27, 2014, Partners Abstract remitted payment for the back taxes to avoid the foreclosure and passing of title to the City of Mount Vernon.

As the delinquent taxes for the block and lot were paid before the deadline of February 10, 2014, the property should have been redeemed back to Ms. Jones. However, while 286 McClellan Avenue was redeemed back to her, it was later discovered that the vacant lot was not returned to her. I understand this is because the title company paid the taxes for only part

Honorable Members of the Real Estate Committee
November 16, 2023
Page 2

of the block and lot and did not realize that even though there is one block and lot number, two parcels make up the same lot.

Once this error was noticed, the title company remedied the situation by paying the remaining taxes, and Ms. Jones has been waiting for the City to complete the transfer. This conveyance has been stalled for many reasons, including the former Comptroller refusing action and, thereafter, the City's other pressing priorities.

In 2023, I wrote a letter to the Real Estate Committee requesting that it make a recommendation to the City Council that this error be corrected by allowing the City to convey 0 Vernon Avenue, Mount Vernon, an adjoining vacant lot to 286 McClellan Avenue to Ms. Myrtle Jones.

At its September 29, 2023, meeting, the Real Estate Committee Meeting entertained my request and voted to recommend this proposed transfer. It should be noted that this is a deed transfer request due to an error and not a real estate property sale.

I respectfully request that this Honorable Body approve an ordinance to convey 0 Vernon Avenue, Mount Vernon, an adjoining vacant lot to 286 McClellan Avenue, Mount Vernon, to Myrtle Jones and to authorize the Mayor to execute any closing documents necessary to effectuate this conveyance. Please see the attached supporting documents for your review and consideration.

