

City of Mount Vernon, New York

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



Referral Packet - Final

Tuesday, March 17, 2026

4:00 PM

MAYOR'S CONFERENCE ROOM - 1st FLOOR

Board of Estimate & Contract

NICOLE BONILLA, MBA
City Clerk

JORDAN RIULLANO, JD
Deputy City Clerk

Call to Order: At 4:00 PM by Chairwoman Mayor Shawyn Patterson-Howard

Roll Call: Roll Call and reading of agenda items administered by City Clerk Nicole Bonilla. Noticed in the Journal News.

OTHERS: Chief of Staff Malcolm Clark, Asst. Corporation Counsel Johan Powell, Deputy City Clerk Jordan A. Riullano, Assistant Comptroller Condell Hamilton

ADMINISTRATION OF THE AGENDA**RESOLUTIONS APPROVING ORDINANCES**

1. [TMP-1967](#) Department of Public Works: An Ordinance Authorizing the Purchase and Installation of Four (4) Post Lift for the Canal St Garage
Code: LPW
2. [TMP-1974](#) Department of Public Works: An Ordinance Authorizing a Budget Transfer within the Highway Maintenance Budget for Emergency Repairs
Code: LPW
3. [TMP-1979](#) Department of Public Works: An Ordinance Authorizing the Declaration of an Emergency Condition Concerning the Traffic Signal Infrastructure at the Intersections of West Broad Street at Fleetwood Avenue and West Broad Street at North Terrace Avenue
Code: LPW
4. [TMP-1997](#) Department of Public Works: An Ordinance Authorizing Change Order No. 1 for Sewer Rehabilitation Phase 1 Project 222022-2
Code: LPW
5. [TMP-1982](#) Department of Public Works: An Ordinance Authorizing the Mayor to Enter into a Master Services Agreement with Arcadis of New York, Inc. for Uninterrupted Consent Order Compliance Services
Code: LPW
6. [TMP-1990](#) Department of Public Works: An Ordinance Authorizing the Award of a Contract to West Shore Trucking for the Removal and Lawful Disposal of Construction and Demolition Debris at 33 Canal Street
Code: LPW
7. [TMP-1965](#) City Clerk: An Ordinance Authorizing Attendance for the Senior Account Clerk at the 2026 OpenGov Conference and Certification Training - (April 26 - May 1, 2026)
Code: LPW

8. [TMP-1968](#) City Clerk: City Clerk: An Ordinance Authorizing Attendance at the New York Conference of Mayors (NYCOM) Fall Training School - (September 13 - September 18, 2026)
- Code:** LPW
9. [TMP-1969](#) City Clerk: An Ordinance Authorizing the City Clerk to Attend the 2026 Summer International Institute of Municipal Clerks (IIMC) Education Program - (July 13-16, 2026)
- Code:** LPW
10. [TMP-1986](#) Department of Recreation: An Ordinance Authorizing the Department of Recreation to Sponsor and Conduct the Annual Easter Egg Hunt Celebration at Hartley Park - (Saturday, March 28, 2026, from 1:00 pm to 4:00 pm with a Rain Date of Saturday, April 4, 2026)
- Code:** HR
11. [TMP-1995](#) Comptroller: An Ordinance Certifying the 2024 In Rem Foreclosure Listing (COMP2026-3) and Authorizing the Comptroller to Proceed with In Rem Foreclosure Proceedings
- Code:** FP
12. [TMP-1985](#) Real Estate Committee: An Ordinance Rescinding the Prior Recommendation for the Sale of City-Owned Property Located at 234 East 5th Street - (Parcel ID: 169.32.4064.001)
- Code:** FP
13. [TMP-1996](#) City Council: An Ordinance Authorizing the Return of Escrow Funds for 256-260 East 3rd Street
- Code:** FP
14. [TMP-2000](#) City Council: An Ordinance Authorizing the Comptroller to Establish a Custodial Account - Station Plaza Development Project, 20 South West Street
- Code:** FP

AUSTERITY BUDGET

15. [TMP-1934](#) A Request Authorizing to the Attached Travel and Training Request Form for the Commissioner of the Department of Planning and Community Development to Attend the American Planning Association National Conference from April 24 - April 28, 2026
- Code:** FP

RESOLUTIONS AUTHORIZING PARTIAL PAYMENTS

16. [TMP](#)
[-2001](#) Department of Public Works: A Resolution Authorizing Partial Payment No. 5 for Edison Avenue Pump Station Upgrades to Inter Contracting Corp. - \$190,804.54

SETTLEMENTS

17. [TMP](#)
[-1993](#) A Resolution Authorizing the Settlement of the Claim of Benjamin Singleton v. City of Mount Vernon - \$6,344.27
18. [TMP](#)
[-2004](#) A Resolution Authorizing the Settlement of Lawsuit for Latoya Mosley v. the City of Mount Vernon - \$75,000.00

TAX REVIEW SETTLEMENTS

19. [TMP](#)
[-2005](#) Resolution for Tax Settlement for KBJM Temp, LLC, 161 S. 4th Avenue - \$6,958.29
20. [TMP](#)
[-2006](#) Resolution for Tax Settlement for Sylvia Burdick nka CS Grand Acquisitions LLC, 26 West Devonia Avenue - Lot 3: \$6,146.90
21. [TMP](#)
[-2014](#) Resolution for Tax Settlement for Sylvia Burdick nka CS Grand Acquisitions LLC, 26 West Devonia Avenue - Lot 4: \$1,227.82
22. [TMP](#)
[-2007](#) Resolution for Tax Settlement for Jin Inc., 26 Fourth Avenue, S. - \$4,258.27
23. [TMP](#)
[-2008](#) Resolution for Tax Settlement for Nilza Teixeira, 82 Gramatan Avenue. - \$6,096.97
24. [TMP](#)
[-2009](#) Resolution for Tax Settlement for Jennifer Cho, 69 South Fourth Avenue. - \$14,353.10
25. [TMP](#)
[-2010](#) Resolution for Tax Settlement for F&B Owners, LLC, 103 West Lincoln Avenue. - \$12,479.36
26. [TMP](#)
[-2012](#) Resolution for Tax Settlement for MUSA BILDIRICI, 62 Fourth Avenue. - \$35,895.10

Agenda was concluded at ____ PM

Chairwoman Patterson-Howard asked if there was new business:

Mayor asked for a motion to adjourn.

There being no further business, the meeting was adjourned at ____



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 -1967

Agenda Date: 3/11/2026

Agenda #: 1.

Board of Estimate and Contract:

RESOLVED, that an Ordinance adopted by the City Council on March 11, 2026, and signed by the Mayor on March 12, 2026, authorizing the purchase and Installation of four (4) Post Lift for the Canal Street Garage - (the total cost for the purchase and installation of said equipment is \$29,870.00 and funding for this purchase is available in the Motor Vehicle Control: Equipment budget line (Account No. A1640.203); be, and the same is hereby approved.

City Council:

AN ORDINANCE AUTHORIZING THE PURCHASE AND INSTALLATION OF A FOUR (4) POST LIFT FOR THE CANAL STREET GARAGE

Whereas, in correspondence dated February 17, 2026, the Commissioner and Deputy Commissioner of the Department of Public Works formally requested authorization of the purchase and installation of one (1) four (4) post lift for use at the Canal Street Garage in an amount not to exceed Twenty-Nine Thousand Eight Hundred Seventy Dollars (\$29,870.00); and

Whereas, the City of Mount Vernon, New York (the "City"), through its Department of Public Works, is responsible for the maintenance and repair of all City-owned vehicles, including those utilized for essential services such as road maintenance, snow removal, sanitation, and emergency response; and

Whereas, the Canal Street Garage serves as a primary facility for the maintenance and repair of such City-owned vehicles; and

Whereas, the existing lift structure at the Canal Street Garage has deteriorated due to age and structural rot, creating unsafe working conditions for City personnel and impairing the efficient repair and maintenance of municipal vehicles; and

Whereas, the continued use of the deteriorated lift presents a safety risk to Public Works employees and may result in increased vehicle downtime, thereby negatively impacting essential City services; and

Whereas, the Department of Public Works has researched available options and identified a four (4) post lift that meets operational needs and budgetary requirements; and

Whereas, the total cost for the purchase and installation of said equipment is Twenty-Nine

Thousand Eight Hundred Seventy Dollars (\$29,870.00); and

Whereas, the equipment will be procured through Sourcewell Contract #080124-PAH via Parts Authority, in accordance with applicable procurement policies; and

Whereas, funding for this purchase is available in the Motor Vehicle Control: Equipment budget line (Account No. A1640.203);

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mount Vernon, New York, as follows:

Section 1. Authorization of Purchase. The City Council hereby authorizes the purchase and installation of one (1) four (4) post lift for use at the Canal Street Garage in an amount not to exceed Twenty-Nine Thousand Eight Hundred Seventy Dollars (\$29,870.00).

Section 2. Source of Funding. The Comptroller is hereby authorized and directed to disburse funds for said purchase from the Motor Vehicle Control: Equipment budget line (Account No. A1640.203), where sufficient funds are available.

Section 3. Procurement. The purchase shall be made pursuant to Sourcewell Contract #080124-PAH through Parts Authority, in compliance with all applicable laws, rules, and regulations governing municipal procurement.

Section 4. Purpose and Intent. The purpose of this Ordinance is to ensure the safety of Department of Public Works personnel, improve operational efficiency at the Canal Street Garage, reduce vehicle downtime, and maintain the City's ability to deliver essential services to the residents of Mount Vernon.

Section 5. Effective Date. This Ordinance shall take effect immediately upon adoption by the City Council and subsequent 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
JOHN NUCULOVIC
Deputy Commissioner
RYAN ULRICH
Deputy Commissioner

February 17, 2026

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

Re: Purchase of 4-Post Lift at Canal Street Garage

Dear Honorable City Council Members:

I am writing to request your support in the purchase of a lift for the Canal Street garage. Our Public Works team is responsible for maintaining and repairing all city owned vehicles, especially those used for essential services such as road maintenance, snow removal, and emergency response.

Our garage was in dire need of an additional lift as the previous structure had become old and rotted in many areas. The previous lift would have put our team at risk in regards to safety and negatively impacted our ability to provide timely and efficient services to the community. A new lift will reduce the time and effort required to repair and maintain our vehicles, allowing us to quickly return them to service and minimize downtime.

We have researched various options and found a suitable lift that meets our needs and budget requirements. We would appreciate your support in approving the necessary funds to purchase and install the new lift.

Funding for this equipment is available through the Motor Vehicle Control: Equipment budget line (A1640.203). The total cost of this equipment is \$29,870 which is on Sourcewell Contract #080124-PAH via Parts Authority.

Thank you for considering our request. We are committed to providing the highest quality services to our community, and we believe that a new garage lift will help us achieve this goal. Kindly have the necessary legislation enacted upon your acceptance and acquiescence of this transaction.

Respectfully,

Damani L. Bush
Commissioner of Public Works

Ryan Ulrich
Deputy Commissioner of Public Works
RU/ru

DB/lp
Cc: Comptroller's Office



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

JOHN NUCULOVIC

Deputy Commissioner

RYAN ULRICH

Deputy Commissioner

Attachments: Parts Authority Invoice



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 -1974

Agenda Date: 3/11/2026

Agenda #: 2.