Sincerely,

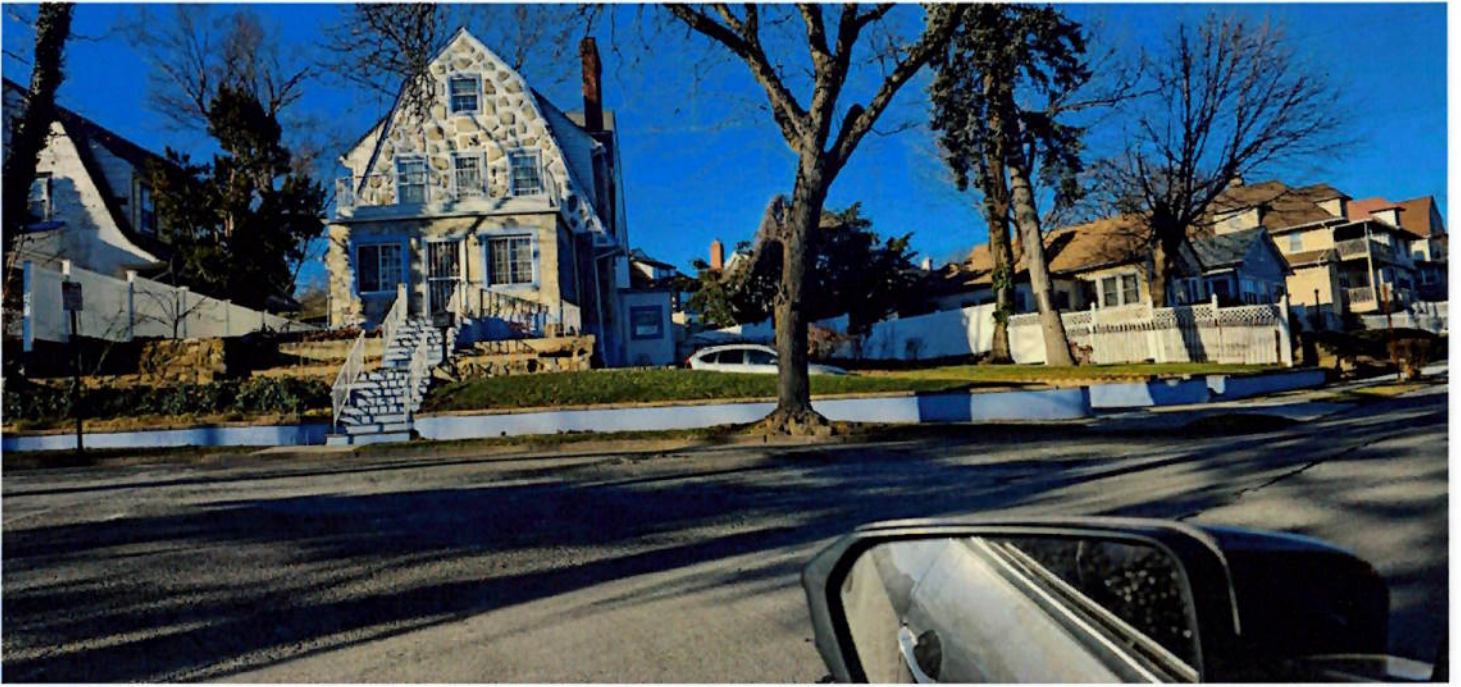


Brian G. Johnson
Corporation Counsel

Enclosures:

- (1) Photos of lot 286 McClennan Avenue and 0 Vernon Avenue
- (2) Real Estate Committee Meeting Minutes – September 29, 2023, item 9
Record of the Real Estate Committee recommendation vote
- (3) November 2023 Letter from Corporation Counsel recommending Real Estate Committee vote along with supporting documentation

cc: Shawyn Patterson-Howard, Mayor
Darren M. Morton, Comptroller
Danielle Browne, City Council President









CITY OF MOUNT VERNON, N.Y.
Real Estate Committee – 2023
City Hall, One Roosevelt Square
Mount Vernon, NY 10550

REAL ESTATE COMMITTEE

Dr. Darren Morton – Comptroller, Chairman
Danielle Browne – City Council President
Stephanie Vanderpool – Assessor
Donna M. Jackson, Secretary

REAL ESTATE COMMITTEE MEETING AGENDA

Friday, September 29, 2023, at 12:00 NOON

Mayor's Conference Room – City Hall, 1 Roosevelt Square, Mt. Vernon, NY

1. Call of the Meeting – 12:11pm

2. Roll Call

Present: Comptroller Morton, Council President Browne, Assessor Stephanie Vanderpool

Absent: None

Additional Participants: Joyce A. Browne, Brian Johnson,

3. Public Comment

- **Valon Nicki (in person)** – asked when we can have an answer on submitted bids. He wants to buy, renovate and sell back to workforce Mount Vernonites
- **Justin Jones (in person)** – asking when we can have an answer on submitted bids.
- **Glenn Collier (online)** – asked if the status of the bids will be discussed.

Responses: Comptroller discussed the submission of bids. We have received a number of bids, we are now in the process of compiling the enormous amount of information. We will begin the process of review, which is what we will discuss today. There has been no action taken on any of the bids other than we have received them; and we will discuss the process for review and recommendation to the Council. Council then approves or disapproves our recommendations. We cannot give a specific timeframe at this time.

4. **Closing: 145 South Fulton Avenue.** Counsel Joyce A Brown. On august 30th this closed, \$95,000 was the price on the all cash transaction. It had to be demolished and rebuilt for residential purposes only. Comptroller noted 145 South Fulton was determined for sale and demolition for the safety of the city earlier in the year.
5. **Closure of Acceptance of Public “Best & Final” Offers on City-Owned Surplus Properties for Sale.** Vanderpool motion, CP Browne seconded. On the question: Is the time or the day? Comptroller noted if an offer is postdated today, that is fine. In order to officially make that notice he suggested that we have a vote to extend the time period that we had, and close it for today. VOTE ALL AYES on closing the acceptance of bids for properties. The last we will receive it is today. If it is postmarked for today we will receive.

6. **Discussion of Next Steps/Offer Review** – Comptroller asked how far we have come in compiling? DC Jackson noted the received offers are on the spreadsheet, the digital offers are being cleaned up. Comptroller noted the next phase will be discussing how they dispose of these properties and the rubric we will use to evaluate, review and decide on the properties, based on the conditions we set out (home ownership, etc.) so it is a clear evaluation that we use and forward to the City Council. Comptroller will review and send information to committee members; we will review, approve and adopt. Next meeting we will approve and adopt – we may call a Special meeting to move this process along.
7. **New Business** – CP President Browne will be out of town October 27th. Moving meeting to Thursday, October 26th at 11am.
8. **Executive Session to receive Legal Advice from Corporation Counsel** – Motion by CP Browne to enter into executive session, seconded by Vanderpool . ALL AYES ON THE VOTE - 12:34PM Executive Session begins.
 - **Exiting Executive Session:** Motion to CP Browne, Vanderpool – ALL AYES. Exit at 12:57PM.
9. **286 McClennan Avenue and additional parcel Zero (0) Vernon:** Counsel Johnson recommends we transfer the Zero Vernon lot back to the owner. Property purchased by Ms. Jones who paid property taxes. The title company paid the taxes on the primary lot, but they failed to pay for the 0 Vernon lot directly adjacent. Subsequently on discovery they did pay taxes. It is a clear natural part of the McClennan lot.
 - Motion by CP Browne that Zero (0) Vernon is transferred back to original owner Ms. Myrtle Jones Assessor Vanderpool seconds. ALL AYES on the vote to transfer back.
10. **Adjournment** – Motion by CP Browne. Second by Assessor Vanderpool. ALL AYES ON THE VOTE TO ADJOURN at 1:00PM
11. **Next Meeting Date: October 26th, 2023, at 11:00AM**





SHAWYN PATTERSON-HOWARD
MAYOR

BRIAN G. JOHNSON
CORPORATION COUNSEL

CITY OF MOUNT VERNON, NEW YORK
DEPARTMENT OF LAW
CITY HALL

ONE ROOSEVELT SQUARE, MOUNT VERNON, NY 10550
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DEPUTY CORPORATION COUNSEL
JOHAN S. POWELL

SECOND DEPUTY CORPORATION COUNSEL
CHRISTINE LOMBERT

ASSISTANT CORPORATION COUNSEL
RALSTON DICKSON
(PENDING ADMISSION)

November 16, 2023

Honorable Members of the Real Estate Committee
One Roosevelt Square
Mount Vernon, New York 10550

(Through the Office of the City Clerk)

**Re: Request to Make a Recommendation to the City Council to Convey
0 Vernon Avenue, Mount Vernon, an adjoining vacant lot to
286 McClellan Avenue, Mount Vernon to Myrtle Jones**

Dear Honorable Members of the Real Estate Committee:

You may recall that I recently appeared at a Real Estate Committee meeting and briefly spoke about this long-standing matter that needs rectification as soon as possible. Ms. Myrtle Jones has been waiting for several years for the City to transfer the subject lot to her after her Partners Abstract Corp., her title company, initially made an error with the redemption by only paying for the lot with the house on it, but not for the lot with the additional adjoining land. The confusion likely occurred because 286 McClellan Avenue (the part of the lot with the house) and 0 Vernon Avenue (the adjacent vacant lot) have the same Block and Lot numbers, Block 4047, Lot 12.

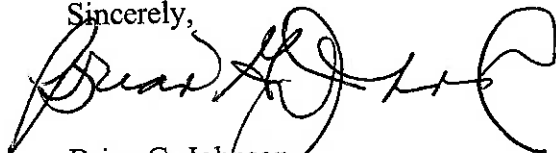
By way of background, as outlined in the attached letter from Partners Abstract Corp., Ms. Jones originally bought the property in 2012. In January 2014, she received a letter and in rem notice from the Comptroller's office regarding Block 4047 Lot 12. McClellan Avenue, On January 27, 2014, Partners Abstract remitted payment for the back taxes to avoid the foreclosure and passing of title to the City of Mount Vernon.

As the delinquent taxes for the block and lot were paid before the February 10, 2014, deadline, the property should have been redeemed back to Ms. Jones then. However, while 286 McClellan Avenue was redeemed back to her, it was later discovered that the vacant lot was not. I understand this is because the title company paid the taxes for only part of the block and lot and did not realize that even though there is one block and lot number, two parcels make up the same lot.

Honorable Members of the Real Estate Committee
November 16, 2023
Page 2

Once this error was noticed, the title company remedied the situation by paying the remaining taxes, and Ms. Jones has been waiting for the City to complete the transfer. Therefore, I respectfully request that this Honorable Committee recommend to the City Council that the City transfer back this adjacent vacant lot to Ms. Jones as soon as possible.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian G. Johnson", with a large, stylized flourish at the end.

Brian G. Johnson
Corporation Counsel

cc: Shawyn Patterson-Howard, Mayor
Darren M. Morton, Comptroller
Danielle Browne, City Council President

Partners Abstract Corp.