Board of Estimate and Contract:

RESOLVED, that an Ordinance adopted by the City Council on March 11, 2026, and signed by the Mayor on March 12, 2026, authorizing a Budget Transfer within the Highway Maintenance Budget for Emergency Repairs, as follows:

From:	Amount:	To:
A5110.433 Street Maintenance & Repairs	\$100,000.00	A5110.429 Emergency Repairs

; be, and the same is hereby approved.

City Council:

AN ORDINANCE AUTHORIZING A BUDGET TRANSFER WITHIN THE HIGHWAY MAINTENANCE BUDGET FOR EMERGENCY REPAIRS

Whereas, in correspondence dated February 18, 2026, the Commissioner of the Department of Public Works formally requested approval of a budget transfer within the Highway Maintenance accounts, as set forth below; and

Whereas, the Department of Public Works has identified the need for additional funding within the Highway Maintenance budget to address urgent roadway and traffic infrastructure conditions; and

Whereas, as set forth in the Department’s accompanying request for an emergency declaration for signal rehabilitation along West Broad Street, immediate improvements are necessary to ensure public safety and maintain the integrity of the City’s transportation infrastructure; and

Whereas, emergency roadway and signal repairs require readily available funding to allow the City to respond promptly to hazardous conditions and unforeseen infrastructure failures; and

Whereas, sufficient appropriations currently exist within the Street Maintenance & Repairs line to permit a transfer without adversely affecting ongoing operations; and

Whereas, the proposed transfer will increase the balance of the Emergency Repairs line to approximately \$103,000.00, thereby strengthening the City’s capacity to respond to current and future

emergency repair needs;

Section 1. Authorization of Budget Transfer. The City Council of the City of Mount Vernon hereby authorizes a budget transfer within the Highway Maintenance accounts as follows:

From:	Amount:	To:
A5110.433 Street Maintenance & Repairs	\$100,000.00	A5110.429 Emergency Repairs

Section 2. Purpose. The purpose of this transfer is to ensure adequate funding is available within the Emergency Repairs line to address urgent roadway and traffic infrastructure conditions, including but not limited to signal rehabilitation and related emergency highway maintenance activities.

Section 3. Implementation. The Comptroller is hereby authorized and directed to make the necessary journal entries and budgetary adjustments consistent with this Ordinance.

Section 4. Effective Date. This Ordinance shall take effect immediately upon adoption by the City Council and subsequent 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) 914-665-2343
email:dpwconcerns@mountvernonny.gov

DAMANI L. BUSH
Commissioner

JOHN NUCULOVIC
Deputy Commissioner

RYAN ULRICH
Deputy Commissioner

February 18th, 2026

Honorable City Council
The City of Mount Vernon
Mount Vernon, New York
(Through the Office of the Mayor)

Re: Budget Transfer – Highway Maintenance (Emergency Repairs)

Dear Honorable City Council Members:

The Department of Public Works respectfully requests approval of a \$100,000 budget transfer within the Highway Maintenance budget codes.

As outlined in the Department's accompanying letter requesting an emergency declaration for signal rehabilitation along West Broad Street, additional funding is necessary to address urgent roadway and traffic infrastructure needs. In order to proceed with those improvements and respond to similar emergency conditions as they arise, funds must be available within the Emergency Repairs line.

FUNDING

Transfer From:

A5110.433 – Street Maintenance & Repairs (\$2,050,000)

Transfer To:

A5110.429 – Emergency Repairs (\$3,000)

This transfer will increase the available balance in A5110.429 to approximately \$103,000.00.

Respectfully,

Damani L. Bush
Commissioner of Public Works
DB/db



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 -1979

Agenda Date: 3/11/2026

Agenda #: 3.

Board of Estimate and Contract:

RESOLVED, that an Ordinance adopted by the City Council on March 11, 2026, and signed by the Mayor on March 12, 2026, authorizing the Declaration of an Emergency Condition Concerning the Traffic Signal Infrastructure at the Intersections of West Broad Street at Fleetwood Avenue and West Broad Street at North Terrace Avenue - (funds for this emergency rehabilitation project shall be charged to Budget Line A5110.429 - Highway Maintenance (Emergency Repairs)); be, and the same is hereby approved.

City Council:

**AN ORDINANCE AUTHORIZING THE
DECLARATION OF THE EXISTENCE OF AN
EMERGENCY CONDITION CONCERNING THE
TRAFFIC SIGNAL INFRASTRUCTURE AT THE
INTERSECTIONS OF WEST BROAD STREET AT
FLEETWOOD AVENUE AND WEST BROAD STREET
AT NORTH TERRACE AVENUE**

Whereas, by correspondence dated February 18, 2026, the Commissioner of the Department of Public Works formally requested that the City Council declare the existence of an emergency condition concerning the traffic signal infrastructure at the intersections of West Broad Street at Fleetwood Avenue and West Broad Street at North Terrace Avenue, on the grounds that such condition poses an immediate threat to public safety and welfare; and

Whereas, the intersections of West Broad Street at Fleetwood Avenue and West Broad Street at North Terrace Avenue are located along one of the City of Mount Vernon's primary east-west traffic corridors and experience substantial daily vehicular and pedestrian traffic; and

Whereas, the traffic signal infrastructure at these intersections has deteriorated and is no longer operating at a level consistent with current traffic volumes and pedestrian activity; and

Whereas, the City has received repeated concerns regarding traffic flow and pedestrian safety at these locations; and

Whereas, the Engineering Bureau has evaluated the condition of the signal systems and determined that corrective rehabilitation work is required to restore proper operation and reduce safety risks to motorists and pedestrians; and

Whereas, the Department of Public Works has advised that, given the location and volume of daily activity at these intersections, any delay in addressing these deficiencies may pose a risk to public safety; and

Whereas, pursuant to Section 6(B) of the City's Procurement Policies and Procedures, an emergency purchase is defined as an occurrence that presents an immediate threat to public property, life, safety, health, welfare, or essential services, and which requires immediate procurement without delay for alternate proposals; and

Whereas, the City Council finds that the condition of the traffic signal infrastructure at the subject intersections meets the standard set forth under the City's emergency provisions; and

Whereas, the total cost for the emergency signal rehabilitation is estimated at Eighty-Five Thousand Five Hundred Forty-Six Dollars and Ninety-Nine Cents (\$85,546.99); and

Whereas, funding for this emergency work is available through Budget Line A5110.429 - Highway Maintenance (Emergency Repairs);

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON AS FOLLOWS:

Section 1. Declaration of Emergency. The City Council hereby declares that an emergency condition exists relative to the traffic signal infrastructure at the intersections of West Broad Street at Fleetwood Avenue and West Broad Street at North Terrace Avenue, as such condition presents an immediate threat to public safety and welfare.

Section 2. Authorization of Emergency Procurement. Pursuant to Section 6(B) of the City's Procurement Policies and Procedures, the Department of Public Works is hereby authorized to proceed with the immediate procurement of goods and services necessary to complete the required signal rehabilitation work without the delay of standard competitive bidding procedures.

Section 3. Authorization of Expenditure. The City Council hereby authorizes an expenditure in an amount not to exceed Eighty-Five Thousand Five Hundred Forty-Six Dollars and Ninety-Nine Cents (\$85,546.99) for the completion of the emergency signal rehabilitation.

Section 4. Funding Source. Funds for this emergency rehabilitation project shall be charged to Budget Line A5110.429 - Highway Maintenance (Emergency Repairs).

Section 5. Severability. If any clause, sentence, paragraph, or part of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof.

Section 6. Effective Date. This Ordinance shall take effect immediately upon adoption by the City Council and subsequent 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) 914-665-2343
email:dpwconcerns@mountvernonny.gov

DAMANI L. BUSH
Commissioner

JOHN NUCULOVIC
Deputy Commissioner

RYAN ULRICH
Deputy Commissioner

February 18th, 2026

Honorable City Council
The City of Mount Vernon
Mount Vernon, New York
(Through the Office of the Mayor)

Re: Emergency Signal Rehabilitation – West Broad Street at Fleetwood Avenue & North Terrace Avenue

Dear Honorable City Council Members:

BACKGROUND

I am writing to request the City Council's approval to declare an emergency condition relative to the traffic signal infrastructure at the intersections of West Broad Street at Fleetwood Avenue and West Broad Street at North Terrace Avenue.

These intersections are located along one of the City's primary east-west corridors and experience consistent daily traffic from residents, commuters, and pedestrians. The existing signal equipment at both locations has deteriorated and is no longer operating at a level consistent with current traffic volumes and pedestrian activity.

Over recent months, the City has received repeated concerns regarding traffic flow and pedestrian safety at these intersections. The Engineering Bureau has evaluated the condition of the signal systems and determined that corrective work is required to restore proper operation and reduce safety risks to motorists and pedestrians.

DPW's professional opinion is that given the location of these intersections and the volume of daily activity, delay in addressing these deficiencies may pose a risk to public safety.

PROCUREMENT POLICY

Section 6. Items Expected from these Policies and Procedures by the Council.

B. Emergency Purchases. For purposes of this section, an emergency refers to an occurrence that presents an immediate threat to public property, life, safety, health, welfare or property of residents or the public, or threatens to curtail or terminate an essential service to residents or the public. The Department believes this condition meets the standard set forth under the City's emergency provisions and goods or services must be purchased immediately and a delay in order to seek alternate proposals may threaten the life, health, safety, property or welfare of the residents or City of Mount Vernon.

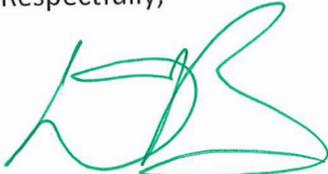
FUNDING

The total cost for this rehabilitation should be **\$85,546.99.**

Funding for this emergency work is available through – A5110.429 Highway Maintenance (Emergency Repairs)

The Department requests

Respectfully,



Damani L. Bush
Commissioner of Public Works
DB/db



Ryan Ulrich
Deputy Commissioner of Public Works
RU/ru



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 -1997

Agenda Date: 3/25/2026

Agenda #: 4.

Board of Estimate and Contract:

RESOLVED, that an Ordinance adopted by the City Council on March 11, 2026, and signed by the Mayor on March 12, 2026, authorizing Change Order No. 1 for Sewer Rehabilitation Phase 1 Project 222022-2 - (additional funding for the work authorized under Change Order No. 1 is available through the NYSDEC 2021 Water Quality Improvement Project (WQIP) Grant No. C01519GG, and such funds are hereby authorized to be utilized for the purposes set forth); and the same is hereby approved.