1025 Old Country Road, Suite 420, Westbury, NY 11590 . Phone No. (516)338-2655 . Fax No. (516) 338-2751

April 8, 2021

City of Mount Vernon, NY
Department of Finance
1 Roosevelt Square Room 1
Mount Vernon, NY 10550

RE: 286 MCCLELLAN AVENUE, Mt. Vernon, NY 10553
Sec: 165.82 Block: 4047 Lot: 12
Reference: 55021-W

Dear Comptroller:

The owner, Myrtle Jones, closed on this property in 2012. In January 2014, she received a letter and in rem notice from the Comptroller's office in regards to the above mentioned lot. On 1/27/14, our title company remitted payment for the back taxes to avoid the foreclosure and passing of title to the City of Mount Vernon.

As delinquent taxes were paid prior to the 2/10/14 deadline, the property should have been redeemed back to Ms. Jones at that time. However, when Ms. Jones attempted to remit current taxes due, she was advised that the property owner is the City of Mount Vernon and she is unable to pay same. Please note, Ms. Jones has been paying these taxes for the past 8 years and is now being advised she is not the owner of this property.

I have attached documentation for your review, which includes copies of the letter from City of Mount Vernon Department of Finance, our delinquent tax payoff bank check, FedEx receipt of payment sent, and the breakdown of taxes owed. I would appreciate if you could review as soon as possible so that this can be quickly rectified and enable Ms. Jones to pay her current taxes on a timely manner.

If you have any questions, or if we can be of any further assistance, please do not hesitate to contact me. Thank you.

Very truly yours,

Jean Meehan
Bookkeeper

Attachments



MAUREEN WALKER, C.P.A.
COMPTROLLER

CITY OF MOUNT VERNON, NEW YORK
DEPARTMENT OF FINANCE
CITY HALL
ONE ROOSEVELT SQUARE, MOUNT VERNON, NY 10550
(914) 665-2301 • FAX (914) 665-8314

December 16, 2013

Dear Sir or Madam:

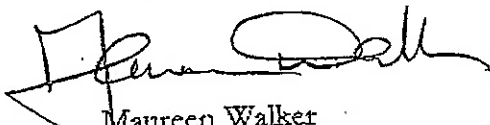
A title search by the City of Mount Vernon has revealed that you own, or have a mortgage, judgment, lien or other recorded interest on property in the City of Mount Vernon.

Be advised that the City of Mount Vernon has instituted an In Rem Foreclosure proceeding against this property for all taxes and charges due and owing for at least two years.

Be further advised that all taxes and charges due must be paid in full by February 10, 2014, to avoid foreclosure and the passing of title to the City of Mount Vernon.

Please contact the Finance Department immediately at (914) 665-2301 for further assistance in this matter; ask for the Comptroller or Chief Accountant.

Very truly yours,


Maureen Walker
Comptroller

MW/jr
Encl.

A CITY OF PRIDE AND GREATNESS

COUNTY COURT OF WESTCHESTER COUNTY
STATE OF NEW YORK

In the Matter of Foreclosure
of
TAX LIENS

Pursuant to Chapter 783 of the Laws of 1974 and
Article 11, Title 3 of the Real Property Tax Law,
by the City of Mount Vernon, New York, - List of
delinquent taxes as of December 16, 2013, consisting
of one volume.

NOTICE OF FORECLOSURE OF TAX LIENS BY
CITY OF MOUNT VERNON, NEW YORK

BY ACTION IN REM

PLEASE TAKE NOTICE that on the 16th day of December, 2013, MAUREEN WALKER, Comptroller and Enforcing Officer of the City of Mount Vernon pursuant to law filed with the Clerk of Westchester County, a list of parcels of property affected by unpaid tax liens held and owned by said City of Mount Vernon which on such date had been unpaid for a period of at least two years after the date when the tax, assessment or other legal charge represented thereby became a lien. Said list contains as to each such parcel, (a) a brief description of the property affected by such tax lien, (b) the name of the last known owner of such property as the same appears on the assessment roll of said City of Mount Vernon for the last calendar year, or a statement that the owner is unknown if such be the case, (c) a statement of the amount of such tax lien upon such parcel including those which shall have been due for less than two years together with the date or dates from which, and the rate or rates at which interest and penalties shall be computed.

All persons having or claiming to have an interest in the real property described in such list of delinquent taxes are hereby notified that the filing of such list of delinquent taxes constitutes the commencement by said City of Mount Vernon of an action in the County Court, Westchester County, to foreclose the tax liens therein described by a foreclosure proceeding in rem and that such list constitutes a notice of pendency of action and a complaint by the said City of Mount Vernon against such piece or parcel of land therein described to enforce the payment of such tax liens. Such action is brought against the real property only and is to foreclose the tax liens described in such list.

No personal judgment shall be entered herein for such taxes, assessments or other legal charges or any part thereof.

This notice is directed to all persons having or claiming to have an interest in the real property described in such list of delinquent taxes and such persons are hereby notified further that a duplicate of such list of delinquent taxes has been filed in the office of the Comptroller of said City of Mount Vernon and will remain open for public inspection up to and including the 10th day of February, 2014, which date is hereby fixed as the last day of redemption.

AND take further notice that any person having or claiming to have an interest in any such parcel and the legal right thereto may on or before said date redeem the same by paying to the said Comptroller of the City of Mount Vernon the amount of all such unpaid tax liens

thereof and in addition thereto all interest and penalties which are a lien against such real property, computed to and including the date of redemption. In the event that such taxes are paid by a person other than the record owner of such property, the person so paying shall be entitled to have the tax liens affected thereby satisfied of record or to receive an assignment of such tax liens evidenced by a proper written instrument.

Every person having any right, title or interest in or lien upon any parcel described in such list of delinquent taxes may serve a duly verified answer upon the attorney for the City of Mount Vernon setting forth in detail the nature and amount of his interest and any defense or objection to the foreclosure. Such answer must be filed in the office of the county clerk and served upon the attorney for the tax district foreclosing within twenty days after the date above mentioned as the last day for redemption. In the event of failure to redeem or answer by any person having the right to redeem or answer, such person shall be forever barred and foreclosed of all right, title and interest and equity of redemption in and to the parcel described in such list of delinquent taxes and a judgment in foreclosure may be taken by default.

Dated: December 16, 2013

MAUREEN WALKER
COMPTROLLER and ENFORCING OFFICER
for the City of Mount Vernon
City Hall
One Roosevelt Square
Mount Vernon, NY 10550
(914) 665-2301

NICHELE A. JOHNSON, ESQ.,
CORPORATION COUNSEL and
ATTORNEY for the City of Mount Vernon
City Hall
One Roosevelt Square
Mount Vernon, NY 10550
(914) 665-2366

TO THE PARTY TO WHOM THE ENCLOSED NOTICE IS ADDRESSED

You are the presumptive owner or lienor of one or more of the parcels mentioned and described in the list referred to in the enclosed notice.

Unless the taxes and assessments and all other legal charges are paid, or an answer interposed, as provided by statute, the ownership of said property, will in due course pass to the City of Mount Vernon as provided by the law of the State of New York.

Under the Soldiers and Sailors Civil Relief Act of 1940 and acts amendatory thereto, special rights and privileges are given to persons in the military service, which includes all members of the Army of the United States, the United States Navy, the Marine Corps, the Coast Guard, and all officers of the Public Health Service detailed by property authority for duty either with the Army or navy, in Federal Service on active duty with any one of said branches. If you are in Military Service, or if any one else within your knowledge or information, who is the owner of any right, title or interest in or lien upon any of such parcels, is in Military Service, will you kindly so advise me.

In the event of your failure to respond to this motion on or before the twentieth day after February 10, 2014, the last day of redemption herein, application for judgment of foreclosure or for judgment of foreclosure and sale in the within foreclosure action will be made to the County Court of Westchester County.

Dated: December 16, 2013

MAUREEN WALKER
COMPTROLLER and ENFORCING OFFICER
for the City of Mount Vernon
City Hall
One Roosevelt Square
Mount Vernon, NY 10550
(914) 665-2301

NICHELLE A. JOHNSON, ESQ.,
CORPORATION COUNSEL and
ATTORNEY for the City of Mount Vernon
City Hall
One Roosevelt Square
Mount Vernon, NY 10550
(914) 665-2366

PARTNERS ABSTRACT CORP
1025 OLD COUNTRY ROAD SUITE 409
WESTBURY, NEW YORK 11590

PHONE (516) 338-2655
FAX (516) 338-2751

DATE:

RE: TITLE NO.:
PREMISES:

OWNER:
PURCHASER:

DATE CLOSED:
ITEM NO.:

WATER METER OR ACCOUNT NO.:

ASSESSED TO:

SCHOOL DIST. NO:
DIST:

SEC:

BLOCK:

Swiss Cde: 550800

Cty of Mt Vernon

VILLAGE:
COUNTY:

TOWN:

Dear Sir:

We enclose check of \$ _____ to your order of
property above identified.