City Council:

AN ORDINANCE AUTHORIZING CHANGE ORDER NO. 1 FOR SEWER REHABILITATION PHASE 1 - PROJECT NO. 122022-2

Whereas, in correspondence dated March 5, 2026, the Commissioner of the Department of Public Works formally requested authorization to *Change Order No. 1 for Sewer Rehabilitation Phase 1 - Project No. 122022-2*, as recommended by the Deputy Commissioner of Public Works, in order to facilitate additional high-priority sewer system repairs necessary to comply with the City's sewer system Consent Order; and

Whereas, the City of Mount Vernon is undertaking Sewer Rehabilitation Phase 1, identified as Project No. 122022-2, in order to address high-priority repairs within the City's sewer infrastructure; and

Whereas, such repairs are necessary to comply with the City's existing sewer system Consent Order related to illicit discharges and to ensure the continued integrity and proper operation of the municipal sewer system; and

Whereas, the Deputy Commissioner of the Department of Public Works has reviewed the status of the project and determined that additional work is required to further conduct high-priority repairs consistent with the objectives of the project and the Consent Order; and

Whereas, the Deputy Commissioner of Public Works has therefore requested authorization for Change Order No. 1 in connection with Sewer Rehabilitation Phase 1 - Project No. 122022-2; and

Whereas, the proposed Change Order No. 1 will allow the City to proceed with the necessary additional work while maintaining compliance with the requirements of the Consent Order; and

Whereas, the approval of Change Order No. 1 will not alter the overall scope of work associated with Sewer Rehabilitation Phase 1 - Project No. 122022-2; and

Whereas, sufficient funding for the additional work is available through the New York State Department of Environmental Conservation (NYSDEC) 2021 Water Quality Improvement Project (WQIP) Grant No. C01519GG;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON AS FOLLOWS:

Section 1. Authorization of Change Order. The City Council hereby authorizes *Change Order No. 1 for Sewer Rehabilitation Phase 1 - Project No. 122022-2*, as recommended by the Deputy Commissioner of Public Works, in order to facilitate additional high-priority sewer system repairs necessary to comply with the City's sewer system Consent Order.

Section 2. Scope of Work. The approval of Change Order No. 1 shall not modify the overall scope of work for Sewer Rehabilitation Phase 1 but shall allow the City to proceed with the required additional repairs and related project adjustments.

Section 3. Funding. Funding for the work authorized under Change Order No. 1 is available through the NYSDEC 2021 Water Quality Improvement Project (WQIP) Grant No. C01519GG, and such funds are hereby authorized to be utilized for the purposes set forth herein.

Section 4. Authorization to Execute Documents. **The Mayor, Comptroller**, and/or any other appropriate City officials are hereby authorized and directed to execute any and all documents and take such administrative actions as may be necessary to effectuate the provisions of this Ordinance.

Section 5. Severability. If any clause, sentence, paragraph, or section of this Ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof.

Section 6. Effective Date. This Ordinance shall take effect immediately upon its adoption by the City Council and subsequent 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) 914-665-2343
email: dpwconcerns@mountvernonny.gov

DWAYNE A. JONES
Commissioner

JOHN NUCULOVIC
Deputy Commissioner

March 5, 2026

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

RE: Change Order No. 1 – Sewer Rehabilitation Phase 1: **Project 122022-2**

1. **SITUATION.** To further conduct high-priority repairs in accordance with the City’s sewer system Consent Order for illicit discharges.

2. **REQUEST.** Wherefore, the undersigned Deputy Commissioner of Public Works respectfully requests legislation authorizing CHANGE ORDER NO. 1 (attached). There would be no change in the scope of work.

3. **FUNDING.** Additional funding for this project is already available in NYSDEC 2021 WQIP C01519GG

The point of contact for this memorandum is the undersigned. Thank you very much, again and as usual, for your assistance and support.

John Nuculovic
Deputy Commissioner of Public Works

“The Jewel of Westchester”

CHANGE ORDER NO.: 1

Owner:	City of Mount Vernon	Owner's Project No.:	122022-2
Engineer:	Arcadis of New York, Inc	Engineer's Project No.:	30108806
Contractor:	National Water Main Cleaning Company	Contractor's Project No.:	MOU015-3
Project:	Sewer Rehabilitation – Phase 1		
Contract Name:	Sewer Rehabilitation – Phase 1		

Date Issued:	3/3/2026	Effective Date of Change Order:	3/3/2026
--------------	-----------------	---------------------------------	-----------------

The Contract is modified as follows upon execution of this Change Order:

Description: On May 2, 2023, Mount Vernon City Council authorized the award of a competitively procured contract to National Water Main Cleaning Company for Sewer Rehabilitation Phase 1 in the total amount of \$6,923,630. The contract has expired and reached the fee limit. The City is in the process of advertising a new high priority sewer rehabilitation contract, which is anticipated to begin in May or June 2026. This contract amendment is to continue high priority repairs until the new contract begins. The contract price is being increased by \$500,000 and the contract date extended to June 30, 2026.

Change in Contract Price	Change in Contract Times
Original Contract Price: \$ <u>6,923,630.00</u>	Original Contract Times: Substantial Completion: <u>11/30/2025</u> Ready for final payment: <u>11/30/2025</u>
Increase from previously approved Change Orders \$ <u>0.00</u>	Increase from previously approved Change Orders Substantial Completion: <u>0</u> Ready for final payment: <u>0</u>
Contract Price prior to this Change Order: \$ <u>6,923,630.00</u>	Contract Times prior to this Change Order: Substantial Completion: <u>11/30/2025</u> Ready for final payment: <u>11/30/2025</u>
Increase this Change Order: \$ <u>500,000</u>	Increase this Change Order: Substantial Completion: <u>06/30/2026</u> Ready for final payment: <u>06/30/2026</u>
Contract Price incorporating this Change Order: \$ <u>7,423,630</u>	Contract Times with all approved Change Orders: Substantial Completion: <u>06/30/2026</u> Ready for final payment: <u>06/30/2026</u>

	Recommended by Engineer	Accepted by Contractor	Authorized by Owner
By:	<u>Kevin Hogan</u>	By: _____	By: _____
Title:	<u>Principal Engineer</u>	Title: _____	Title: _____
Date:	_____	Date: _____	Date: _____



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 -1982

Agenda Date: 3/11/2026

Agenda #: 5.

Board of Estimate and Contract:

RESOLVED, that an Ordinance adopted by the City Council on March 11, 2026, and signed by the Mayor on March 12, 2026, authorizing the Mayor to Enter into a Master Services Agreement with Arcadis of New York, Inc. for Uninterrupted Consent Order Compliance Services - (the City entered into an Engineering Agreement with Arcadis of New York, Inc. on December 21, 2021, which has been extended by amendments and is scheduled to expire on March 15, 2026 and the term of the Master Services Agreement shall commence upon execution and shall terminate on December 31, 2026, unless sooner terminated in accordance with the terms thereof. The proposed Master Services Agreement will provide for Task Order No. 1 in the amount of Three Hundred Fifteen Thousand Eight Hundred Dollars (\$315,800), with a completion date of June 30, 2026); and the same is hereby approved.

City Council:

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A MASTER SERVICES AGREEMENT WITH ARCADIS OF NEW YORK, INC. FOR UNINTERRUPTED CONSENT ORDER COMPLIANCE SERVICES

Whereas, in correspondence dated February 27, 2026, the Commissioner and Deputy Commissioner of the Department of Public Works formally requested authorization for the Mayor to execute a Master Services Agreement with Arcadis of New York, Inc. for continued engineering, technical, and advisory services to support uninterrupted compliance with the federal Consent Decree and related regulatory obligations, and to facilitate an orderly transition of services to Woodard & Curran; and

Whereas, the City of Mount Vernon (the “City”) is presently engaged in critical Infrastructure Corrective and Preventative Maintenance initiatives, particularly with respect to its Stormwater and Wastewater Programs; and

Whereas, the City is subject to a federal Consent Decree in the matter of *United States of America, et al. v. City of Mount Vernon*, Case No. 7:18-cv-05845-CS, entered in the United States District Court for the Southern District of New York, requiring compliance with specific corrective measures, deadlines, and reporting obligations; and

Whereas, the Consent Decree is between the City, the United States of America, the State of New York, and Basil Seggos, as Commissioner of the New York State Department of Environmental Conservation (“NYSDEC”); and

Whereas, the City entered into an Engineering Agreement with Arcadis of New York, Inc. on December 21, 2021, which has been extended by amendments and is scheduled to expire on March 15, 2026; and

Whereas, Arcadis is presently designated in the Consent Decree as the City’s Engineering Expert and Financial Expert and has developed and implemented the City’s compliance program since its inception; and

Whereas, Arcadis is currently completing time-sensitive work required under the Consent Decree, and failure to meet mandated deadlines may subject the City to violations and substantial stipulated penalties; and

Whereas, on January 28, 2026, the City Council approved legislation authorizing the City to enter into a Professional Services Agreement with Woodard & Curran to assume the role of the City’s engineering consultant; and

Whereas, the Department of Public Works has determined that a structured “left seat/right seat” transition between Arcadis and Woodard & Curran is necessary to ensure uninterrupted compliance with federal and state mandates and to mitigate risk of violation; and

Whereas, the immediate areas requiring transition assistance include: (1) meetings and regulatory correspondence; (2) completion of the Edison Avenue Pump Station project; (3) Year Two Corrective Action Plan activities, including the SSES deadline of March 30, 2026; (4) construction administration handoff; (5) bid document development for Outfall 24; and (6) transition assistance related to technology systems; and

Whereas, through its service as Engineering and Financial Expert, Arcadis possesses unique institutional knowledge and technical capabilities necessary to support continued compliance, infrastructure planning, capital improvement initiatives, and clean water objectives; and

Whereas, the proposed Master Services Agreement will provide for Task Order No. 1 in the amount of Three Hundred Fifteen Thousand Eight Hundred Dollars (\$315,800), with a completion date of June 30, 2026; and

Whereas, the Master Services Agreement shall permit additional Task Orders as necessary, provided that the total authorization shall not exceed Five Hundred Thousand Dollars (\$500,000) through December 31, 2026; and

Whereas, funding for this Agreement shall be drawn from allocations provided through the New York State Environmental Facilities Corporation as part of the City’s \$150 Million financing program; and

Whereas, the City Council finds that entering into this Master Services Agreement is necessary, appropriate, and in the best interests of the City to ensure continuity, stability, regulatory compliance, and protection of public health and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, NEW YORK, AS FOLLOWS:

Section 1. Authorization. The Mayor is hereby authorized and directed to execute a Master Services Agreement with Arcadis of New York, Inc. for continued engineering, technical, and advisory services to support uninterrupted compliance with the federal Consent Decree and related regulatory obligations, and to facilitate an orderly transition of services to Woodard & Curran.

Section 2. Term. The term of the Master Services Agreement shall commence upon execution and shall terminate on December 31, 2026, unless sooner terminated in accordance with the terms thereof.

Section 3. Compensation.

A. Task Order No. 1 is hereby authorized in the amount of \$315,800, with a completion date of June 30, 2026.

B. The total cumulative authorization under the Master Services Agreement shall not exceed \$500,000 for the duration of the contract term.

C. Funding shall be drawn from the City's financing allocations provided through the New York State Environmental Facilities Corporation.

Section 4. Purpose and Scope. The services authorized herein shall include, but not be limited to:

1. Regulatory meetings and correspondence;
2. Completion support for the Edison Avenue Pump Station project;
3. Year Two Corrective Action Plan compliance, including SSES requirements;
4. Construction administration transition support;
5. Bid document development for Outfall 24; and
6. Technology systems transition assistance.

Such services shall ensure uninterrupted compliance with federal and state mandates and mitigate the risk of violations and stipulated penalties.

Section 5. Severability. If any clause, sentence, paragraph, or Section of this Ordinance shall be adjudged invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 6. Effective Date. This Ordinance shall take effect immediately upon adoption by the City Council and subsequent 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) 914-665-2343
email:dpwconcerns@mountvernonny.gov

DWAYNE JONES
Commissioner

JOHN NUCULOVIC
Deputy Commissioner

February 27, 2026

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

Re: Arcadis Uninterrupted Consent Order Compliance Services

Dear Honorable City Council Members,

1. **SITUATION.** We are at a critical point in our Infrastructure Corrective and Preventative Maintenance Program, especially with respect to our Stormwater and Wastewater Program, and obligations to the funding sources and oversight of NYS agencies, USEPA and Consent Decrees from Federal Court.

2. **PURPOSE.** After conferring, and all being in agreement, with both the NYSDEC and the EFC, I am writing to formally request legislation authorizing the Mayor to enter into a Master Services Agreement with Arcadis of New York, Inc. (Arcadis), for continued engineering, technical, and advisory services in support of the City and to facilitate an orderly and seamless transition of work from Arcadis to Woodard and Curran, and to provide continued access to Arcadis for professional services to help mitigate risk of violation and to help ensure a smooth transition of Program activities.

The City of Mount Vernon (City) entered into an engineering agreement with Arcadis on December 21, 2021, which has been extended through amendments and is scheduled to expire on March 15, 2026. Arcadis developed and has been implementing the City's program to satisfy the Consent Decree (Case 7:18-cv-05845-CS) between the City and the United States of America, State of New York, and Basil Seggos, as Commissioner of the New York State Department of Environmental Conservation, since inception. Arcadis is currently named in the Consent Decree as the City's Engineering Expert and Financial Expert and is actively completing work with time sensitive deadlines, and failure to meet these deadlines will result in violation and substantial stipulated penalties for the City.

The City approved an ordinance to enter into a Professional Services Agreement January 28, 2026 with the engineering firm Woodard and Curran, whom will be taking over Arcadis' role as the City's engineering consultant.

3. **REQUEST.** The Department of Public Works has determined that it is necessary and appropriate to enter into a Master Services Agreement with Arcadis for continued engineering, technical, and advisory services in support of the City and to facilitate an orderly and seamless transition of work from Arcadis to Woodard and Curran, and to provide continued access to Arcadis for professional services to help mitigate risk of violation and to help ensure a smooth transition of Program activities. Through its role as the City's Engineering Expert and Financial Expert Arcadis has acquired unique knowledge and has unique capabilities and insights that may be needed by the City to maintain compliance and support continued activities associated with the City's infrastructure, capital improvement, and clean water initiatives.

4. **JUSTIFICATION/DISCUSSION.** The six immediate areas in which we anticipate to require assistance during this *left seat / right seat transition* would be: (1) meetings and correspondence; (2) an ongoing nearly completed and project (Edison Ave Pump Station); (3) the year two Corrective Action Plan (SSES due date of March 30, 2026); (4) construction administration handoff; (5) bid document development for *Outfall 24*; and (6) transition assistance re: technology. Please see attached for reference.

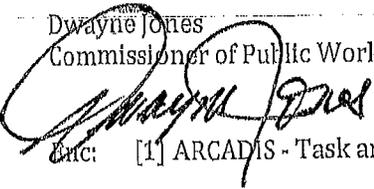
Myself and my Deputy Commissioner of Public Works, along with colleagues (funding sources) and oversight at the State level, believe that this is the most cost-effective way to transition between companies.

Task Order #1 of the agreement will be in the amount of \$315,800, with a completion date of June 30, 2026. The Master Services Agreement will allow for engagement of Arcadis through future Task Orders if such need arises and to the extent such engagement supports the City's continued efforts to achieve its infrastructure, capital improvement, and clean water initiatives.

4. The proposed Master Services Agreement will have a termination date of December 31 2026, and will ensure continuity, stability, and effective long-term planning and project delivery. The total authorization for this agreement shall not exceed Five Hundred Thousand Dollars (\$500,000) over the contract term, with funding to be drawn from the New York State Environmental Facilities Corporation (\$150 Million Allocated) H8120.203C937, H8120.203C941 and H8140.203C938.

Thank you for your consideration of this request. Please feel free to contact me if you require any additional information.

Respectfully,


Dwayne Jones
Commissioner of Public Works


John Nucculovic
Deputy Commissioner of Public Works

Enc: [1] ARCADIS - Task and Letter

Cc: City Engineer
Grants Department
Contract File



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 -1990

Agenda Date: 3/11/2026

Agenda #: 6.

Board of Estimate and Contract:

RESOLVED, that an Ordinance adopted by the City Council on March 11, 2026, and signed by the Mayor on March 12, 2026, authorizing the Award of a Contract to West Shore Trucking for the Removal and Lawful Disposal of Construction and Demolition Debris at 33 Canal Street - (the contract authorized herein shall be for a period of two (2) years, commencing upon execution by the appropriate City officials, in a form approved by the Corporation Counsel); and the same is hereby approved.

City Council:

AN ORDINANCE AUTHORIZING THE AWARD OF A CONTRACT TO WEST SHORE TRUCKING FOR THE REMOVAL AND LAWFUL DISPOSAL OF CONSTRUCTION AND DEMOLITION DEBRIS AT 33 CANAL STREET

Whereas, by letter dated March 6, 2026, the Commissioner and Deputy Commissioner of the Department of Public Works (DPW) requested the enactment of legislation authorizing the award of a contract to West Shore Trucking for the removal, transportation, and lawful disposal of approximately 7,500 cubic yards of Construction and Demolition (C&D) debris currently stockpiled at the City's 33 Canal Street Yard; and

Whereas, the Department of Public Works of the City of Mount Vernon maintains and operates the municipal debris-handling facility located at 33 Canal Street, Mount Vernon, New York (the "Canal Street Yard"); and

Whereas, the Canal Street Yard is the City's only active debris-handling facility and is essential to the ongoing operations of the Department of Public Works; and

Whereas, approximately 7,500 cubic yards of Construction and Demolition (C&D) debris have accumulated at the Canal Street Yard through ongoing municipal operations; and

Whereas, removal of the accumulated C&D debris is necessary to restore operational capacity at the facility, maintain safe working conditions for Department of Public Works personnel, and mitigate environmental and public health risks; and

Whereas, the removal and lawful disposal of such materials supports the City's continuing compliance obligations under the State Consent Decree and all applicable federal, state, and local

regulatory requirements; and

Whereas, the project was publicly advertised and competitively bid in accordance with New York State General Municipal Law and the procurement policies of the City of Mount Vernon; and

Whereas, West Shore Trucking submitted the lowest qualified and responsive bid and has been recommended for contract award by the Department of Public Works; and

Whereas, the proposed contract term shall be for a period of two (2) years, during which the contractor shall provide all labor, equipment, hauling, permits, transportation, disposal services, and required documentation necessary to remove and lawfully dispose of the C&D debris, including full load documentation and disposal verification at properly permitted facilities;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mount Vernon as follows:

Section 1. Authorization to Award Contract. The City Council hereby authorizes the award of a contract to West Shore Trucking for the removal, transportation, and lawful disposal of approximately 7,500 cubic yards of Construction and Demolition (C&D) debris currently stockpiled at the City's 33 Canal Street Yard.

Section 2. Term of Agreement. The contract authorized herein shall be for a period of two (2) years, commencing upon execution by the appropriate City officials, in a form approved by the Corporation Counsel.

Section 3. Scope of Services. The contractor shall be responsible for providing all labor, equipment, materials, hauling, permits, transportation, disposal services, and documentation necessary to complete the work. All debris shall be transported to properly permitted facilities in compliance with applicable federal, state, and local laws and regulations, and the contractor shall provide full load documentation and disposal verification.

Section 4. Execution of Documents. The Commissioner of Public Works is hereby authorized to execute the contract and any related documents necessary to effectuate the purposes of this Ordinance, in coordination with the Legal and Purchasing Departments, and subject to approval as to form by the Corporation Counsel.

Section 5. Severability. If any clause, sentence, paragraph, section, or part of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section, or part directly involved in the controversy.

Section 6. Effective Date. This Ordinance shall take effect immediately upon its adoption 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) 914-665-2343
email:dpwconcerns@mountvernonny.gov

DWAYNE JONES
Commissioner

RYAN ULRICH
Deputy Commissioner

March 6th, 2026

Honorable City Council
The City of Mount Vernon
Mount Vernon, New York
(Through the Office of the Mayor)

Re: Authorization to Award Contract: West Shore Trucking

Dear Honorable City Council Members:

The Department of Public Works respectfully requests authorization to award a contract to **West Shore Trucking** for the removal, transportation, and lawful disposal of Construction and Demolition (C&D) debris currently stockpiled at the City's 33 Canal Street Trash Yard.

The Canal Street Yard is the City's only active debris-handling facility. Approximately 7,500 cubic yards of C&D material have accumulated at the site through ongoing municipal operations. Removal of this material is necessary to restore operational capacity, maintain safe working conditions for DPW staff, and reduce environmental risk. This work also supports the City's continuing compliance obligations under the State Consent Decree and applicable regulatory requirements.

The contract will be for a two (2) year term. West Shore Trucking will be responsible for providing all labor, equipment, hauling, permits, transportation, disposal services, and required documentation. All debris will be transported to properly permitted facilities, with full load documentation and disposal verification.

The project was publicly advertised and competitively bid in accordance with New York State General Municipal Law and the City's procurement policies. West Shore Trucking submitted the lowest qualified and responsive bid and is recommended for award.

Requested Action

- Authorize the City to enter into a two (2) year agreement with West Shore Trucking for the removal and lawful disposal of approximately 7,500 cubic yards of C&D debris at 33 Canal Street;
- Authorize the award of contract to West Shore Trucking as the lowest qualified and responsive bidder; and
- Authorize the Commissioner of Public Works to execute all necessary documents in coordination with the Legal and Purchasing Departments.

Thank you for your consideration. I am available to answer any questions.

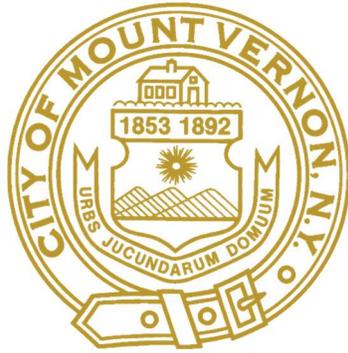
Respectfully,

A handwritten signature in black ink that reads "Dwayne Jones". The signature is written in a cursive style with a large, looping initial "D".

Dwayne Jones
Commissioner of Public Works
DJ/dj

A handwritten signature in black ink that reads "Ryan Ulrich". The signature is written in a cursive style with a large, looping initial "R".