TAX

AMOUNT

INTEREST

TOTAL

Will you kindly send receipt to the attention of the undersigned.

Very truly yours,

PARTNERS ABSTRACT CORP.

Lisa M.
RECORDING DEPARTMENT

Taxes being Paid:

2013/14 2nd $\frac{1}{2}$ School	- 826.85
13 Cty Tax	- 358.79
Title Fee	- 12500
13 in Rem fee	- 250
12/13 1st $\frac{1}{2}$ School	- 1006.73
12 County Tax	- 357.36
12 City Tax	- 808.13
11/12 School Tax	- 2119.94
11 County Tax	- 403.77
11 City Tax	- 869.28
11 in Rem fee	- 250
10/11 School Tax	- 2163.02
10 County Tax	- 473.15
10 City Tax	- 55 931.09
09/10 School Tax	- 2168.36
09 County Tax	- 995.48
08/09 2nd $\frac{1}{2}$ School tax	- 1025.78

28017¹⁰

CMV Tax Collection System - Version: 1.7.53 Database: LIVE - [Tax Collection/Inquiry - Security Level: Cashier - Payment Only]

Locate parcel by

Block/Lot/Suffix

Owner

Account

Search

Owners

Printout

Parcel Info

Yearly Taxes

Mailing Info

4047.012.000 103350 165.082

C/O MYRTLE JONES

CITY OF MOUNT VERNON

0 VERNON AVE

286 MCCLELLAN AVE

MOUNT VERNON NY 10553

All lots: 12

Change Interest
AsOf Date

Tax Records Total due: 405.34

ALL

OPEN

Process

Exit

Page 1

Tax Type	Bill Date	Tax	First Half Interest	Col.Fee
CI	1/1/21			

Parcel Notes for: 4047.012.000 Last updated:...

per T. Rajala, added to 2013 In Rem list and levied 2013 IR fee.
Property was sold previously to foreclosure but taxes weren't paid.
4-26-13 bw

2-21-14 Property redeemed. Funds from Partners Abstract Corp.
deposited into Trustee account. SV

Law Department still has not made a change after the Taxpayer paid
for redemption during the former Comptroller Walker tenure. DR

Save Changes

Exit discarding any changes

scription

Start

Book1

cash sheet tax collection...

CMV Tax Collection Sy...

CMV Tax Collection Syst...

City of Mount Vernon, NY
Office of the Comptroller
Status of Account

64

Block.Lot.Suffix 4047.12.0

Owner

CITY OF MOUNT VERNON

Parcel Address: 0 VERNON AVE

Lots: 12

Acct: 103350

Mailing Address

C/O MYRTLE JONES

286 MCCLELLAN AVE
MOUNT VERNON N 10553
Bank Code 0

Tax	Date	1st Half	Int/Fee	Date Paid	Paid With	2nd Half	Int/Fee	Date Paid	Paid With
City	1/1/21	405.34		6/19/21	Ck	405.34		7/21/21	Ck
County	4/1/21	314.28		4/15/21	Ck				

TOTAL OWED

Taxes	0.00
Interest	0.00
School tax collection fee	0.00
Grand total owed	0.00

Please Note: Interest change
the first day of every month

MYRTLE JONES
286 MCCLELLAN AVE
MOUNT VERNON, NY 10553

1-108/210

3566

Attention
Mr. Brian
Johnson

DATE 1/26/19

PAY TO THE ORDER OF City of Mount Vernon, NY \$ 874.⁴⁰/₁₀₀ ~~XX~~
Eight Hundred Seventy Four ⁴⁰/₁₀₀ ~~XX~~ DOLLARS