Ryan Ulrich
Deputy Commissioner of Public Works
RU/ru



NOTICE OF INTENT TO AWARD
IFB – Construction and Demolition (C&D) Debris Removal Services
IFB 11.25

INTENT TO AWARD: **Vendor:** West Shore Trucking
POST DATE/TIME: March 12, 2026 8:00 AM EDT
PROTEST PERIOD END DATE / TIME: March 19, 2026 4:00 PM EDT

To Whom It May Concern,

This letter serves as the City of Mount Vernon’s formal Notice of Intent to Award for IFB 11.25 – Construction and Demolition (C&D) Debris Removal Services. Following the City’s evaluation of all submissions received in response to this solicitation, **West Shore Trucking** has been identified as the firm the Department of Public Works intends to recommend for award based on submission of the lowest responsive and responsible bid in the amount of **\$752,000.00**.

This Notice of Intent to Award is not a contract. The award remains contingent upon completion of the remaining administrative steps, including final review of qualifications, preparation of contract documents, and authorization by the Mount Vernon City Council. No work may begin until all required approvals are obtained and the City issues a formal Notice to Proceed.

The City appreciates the interest and effort demonstrated by your team in responding to this solicitation and looks forward to working together as we move toward finalizing the agreement.

If you have any questions regarding the next steps or required documentation, please contact the Department of Public Works.

Dwayne W. Jones
Commissioner – DPW
Email: DWJones@mountvernonny.gov
Phone: 914-297-1235

Respectfully,



Dwayne W. Jones

Commissioner of Public Works

DJ/dj



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 -1965

Agenda Date: 3/11/2026

Agenda #: 7.

Board of Estimate and Contract:

RESOLVED, that an Ordinance adopted by the City Council on March 11, 2026, and signed by the Mayor on March 12, 2026, authorizing the attendance of the Senior Account Clerk at the 2026 OpenGov Conference and Certification Training - (April 26 - May 1, 2026), the costs associated with attendance are as follows:

- Registration/Tuition: - \$1,000.00
 - Transportation (Air/Rail/Auto): - \$ 500.00
 - Lodging: - \$1,150.00
 - Meals & Incidentals: - \$ 400.00
- for a total estimated cost not to exceed - \$3,050.00; and

(The reasonable and necessary expenses associated with conference registration, travel, lodging, and meals, in accordance with applicable City policies, shall be paid from the Austerity Budget Code A1030.402 upon submission of proper documentation and in accordance); and the same is hereby approved.

City Council:

AN ORDINANCE AUTHORIZING THE ATTENDANCE OF THE SENIOR ACCOUNT CLERK AT THE OPENGOV CONFERENCE AND CERTIFICATION TRAINING TO BE HELD APRIL 26 - MAY 1, 2026

Whereas, in correspondence dated January 13, 2026, the City Clerk formally requested authorization for the attendance of the Senior Account Clerk in the Office of the City Clerk, at the OpenGov Conference and Certification Training to be held from April 26 through May 1, 2026; and

Whereas, the Office of the City Clerk for the City of Mount Vernon utilizes the OpenGov Permits & Licensing module as its primary system for the submission, processing, and payment collection of all permit and license applications; and

Whereas, the Senior Account Clerk in the City Clerk's Office, is a daily user of the OpenGov system and serves as a recognized subject-matter expert within the department; and

Whereas, the Senior Account Clerk is designed and built the OpenGov applications currently used by the City Clerk’s Office and other City departments entirely from the ground up, demonstrating extensive knowledge and expertise in the system; and

Whereas, the Senior Account Clerk is presently collaborating with the Department of Recreation to design and implement a full suite of OpenGov applications and is providing hands-on training to departmental staff to ensure successful adoption and long-term functionality; and

Whereas, the OpenGov Conference and Certification Training scheduled to take place from April 26 through May 1, 2026, will provide the Senior Account Clerk with advanced technical training and certification that will further enhance her ability to maximize the City’s use of the OpenGov platform; and

Whereas, the estimated costs associated with attending the conference are as follows:

- Registration/Tuition: - \$1,000.00
- Transportation (Air/Rail/Auto): - \$ 500.00
- Lodging: - \$1,150.00
- Meals and Incidentals: - \$ 400.00

for a total estimated cost of \$3,050.00; and

Whereas, participation in this training and certification program will strengthen the Senior Account Clerk’s technical expertise and enable the City to further expand and optimize the use of OpenGov across departments, resulting in streamlined application intake, faster processing times, reduced errors, and improved productivity; and

Whereas, the investment in this training is expected to result in operational efficiencies, measurable cost savings for the City, and an improved, more efficient experience for residents and businesses interacting with City services.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON AS FOLLOWS:

Section 1. Authorization of Attendance. The City Council hereby authorizes the attendance of the Senior Account Clerk in the Office of the City Clerk, at the OpenGov Conference and Certification Training to be held from April 26 through May 1, 2026.

Section 2. Authorization of Expenditures. The City Council hereby authorizes the expenditure of funds in an amount not to exceed Three Thousand Fifty Dollars (\$3,050.00) to cover the costs associated with registration, transportation, lodging, meals, and incidentals related to the Senior Account Clerk’s attendance at the conference.

Section 3. Source of Funding. Such expenditures shall be charged to the conference registration, travel, lodging, and meals in accordance with applicable City policies and shall be paid

from the Austerity Budget Code A1030.402 upon submission of proper documentation, subject to the availability of funds and the Comptroller's approval.

Section 4. Effective Date. This Ordinance shall take effect immediately upon its adoption by the City Council and approval by the Board of Estimate and Contract.



OFFICE OF THE CITY CLERK
ONE ROOSEVELT SQUARE NORTH
MOUNT VERNON, NEW YORK 10550
(914) 668-2348 * WWW.CMVNY.COM

NICOLE BONILLA, MBA
City Clerk

JORDAN RIULLANO, JD
Deputy City Clerk

March 5, 2026

Subject: Request for N'Quan Stephens, Senior Account Clerk to Attend the
OpenGov Conference for Certification April 26-May 1, 2026

The Clerk's Office relies exclusively on OpenGov for all permit and license applications, processing, and payment collection through the OpenGov Permits & Licensing module. Ms. Stephens is not only an active daily user of the system but also a recognized subject-matter expert, making her exceptionally well qualified to participate in the OpenGov certification course offered during the conference.

Ms. Stephens built every OpenGov application used by the Clerk's Office and other departments entirely from the ground up. She is currently partnering directly with the Recreation Department to design and implement their full suite of applications within OpenGov, while also providing hands-on training to departmental staff to ensure successful adoption and long-term usability.

Participation in this training and certification course will further strengthen Ms. Stephens' technical expertise and enable the city to maximize the full capabilities of the OpenGov platform. This investment will directly support streamlined application intake, faster processing times, reduced errors, and increased productivity across multiple departments. Ultimately, it will result in measurable cost savings for the city and a significantly improved, more efficient experience for our constituents.

In accordance with the Austerity Budget protocol, the Travel and Training Request Form was approved at the Tuesday, March 3, 2026, Board of Estimate and Contract Meeting.

Estimated expenses (*not to exceed \$3,050*) are to be funded by **A 1030.402** Board of Estimate and Contract – Education/Training and Travel

Registration/Tuition \$1,000

Transportation \$500

Lodging \$1,150

Incidentals/Meals \$400

Sincerely,

Nicole Bonilla, MBA
City Clerk

5

**A REQUEST AUTHORIZING THE
ATTACHED TRAVEL AND
TRAINING REQUEST FORM
FOR
SENIOR ACCOUNT CLERK
IN THE OFFICE OF THE CITY CLERK
TO
ATTEND THE 2026 OPENGOV CONFERENCE
FOR CERTIFICATION
FROM
APRIL 26 – MAY 1, 2026**

5

5



City of Mount Vernon

Travel and Training Request Form

Employee Information

- **Employee Name:** N'Quan Stephens
- **Title:** Senior Account Clerk
- **Department:** Office of the City Clerk

Travel Details

- **Destination (City/State):** Rosemont, IL
- **Purpose of Travel:** OpenGov Conference
- **Conference / Training / Meeting Name:** Certification
- **Travel Dates (From - To):** April 26 - May 1, 2026

Travel Justification (Check all that apply)

Please answer the following questions to support the necessity of this travel request:

- **Is this travel a requirement of your job duties?**
 Yes No
- **Is this travel required to maintain a professional license or certification?**
 Yes No
 If yes, specify certification/license: _____
- **Is this travel required as a result of an audit finding or corrective action plan?**
 Yes No
 If yes, identify audit or corrective action plan: _____
- **Is this travel funded by an external source or sponsorship?**
 Yes No
 If yes, identify funding source: _____
- **Additional Justification (if applicable):**
SEE ATTACHED

5

Estimated Travel Costs

- Registration / Tuition: \$ 1000
- Transportation (Air/Rail/Auto): \$ 500
- Lodging: \$ 1150
- Meals & Incidentals: \$ 400
- Other (Specify): \$

Total Estimated Cost: \$ 3050

Approvals

Employee Signature: M'Quan Stephens Date: 1/15/26
 Department Head Approval: M. Bonilla Date: 1/15/26
 Finance / Comptroller Approval: [Signature] Date: 3/3/26
 Mayor Approval: [Signature] Date: 3/3/26
 Council President Approval: [Signature] Date: 3/3/2026

Submission of this form does not constitute approval. Travel may not be booked until all required approvals are obtained.

Vote Was Taken As Follows: 03/03/2026
 Morton: Yea Thompson: Yea
 Patterson-Howard: Yea
 Resolution: Adopted

APPROVED AS TO FORM

[Signature]
 Assistant Corporation Counsel

ADOPTED BY BOARD OF ESTIMATE AND CONTRACT

[Signature]
 Clerk



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 -1968

Agenda Date: 3/11/2026

Agenda #: 8.

Board of Estimate and Contract:

RESOLVED, that an Ordinance adopted by the City Council on March 11, 2026, and signed by the Mayor on March 12, 2026, authorizing the Attendance at the New York Conference of Mayors (NYCOM) Fall Training School - (September 13 - September 18, 2026), as follows:

Related expenses for Nicole Bonilla are as follows:

- Registration/Tuition: \$600
 - Transportation (Air/Rail/Auto): \$400
 - Lodging: \$1,000
 - Meals & Incidentals: \$300
- Total Estimated Cost: \$2,300; and**

related expenses for Kimberly Joshua are as follows:

- Registration/Tuition: \$600
 - Transportation (Air/Rail/Auto): \$-0-
 - Lodging: \$1,000
 - Meals & Incidentals: \$300
- Total Estimated Cost: \$2,000; and**

(The reasonable and necessary expenses associated with conference registration, travel, lodging, and meals, in accordance with applicable City policies, shall be paid from the Austerity Budget Code A1030.402 upon submission of proper documentation and in accordance); and the same is hereby approved.

City Council:

**AN ORDINANCE AUTHORIZING ATTENDANCE
AT THE NEW YORK CONFERENCE OF MAYORS
(NYCOM) FALL TRAINING SCHOOL,
SEPTEMBER 13-18, 2026, LAKE PLACID, NEW YORK**

Whereas, in correspondence dated January 13, 2026, the City Clerk formally requested authorization for the City Clerk and Executive Assistant Kimberly Joshua to attend the New York Conference of Mayors (NYCOM) Fall Training School to be held in Lake Placid from September 13 through September 18, 2026; and

Whereas, the NYCOM Fall Training School is conducted in collaboration with the New York State Office of the State Comptroller, the New York State Society of Municipal Finance Officers, and the New York State Association of City and Village Clerks; and

Whereas, the NYCOM Fall Training School is recognized as one of the most comprehensive and authoritative training programs available to municipal officials and staff within the State of New York, offering more than sixty instructional sessions addressing local government operations, statutory compliance, fiscal oversight, and municipal administration; and

Whereas, the conference agenda includes sessions directly aligned with the statutory duties and operational responsibilities of the Office of the City Clerk, including but not limited to Open Meetings Law compliance, records management and retention requirements, vital records administration, special event permitting, clerks' legal responsibilities, and the drafting and implementation of local laws; and

Whereas, attendance at the prior year's NYCOM Fall Training School provided measurable benefit to the City of Mount Vernon by delivering updates on legislative and regulatory changes, clarifying best practices issued by the Office of the State Comptroller, and strengthening internal procedures within the Clerk's Office; and

Whereas, continued participation in professional municipal training ensures that the Clerk's Office remains informed, proactive, and compliant with evolving state mandates and administrative requirements, thereby minimizing legal risk and improving operational efficiency; and

Whereas, attendance by Executive Assistant Kimberly Joshua will allow for comprehensive coverage of concurrent sessions, enhance knowledge-sharing upon return, and maximize the City's return on investment through coordinated training participation and internal dissemination of materials; and

Whereas, it is recommended that City Clerk Nicole Bonilla and Executive Assistant Kimberly Joshua attend the 2026 NYCOM Fall Training School in order to maximize session coverage, divide concurrent instructional tracks, and ensure comprehensive dissemination of information and best practices upon return; and

Whereas, the estimated travel and related expenses for Nicole Bonilla are as follows:

- Registration/Tuition: \$600
- Transportation (Air/Rail/Auto): \$400
- Lodging: \$1,000

- Meals & Incidentals: \$300
- Total Estimated Cost:** \$2,300; and

Whereas, the estimated travel and related expenses for Kimberly Joshua are as follows:

- Registration/Tuition: \$600
- Transportation (Air/Rail/Auto): \$-0-
- Lodging: \$1,000
- Meals & Incidentals: \$300
- Total Estimated Cost:** \$2,000; and

Whereas, funds for said expenditures are to be charged to the appropriate budget lines designated for professional development and travel within the Office of the City Clerk; and

Whereas, the City Council finds that attendance at the NYCOM Fall Training School serves a valid municipal purpose and promotes transparent governance, accurate recordkeeping, and sound legislative administration;

NOW, THEREFORE, BE IT ORDAINED:

Section 1. Authorization. The City Council hereby authorizes the City Clerk and Executive Assistant Kimberly Joshua to attend the New York Conference of Mayors (NYCOM) Fall Training School to be held in Lake Placid from September 13 through September 18, 2026.

Section 2. Expenses. The reasonable and necessary expenses associated with conference registration, travel, lodging, and meals, in accordance with applicable City policies, shall be paid from the Austerity Budget Code A1030.402 upon submission of proper documentation and in accordance.

Section 3. Municipal Purpose. The City Council hereby determines that attendance at said training program constitutes a proper and necessary municipal purpose, directly related to the statutory duties of the Office of the City Clerk and supportive of the City's commitment to compliance, transparency, and effective governance.

Section 4. Effective Date. This Ordinance shall take effect immediately upon its adoption by the City Council and approval by the Board of Estimate and Contract.



OFFICE OF THE CITY CLERK
ONE ROOSEVELT SQUARE NORTH
MOUNT VERNON, NEW YORK 10550
(914) 668-2348 * WWW.CMVNY.COM

NICOLE BONILLA, MBA
City Clerk

JORDAN RIULLANO, JD
Deputy City Clerk

March 5, 2026

**Subject: Request for Approval to Attend NYCOM Fall Training School –
September 13-18, 2026**

I respectfully request approval from the Board of Estimate and Contract for myself, Nicole Bonilla, City Clerk, and Executive Assistant Kimberly Joshua to attend the New York Conference of Mayors (NYCOM) Fall Training School in Lake Placid, New York, from September 13 through September 18, 2026.

The NYCOM Fall Training School, conducted in collaboration with the Office of the State Comptroller, the New York State Society of Municipal Finance Officers, and the New York State Association of City and Village Clerks, is one of the most comprehensive and authoritative training programs available to municipal officials and staff in New York State. With more than sixty instructional sessions, the conference provides critical, up-to-date guidance on local government operations while offering direct access to state experts and experienced municipal practitioners.

The conference agenda includes numerous concurrent sessions that directly align with the statutory responsibilities of the Office of the City Clerk and support the City Council's ongoing initiatives. Key topic areas include compliance with the Open Meetings Law, records management and retention requirements, vital records administration, special event permitting, clerks' legal responsibilities, and drafting and implementing local laws. These subject areas are essential to ensuring the City remains compliant with current municipal laws, procedures, and regulations while minimizing legal risk and improving operational efficiency.

Our attendance at last year's NYCOM Fall Training School delivered measurable value to the city. The training provided timely updates on legislative and regulatory changes, clarified best practices issued by the Office of the State Comptroller, and offered practical solutions that have since been incorporated into daily operations within the Clerk's Office. The opportunity to engage directly with state officials, add a resource in NYCOM's legal team, and network with peer municipalities strengthened our ability to address complex procedural questions, improve internal processes, and respond more effectively to both the public and City departments.

Continued participation in this year's training is particularly important given the ongoing changes to municipal laws and administrative requirements. Regular attendance ensures that the Clerk's Office remains informed, proactive, and fully compliant, rather



OFFICE OF THE CITY CLERK
ONE ROOSEVELT SQUARE NORTH
MOUNT VERNON, NEW YORK 10550
(914) 668-2348 * WWW.CMVNY.COM

NICOLE BONILLA, MBA
City Clerk

JORDAN RIULLANO, JD
Deputy City Clerk

than reactive to new mandates. The knowledge gained directly supports accurate recordkeeping, transparent governance, and sound legislative administration, all of which are core functions of the City Clerk's Office.

Mrs. Joshua's attendance is a strategic and cost-effective component of this request. By dividing sessions, we can cover a broader range of subject matter and ensure no critical training opportunities are missed due to scheduling conflicts. Mrs. Joshua will attend sessions aligned with her duties, including local law and administrative training, and will assist with detailed notetaking, follow-up coordination, and the internal dissemination of information upon our return. This collaborative approach maximizes the return on investment and ensures the city benefits from comprehensive coverage of the conference offerings.

Approval of this request will support continued professional development, strengthen compliance with evolving municipal requirements, and help ensure that the City Clerk's Office continues to operate efficiently, accurately, and in accordance with best practices. I respectfully ask for the Board's favorable consideration of this request.

In accordance with the Austerity Budget protocol, the Travel and Training Request Form was approved at the Tuesday, March 3, 2026, Board of Estimate and Contract Meeting. Estimated expenses (*not to exceed \$4,200*) are to be funded by **A 1030.402** Board of Estimate and Contract – Education/Training and Travel.

Registration/Tuition \$1,200
Transportation \$400
Lodging \$2,000
Incidentals/Meals \$600

Sincerely,

Nicole Bonilla, MBA
City Clerk

6

**A REQUEST AUTHORIZING THE
ATTACHED TRAVEL AND
TRAINING REQUEST FORM
FOR
THE CITY CLERK
AND
EXECUTIVE ADMINISTRATIVE ASSISTANT
IN THE OFFICE OF THE CITY CLERK
TO
ATTEND THE NYCOM FALL TRAINING SCHOOL
FROM
SEPTEMBER 13 – SEPTEMBER 18, 2026**

4

6



City of Mount Vernon

Travel and Training Request Form

Employee Information

- **Employee Name:** Nicole Bonilla
- **Title:** City Clerk
- **Department:** Office of the City Clerk

Travel Details

- **Destination (City/State):** Saratoga Springs, NY
- **Purpose of Travel:** Training School for City & Village Officials
- **Conference / Training / Meeting Name:** NYCOM
- **Travel Dates (From - To):** Sept 13-18, 2026

Travel Justification (Check all that apply)

Please answer the following questions to support the necessity of this travel request:

- **Is this travel a requirement of your job duties?**
 - Yes No
- **Is this travel required to maintain a professional license or certification?**
 - Yes No
 - o If yes, specify certification/license: Registered Municipal Clerk (RMC)
- **Is this travel required as a result of an audit finding or corrective action plan?**
 - Yes No
 - o If yes, identify audit or corrective action plan: _____
- **Is this travel funded by an external source or sponsorship?**
 - Yes No
 - o If yes, identify funding source: _____
- **Additional Justification (if applicable):**
SEE ATTACHED

4

Estimated Travel Costs

- Registration / Tuition: \$ 600
- Transportation (Air/Rail/Auto): \$ 400
- Lodging: \$ 1000
- Meals & Incidentals: \$ 300
- Other (Specify): \$

Total Estimated Cost: \$ 2300

Approvals

Employee Signature: Nicole Bonilla Date: 1/13/20
 Department Head Approval: Nicole Bonilla Date: 1/13/20
 Finance / Comptroller Approval: [Signature] Date: 3/3/20
 Mayor Approval: [Signature] Date: 3/3/20
 Council President Approval: Derrick Thompson Date: 3/3/2020

Submission of this form does not constitute approval. Travel may not be booked until all required approvals are obtained.

Vote Was Taken As Follows: 03/03/2026
 Morton: Yea Thompson: Yea
 Patterson-Howard: Yea
 Resolution: Adopted

APPROVED AS TO FORM

[Signature]
 Assistant Corporation Counsel

ADOPTED BY BOARD OF ESTIMATE AND CONTRACT

[Signature]
 Clerk

6



City of Mount Vernon

Travel and Training Request Form

Employee Information

- **Employee Name:** Kimberly Joshua
- **Title:** Executive Administrative Assistant
- **Department:** Office of the City Clerk

Travel Details

- **Destination (City/State):** Saratoga Springs, NY
- **Purpose of Travel:** Training School for City & Village Officials
- **Conference / Training / Meeting Name:** NYCOM
- **Travel Dates (From - To):** Sept 13-18, 2026

Travel Justification (Check all that apply)

Please answer the following questions to support the necessity of this travel request:

- **Is this travel a requirement of your job duties?**
 Yes No
- **Is this travel required to maintain a professional license or certification?**
 Yes No
 If yes, specify certification/license: _____
- **Is this travel required as a result of an audit finding or corrective action plan?**
 Yes No
 If yes, identify audit or corrective action plan: _____
- **Is this travel funded by an external source or sponsorship?**
 Yes No
 If yes, identify funding source: _____
- **Additional Justification (if applicable):**
SEE ATTACHED

6

6

Estimated Travel Costs

- Registration / Tuition: \$ 600
- Transportation (Air/Rail/Auto): \$ 0
- Lodging: \$ 1000
- Meals & Incidentals: \$ 300
- Other (Specify): \$ _____

Total Estimated Cost: \$ 2000

Approvals

Employee Signature: [Signature] Date: 1/13/2026
 Department Head Approval: [Signature] Date: 1/13/26
 Finance / Comptroller Approval: [Signature] Date: 3/3/26
 Mayor Approval: [Signature] Date: 3/3/26
 Council President Approval: [Signature] Date: 3/3/2026

Submission of this form does not constitute approval. Travel may not be booked until all required approvals are obtained.