HSBC

Premier

Acct # 103350

MEMO Black 4047 Lot 12

Myrtle Jones

⑆021001088⑆994005997⑆ 3566

2ND HALF SCHOOL TAX

CITY OF MOUNT VERNON, NEW YORK
2018-2019 SCHOOL REAL PROPERTY TAX BILL
MOUNT VERNON SCHOOL DISTRICT
FOR THE FISCAL YEAR 7/1/2018-6/30/2019
2ND INSTALLMENT DUE: 01/01/2019

PROPERTY ADDRESS			
OWNER	CITY OF MOUNT VERNON		
LOCATION	0 VERNON AVE		
BANK CODE NO.	0		
ACCOUNT NO.	103350		
MAP PAGE NO.	165.082	BLOCK	4047
		LOT	12

DEPARTMENT OF FINANCE
CITY OF MOUNT VERNON
PO BOX 1006
MT VERNON NY 10551-1006

PLEASE USE RETURN ENVELOPE PROVIDED

RETURN THIS STUB WITH YOUR ** SECOND HALF ** PAYMENT

MAKE CHECK PAYABLE TO: CITY OF MOUNT VERNON, NY
INTEREST WILL BE ADDED IF PAID AFTER 01/31/2019

9321003200201033507 2 000087440 000087440 12025844014 0101192

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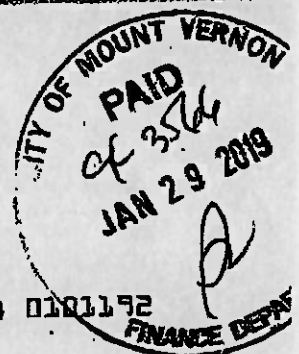
DEPARTMENT OF FINANCE
CITY OF MOUNT VERNON
PO BOX 1006
MT VERNON NY 10551-1006

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9321003200201033507 2 000087440 000087440 12025844014 0101192



City of Mount Vernon, NY
Office of the Comptroller
Status of Account

Block.Lot.Suffix 4047.12.0

CITY OF MOUNT VERNON

Parcel Address: 0 VERNON AVE

Lots: 12

Acct: 103350

C/O MYRTLE JONES

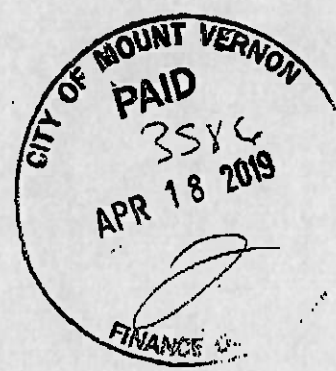
286 MCCLELLAN AVE
MOUNT VERNON N 10553
Bank Code 0

Tax	Date	1st Half	Int/Fee	Date Paid	Paid With	2nd Half	Int/Fee	Date Paid	Paid With
City	1/1/19					383.44			
County	4/1/19	273.83							

TOTAL OWED

Taxes	657.27
Interest	0.00
School tax collection fee	0.00
Grand total owed	657.27

Please Note: Interest changes
the first day of every month.



Attention Mr. Brian Johnson
From Myrtle Jones

Name and Address of Sender

Law Department
City of Mount Vernon
Mt Vernon, NY 10550

Check type of mail or service:

- ☐ Adult Signature Required
- ☐ Certified Mail
- ☐ COD
- ☐ Delivery Confirmation
- ☐ Express Mail
- ☐ Insured
- ☐ Adult Signature Restricted Delivery
- ☐ Recorded Delivery (International)
- ☐ Registered
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation

Affix Stamp Here
(If issued as a certificate of mailing or for additional copies of this bill)
Postmark and Date of Receipt

Article Number	Address (Name, Street, City, State, & ZIP Code TM)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	Myrtle Jones 0 Vernon Avenue Mount Vernon, NY 10553	9171 9690 0935 0047 6735 85												
2.	Block 4047, Lot 12													
3.	Myrtle Jones 286 McClellan Avenue Mount Vernon, NY 10553	9171 9690 0935 0047 6735 92												
4.	Block 4047, Lot 12													
5.														
6.														
7.														
8.														
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)										

US Form 3817, June 2011 (Page 1 of 2)

Complete by Typewriter, Ink, or Ball Point Pen

See Privacy Act Statement on Reverse

Block 4047 Lot 12



City of Mount Vernon, New York

Staff Report

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

File #: TMP -1157

Agenda Date: 1/22/2025

Agenda #: 12.