Vote Was Taken As Follows: 03/03/2026
Morton: Yea Thompson: Yea
Patterson-Howard: Yea
Resolution: Adopted

APPROVED AS TO FORM

[Signature]
Assistant Corporation Counsel

ADOPTED BY
BOARD OF ESTIMATE
AND CONTRACT

[Signature]
Clerk

6



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 -1969

Agenda Date: 3/11/2026

Agenda #: 9.

Board of Estimate and Contract:

RESOLVED, that an Ordinance adopted by the City Council on March 11, 2026, and signed by the Mayor on March 12, 2026, authorizing the City Clerk to Attend the 2026 Summer International Institute of Municipal Clerks (IIMC) Education Program (July 13-16, 2026 - (payment of the program registration fee in the amount of \$500.00, lodging expenses estimated between \$600.00 and \$700.00, and reimbursement for mileage and related travel expenses from the Austerity Budget Code A1030.402 upon submission of proper documentation and in accordance with applicable purchasing and fiscal procedures, subject to the deduction of any scholarship funds awarded); and the same is hereby approved.

City Council:

AN ORDINANCE AUTHORIZING THE CITY CLERK TO ATTEND THE 2026 SUMMER INTERNATIONAL INSTITUTE OF MUNICIPAL CLERKS MUNICIPAL CLERKS (IIMC) EDUCATION PROGRAM

Whereas, in correspondence dated January 13, 2026, the City Clerk formally requested authorization to attend the 2026 Summer IIMC Municipal Clerks (IIMC) Education Program sponsored by the International Institute of Municipal Clerks to be held during the summer of 2026 in Latham, New York; and

Whereas, the cost of attendance for said program is Five Hundred Dollars (\$500.00), which includes forty (40) hours of classroom instruction, all meals, a banquet, course materials, and completion certificates applicable toward the Certified Municipal Clerk (CMC) designation; and

Whereas, lodging for four (4) nights is estimated to total between Six Hundred Dollars (\$600.00) and Seven Hundred Dollars (\$700.00), and the City Clerk will utilize her personal vehicle and seek reimbursement for authorized travel expenses in accordance with City policy; and

Whereas, the City Clerk has been awarded a scholarship in the amount of Four Hundred Dollars (\$400.00) toward the cost of the program and intends to apply for an additional scholarship offered by the New York State Association of City and Village Clerks (NYSACVC); and

Whereas, the curriculum of the Summer Municipal Clerks Education Program emphasizes leadership development, statutory updates, records management, ethics, and best practices consistent with the evolving demands of municipal government; and

Whereas, participation in said program will directly enhance the professional development of the City

Clerk in her capacity as City Clerk and Records Management Officer (RMO), strengthen compliance with State and local requirements, improve operational efficiency, and benefit the City of Mount Vernon and its residents;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON AS FOLLOWS:

Section 1. Authorization. The City Clerk is hereby authorized to attend the 2026 Summer IIMC Municipal Clerks Education Program to be held in Latham, New York, during the summer of 2026.

Section 2. Expenditure of Funds. The Board of Estimate and Contract is hereby authorized to approve payment of the program registration fee in the amount of \$500.00, lodging expenses estimated between \$600.00 and \$700.00, and reimbursement for mileage and related travel expenses from the Austerity Budget Code A1030.402 upon submission of proper documentation and in accordance with applicable purchasing and fiscal procedures, subject to the deduction of any scholarship funds awarded.

Section 3. Application of Scholarship Funds. Any scholarship funds awarded, including the \$400.00 scholarship already granted and any additional scholarship received from the New York State Association of City and Village Clerks, shall be applied to offset the total cost of attendance.

Section 4. Purpose and Public Benefit. The City Council hereby finds that attendance at the 2026 Summer IIMC Municipal Clerks Education Program serves a valid public purpose by supporting continuing education, professional certification, statutory compliance, and improved administrative practices within the Office of the City Clerk.

Section 5. Effective Date. This Ordinance shall take effect immediately upon its adoption by the City Council and subsequent approval by the Board of Estimate and Contract.



OFFICE OF THE CITY CLERK
ONE ROOSEVELT SQUARE NORTH
MOUNT VERNON, NEW YORK 10550
(914) 668-2348 * WWW.CMVNY.COM

NICOLE BONILLA, MBA
City Clerk

JORDAN RIULLANO, JD
Deputy City Clerk

March 5, 2026

Subject: Request for Approval to Attend 2026 Summer IIMC Municipal Clerks Education Program

This letter respectfully requests that the Board of Estimate and Contract approve my attendance at the 2026 Summer IIMC (International Institute of Municipal Clerks) Municipal Clerks Education Program, to be held in Latham, New York, during the summer of 2026.

The cost of attendance for the program is \$500.00, which includes forty (40) hours of classroom instruction, all meals, a banquet, course materials, and completion certificates that apply toward the Certified Municipal Clerk (CMC) designation. The total for lodging for four (4) nights is estimated between \$600 and \$700. I will be using my own vehicle and requesting travel reimbursement.

I am pleased to share that I have been awarded a \$400.00 scholarship toward the Summer Municipal Clerks Education Program. The New York State Association of City and Village Clerks (NYSACVC) also offers a scholarship for returning Clerks, to which I will be applying.

This training program provides substantial professional benefits to the city and to my roles as City Clerk and Records Management Officer (RMO). The curriculum emphasizes leadership development, statutory updates, records management, ethics, and best practices aligned with the evolving demands of municipal government. In addition to classroom instruction, the program offers valuable networking opportunities with municipal clerks and local government professionals from across New York State and beyond, allowing for the exchange of ideas, solutions, and proven administrative practices.

Participation in this program directly supports continued professional development, enhances operational efficiency, and strengthens compliance with state and local requirements, all of which benefit the city and the residents we serve.



OFFICE OF THE CITY CLERK
ONE ROOSEVELT SQUARE NORTH
MOUNT VERNON, NEW YORK 10550
(914) 668-2348 * WWW.CMVNY.COM

NICOLE BONILLA, MBA
City Clerk

JORDAN RIULLANO, JD
Deputy City Clerk

In accordance with the Austerity Budget protocol, the Travel and Training Request Form was approved at the Tuesday, March 3, 2026, Board of Estimate and Contract Meeting. Estimated expenses (*not to exceed \$1,450*) are to be funded by **A 1030.402** Board of Estimate and Contract – Education/Training and Travel.

Registration/Tuition (Meals are Included with the Program) \$500
Transportation \$250
Lodging \$700

Respectfully submitted,

Nicole Bonilla, MBA
City Clerk

7

**A REQUEST AUTHORIZING THE
ATTACHED TRAVEL AND
TRAINING REQUEST FORM
FOR
THE CITY CLERK
IN THE OFFICE OF THE CITY CLERK
TO
ATTEND THE 2026 SUMMER IIMC MUNICIPAL
CLERKS EDUCATION PROGRAM
FROM
JULY 13 – 16, 2026**

7

7



City of Mount Vernon

Travel and Training Request Form

Employee Information

- **Employee Name:** Nicole Bonilla
- **Title:** City Clerk
- **Department:** Office of the City Clerk

Travel Details

- **Destination (City/State):** Latham, New York
- **Purpose of Travel:** Municipal Clerk Education Program
- **Conference / Training / Meeting Name:** CMC Summer Program
- **Travel Dates (From - To):** July 13-16, 2026

Travel Justification (Check all that apply)

Please answer the following questions to support the necessity of this travel request:

- **Is this travel a requirement of your job duties?**
 Yes No
- **Is this travel required to maintain a professional license or certification?**
 Yes No
 If yes, specify certification/license: Certified Municipal Clerk (CMC)
- **Is this travel required as a result of an audit finding or corrective action plan?**
 Yes No
 If yes, identify audit or corrective action plan: _____
- **Is this travel funded by an external source or sponsorship?**
 Yes No
 If yes, identify funding source: \$400 IIMC Scholarship
- **Additional Justification (if applicable):**
SEE ATTACHED

7

7

Estimated Travel Costs

- Registration / Tuition: \$ 500
- Transportation (Air/Rail/Auto): \$ 250
- Lodging: \$ 700
- Meals & Incidentals: \$ 0
- Other (Specify): \$ _____

Total Estimated Cost: \$ 1450

Approvals

Employee Signature: M. DeBenilla Date: 1/13/26
 Department Head Approval: M. DeBenilla Date: 1/13/26
 Finance / Comptroller Approval: [Signature] Date: 3/3/26
 Mayor Approval: [Signature] Date: 3/3/26
 Council President Approval: [Signature] Date: 3/3/2026

Submission of this form does not constitute approval. Travel may not be booked until all required approvals are obtained.

Vote Was Taken As Follows: 03/03/2026
Morton: Yea Thompson: Yea
Patterson-Howard: Yea
Resolution: Adopted

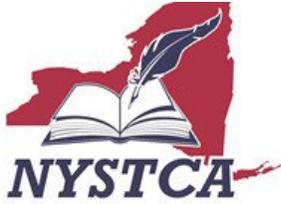
APPROVED AS TO FORM

[Signature]
Assistant Corporation Counsel

ADOPTED BY
BOARD OF ESTIMATE
AND CONTRACT

[Signature]
Clerk

7



SAVE THE DATE JULY 2026

IIMC CMC/MMC EDUCATION PROGRAM

Certified Municipal Clerks (CMC) and the Master Municipal Clerks (MMC)

In affiliation with Central Connecticut State University

Office of Professional Education

WHEN: Sunday, July 12 – Thursday July 16, 2026

WHERE: Holiday Inn, 400 Old Loudon Road, Latham, NY

All classes are in person Sunday – Thursday

Registration information and full education training details are forthcoming.

Book your hotel room today!