City Council

**A RESOLUTION REQUESTING NEW YORK STATE SENATOR
JAMAAL T. BAILEY AND ASSEMBLY MEMBER JAMES GARY PRETLOW
FOR INTRODUCTION OF HOME RULE LEGISLATION TO
INCREASE TRANSFER TAX FEE**

WHEREAS, by letter dated January 13, 2025, City Councilman Javon Boxhill requested a resolution requesting New York State Senator Jamaal T. Bailey and Assembly Member James Gary Pretlow introduce a state bill authorizing an amendment to Local Law 2023-4 to increase Transfer Tax Fee; and

WHEREAS, a letter dated November 16, 2023 from Comptroller Morton requesting a Home Rule to amend Article VII, Section 234-45 of the Code of the City of Mount Vernon entitled Real Estate Tax, 234-45; and

WHEREAS, in December 2023, the City Council adopted Law 2023-4 to increase the Transfer Tax Fee. This fee is regulated by state law specific to the City of Mount Vernon, NOW, THEREFORE, be it

RESOLVED, that the City Council hereby requests that New York State Senator Jamaal T. Bailey and Assembly Member James Gary Pretlow as elected representatives of the City of Mount Vernon to introduce a Home Rule to increase the Transfer Tax Fee; and be it further

RESOLVED, that the City Clerk is hereby directed to forward copies of this resolution to Senator Jamaal Bailey and Assemblyman James Gary Pretlow.



CITY COUNCIL

ONE ROOSEVELT SQUARE
MOUNT VERNON, NY 10550
(914) 665-2352 FAX (914) 668-6044

www.cmvny.com

JAEVON BOXHILL

CITY COUNCILMAN

JSBoxhill@mountvernonny.gov

CHAIR, STANDING COMMITTEE ON
FINANCE & PLANNING

CO-CHAIR, STANDING COMMITTEE ON
LEGISLATION & PUBLIC WORKS

CITY COUNCIL MEMBERS

Danielle Browne, Esq., President

Edward Poteat

Cathlin B. Gleason

Derrick Thompson

Jaevon Boxhill

January 13, 2025

Honorable City Council Members
1 Roosevelt Square
Mount Vernon, NY 10550

RE: Request to Amend Local Law 2023-4 to increase Transfer Tax Fee.

Dear Honorable Body:

A letter dated November 16, 2023 from Comptroller Morton requesting a new local law to amend Article VII, Section 234-45 of the Code of the City of Mount Vernon entitled Real Estate Tax, 234-45. In December 2023, the City Council adopted Law 2023-4 to increase the Transfer Tax fee. However, it has come to our attention that this fee is regulated by state law specific to the City of Mount Vernon.

Therefore, this letter is to respectfully ask this honorable body to pass a resolution formally requesting our State Legislators to introduce a state bill authorizing the modification.

If this meets with the City Council's approval, I ask that the necessary legislation be enacted to reflect the changes. Thank you for your attention to this matter.

Sincerely,

Jaevon Boxhill
City Councilman



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

November 16, 2023

Honorable City Council Members and
Board of Estimates and Contracts
City Hall
Mount Vernon, NY 10550

Re: Local Law to amend Article VII Section 234 of the City Charter
Referral # COMP2023-12

Dear Honorable Body,

This letter is submitted to request a new local law to amend the above-referenced section of the Charter of the City of Mount Vernon, related to Real Estate Transfer Tax Section 234-45 by replacing the following ***bold italicized*** wording for the wording in [brackets]:

A tax is hereby imposed on each deed at the time of delivery by a grantor to a grantee when the consideration for the real property and any improvement thereon, whether or not included in the same deed, exceeds [\$100,000] ***\$50,000***. The tax shall be at the rate of [1.0%] ***1.5%*** of the consideration.

Rationale:

Upon researching how long the current consideration level and percentage has been in place, I learned that the last amendment to this section of the Charter occurred in 1984, which is almost a 40-year span of time. The change in the percentage rate is comparative with our neighboring municipality, the City of Yonkers. In addition, the 1984 amendment shows that the consideration level was previously established at \$50,000 according to the adopted local law, but never changed in the City Code. Therefore, my request provides documentation for correction of an error from the 1984 amendment, while increasing the percentage rate by a half percent.

Thank you for your consideration.

Sincerely,

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

cc: Mayor
Board of Estimates
Law Department

Attachment