If you have questions, contact one of the members of the Education Planning Committee:

Carol Chase summerhilltown@gmail.com

Liz Gaynor liz@sandspoint.gov



	<u>Sunday July 12, 2026</u>		<u>Monday July 13, 2026</u>		<u>Tuesday July 14, 2026</u>		<u>Wednesday July 15, 2026</u>		<u>Thursday July 16, 2026</u>
1:00-1:50 pm	Orientation (1) Staff	8:00-9:40 am	Parliamentary Procedures 1 Teach Me From Scratch (2) Dan Brown	8:00-9:40 am	Preparing For Protests and 1st Amendments Audits (2) NYCOM	8:00-9:40 am	Successful Municipal Mentor Leadership (2) Bob	8:00-8:50 am	Counterfeit Money (1) Trooper Steve
2:00-3:40 pm	Project Management 1 (2) Donna	10:00-11:40 am	Parliamentary Procedures 2 (2) Dan Brown	10:00-11:40 am	Speaking Up and Marching On: Hot Topics in the First Amendment Area (2) NYAOT Katie	10:00-11:40 am	Required Reporting to the OSC (2) NYSComptroller Dan	9:10-10:00 am	Latest Scams (1) Trooper Steve
4:00-5:40 pm	Project Management 2 (2) Donna	12:30-2:10 pm	Shared Ground: How Towns and Counties Function Together in New York (2) NYAOT Katie and NYSAC	12:30-2:10 pm	Understanding How Public and Association Libraries are Structured, Funded and Governed (2) Amy Heebner	12:30-2:10 pm	Required Policies and Procedures (2) NYSComptroller Dan	10:20-12:00 pm	Municipal Historians-It is NYS Law and It is Good for Local Government (2) Mary Cascone and Saratoga Historian
7:00-8:40 pm	Coping with Stress (2) Donna	2:30-4:10 pm	An Introduction to the Structure of NY's City and Village Governments (2) NYCOM Wade	2:30-4:10 pm	Civil Service 1 (2) Anthony Rotundo	2:30-4:10 pm	The Heros and Villians of Local Government (2) NYAOT Katie		
		4:30-5:20 pm	Planning and Zoning For Those Who Don't Plan and Zone (1) NYCOM Wade	4:30-5:20 pm	Social Media Without a Marketing Team (1) NYCOM	4:30-5:20 pm	Playing Nice in the Sandbox: The Municipal Clerk's Role in Building Effective Interdepartmental Relationships (2) NYAOT Katie		
		6:30-7:20 pm	Making of a Nation: Local Government Through 250th of American History (1) NYAOT Chris	6:30-7:20 pm	Cybersecurity Fundamentals (Annual Training) (1) NYMIR Elizabeth				



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 -1986

Agenda Date: 3/11/2026

Agenda #: 10.

Board of Estimate and Contract:

RESOLVED, that an Ordinance adopted by the City Council on March 11, 2026, and signed by the Mayor on March 12, 2026, authorizing the Department of Recreation to Sponsor and Conduct the Annual Easter Egg Hunt Celebration at Hartley Park - (Saturday, March 28, 2026, from 1:00 pm to 4:00 pm with a Rain Date of Saturday, April 4, 2026) - (funds to be expended from Budget Code A7310.104 - Recreation - Youth Programs, in an amount not to exceed \$2,000.00, plus any revenue received for the event, subject to proper documentation and in accordance with applicable purchasing and fiscal procedures of the City); and the same is hereby approved.

City Council:

AN ORDINANCE AUTHORIZING THE DEPARTMENT OF RECREATION TO SPONSOR AND CONDUCT THE ANNUAL EASTER EGG HUNT CELEBRATION AT HARTLEY PARK

Whereas, in correspondence dated March 2, 2026, the Deputy Commissioner of the Department of Recreation formally requested authorization to sponsor, organize, and conduct the Annual Easter Egg Hunt Celebration at Hartley Park on Saturday, March 28, 2026, from 1:00 p.m. to 4:00 p.m., with a rain date of Saturday, April 4, 2026; and

Whereas, the Annual Easter Egg Hunt Celebration has long been a valued community tradition in the City of Mount Vernon, providing a safe, family-friendly environment and recreational opportunities for the youth of the City; and

Whereas, the event will include various attractions for children and families, including but not limited to face painting, bouncy houses, arts and crafts activities, and the Easter Egg Hunt on the park's great lawn; and

Whereas, the Department of Recreation has indicated that funding for this event shall be allocated from Budget Code A7310.104 - Recreation - Youth Programs, and expenditures shall not exceed Two Thousand Dollars (\$2,000.00), plus any revenue received in connection with the event; and

Whereas, the Department of Recreation has requested that the Mount Vernon Police Department provide a patrol vehicle in the vicinity of the event and that Auxiliary Police personnel be assigned within the park, if applicable, to ensure the safety and well-being of attendees;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON AS FOLLOWS:

Section 1. Authorization of Event. The City Council hereby authorizes the Department of Recreation to sponsor, organize, and conduct the Annual Easter Egg Hunt Celebration at Hartley Park on Saturday, March 28, 2026, from 1:00 p.m. to 4:00 p.m., with a rain date of Saturday, April 4, 2026.

Section 2. Funding Authorization. The Comptroller and other appropriate City officials are hereby authorized and directed to allocate and expend funds from Budget Code A7310.104 - Recreation - Youth Programs, in an amount not to exceed Two Thousand Dollars (\$2,000.00), plus any revenue received for the event, subject to proper documentation and in accordance with applicable purchasing and fiscal procedures of the City.

Section 3. Public Safety Support. The Mount Vernon Police Department is hereby requested to provide appropriate public safety support for the duration of the event, including the assignment of a patrol vehicle in the surrounding area and, if available and deemed appropriate, Auxiliary Police personnel within the park.

Section 4. Compliance with Applicable Laws. The Department of Recreation shall ensure that all necessary permits, insurance, and safety requirements are obtained and complied with prior to and during the event, and that all activities are conducted in accordance with applicable federal, state, and local laws and regulations.

Section 5. Severability. If any clause, sentence, paragraph, section, or part of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof.

Section 6. Effective Date. This Ordinance shall take effect immediately upon its adoption by the City Council and subsequent approval by the Board of Estimate and Contract.



CITY OF MOUNT VERNON, NY
DEPARTMENT OF RECREATION

SHAWYN PATTERSON-HOWARD
Mayor

City Hall, One Roosevelt Square
Mount Vernon, NY 10550
(914) 665-2420 – Fax: (914) 665-2421

KATHLEEN WALKER-PINCKNEY
Commissioner
ANDRÉ G. EARLY
Deputy Commissioner

March 2, 2026

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

Re: Annual Easter Egg Hunt

Dear Honorable Council Members:

The Department of Recreation requests that the City Council enact Legislation that would enable us to sponsor the Annual Easter Egg Hunt Celebration in Hartley Park on Saturday, March 28, 2026, from 1:00 pm to 4:00 pm (Rain Date - Saturday, April 4, 2026).

This event has been an annual staple in the community for years that the children look forward to. We typically have many attractions for the children, such as face painting, bouncy homes, arts and crafts, and the greatly anticipated Easter Egg Hunt on the great lawn in the park's center.

Funds for this event will be taken from budget code A7310.104, Recreation – Youth Programs, and will not exceed the \$2,000.00 allocation plus revenue received.

Recreation requests that MVPD have a patrol car in the area and Auxiliary PD in the park (if applicable).

Thank you in advance for your cooperation and consideration in this matter.

Sincerely,

André G. Early, Deputy Commissioner

cc: Kathleen Walker-Pinckney, Commissioner
Shawyn Patterson-Howard, Mayor



CITY OF MOUNT VERNON, NY
OFFICE OF EMERGENCY MANAGEMENT

SHAWYN PATTERSON-HOWARD
Mayor

Emergency Operations Center
50 West Third Street | Mount Vernon, NY 10550
(914) 665-2391 | Email: OEM@mountvernonny.gov
Website: www.cmvny.com

MICHAEL A. MONTES
Director

VIA LEGISTAR DELIVERY

Honorable City Council
City Hall - 1 Roosevelt Square West
Mount Vernon, NY 10550
(Through the Office of the Mayor)

Re: Letter of Support – OEM Auxiliary Police Assistance Annual Easter Egg Hunt – Hartley Park

Dear Honorable Members of the City Council,

The Mount Vernon Office of Emergency Management respectfully submits this letter in support of the Department of Recreation’s request for the presence and assistance of Auxiliary Police personnel during the Annual Easter Egg Hunt Celebration scheduled to take place at Hartley Park on Saturday, March 28, 2026, from 1:00 PM to 4:00 PM, with a rain date of Saturday, April 4, 2026.

This annual event is a cherished community tradition that brings together families and children from across the City of Mount Vernon for a safe and enjoyable celebration. Given the anticipated attendance and the variety of activities planned, including face painting, arts and crafts, inflatable attractions, and the Easter Egg Hunt itself, the presence of Auxiliary Police personnel will play an important role in ensuring a safe, organized, and well-coordinated environment for all participants.

Auxiliary Police members serve as valuable community partners who support public safety operations by assisting with crowd management, event coordination, and situational awareness during community gatherings and special events. Their presence enhances visibility, promotes safety, and supports coordination with city agencies including the Mount Vernon Police Department, Department of Recreation, and the Office of Emergency Management.

The Office of Emergency Management fully supports this request and stands ready to coordinate with the Department of Recreation and our public safety partners to ensure the successful and safe execution of this community event.

Thank you for your continued support of initiatives that strengthen community engagement and promote family-friendly activities throughout our city.

Respectfully endorsed and submitted,

Michael A. Montes
Director



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 -1995

Agenda Date: 3/25/2026

Agenda #: 11.

Board of Estimate and Contract:

RESOLVED, that an Ordinance adopted by the City Council on March 11, 2026, and signed by the Mayor on March 12, 2026, certifying the 2024 In Rem Foreclosure Listing (COMP2026-3) and Authorizing the Comptroller to Proceed with In Rem Foreclosure Proceedings; and the same is hereby approved.

City Council:

AN ORDINANCE CERTIFYING THE 2024 IN REM FORECLOSURE LISTING (COMP2026-3) AND AUTHORIZING THE COMPTROLLER TO PROCEED WITH IN REM FORECLOSURE PROCEEDINGS

Whereas, in correspondence dated March 4, 2026, the Comptroller formally requested authorization to proceed with the In Rem Foreclosure Process for the certified parcels upon expiration of the required statutory public notice period, in full compliance with Chapter 783 of the Laws of New York and all other applicable laws and regulations; and

Whereas, on January 8, 2025, the City Council of the City of Mount Vernon adopted Resolution No. 13, entitled “Authorizing the Submission of the List of Delinquent Taxes and Approving Procedures for Tax Lien Sales and In Rem Foreclosure Proceedings” for the 2024 Tax Lien Listing; and

Whereas, said Resolution authorized the advancement of both the tax lien sale process and, where applicable, the In Rem Foreclosure Process for properties remaining in delinquent tax lien status; and

Whereas, the Office of the Comptroller has completed the 2024 Tax Lien Sale and has compiled the final list of parcels that remain delinquent and were not redeemed; and

Whereas, the next statutory step is to proceed with the In Rem Foreclosure Process for those properties that remain in delinquent tax lien status; and

Whereas, pursuant to Chapter 783 of the Laws of New York, which governs in rem foreclosure proceedings in the City of Mount Vernon, the certified notice and listing of delinquent parcels must be published in two local newspapers and made available for public inspection in the Office of the Comptroller; and

Whereas, in addition to statutory publication requirements, the City will publish the listing on its official website and distribute notice through City email communications to ensure broad public awareness and transparency; and

Whereas, the City Council finds it to be in the best interest of the City of Mount Vernon to certify the 2024 In Rem Foreclosure Listing and authorize the Comptroller to proceed in accordance with applicable law;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON AS FOLLOWS:

Section 1. Certification of 2024 In Rem Foreclosure Listing. The City Council hereby certifies the attached list of parcels identified by the Office of the Comptroller as remaining in delinquent tax lien status following completion of the 2024 Tax Lien Sale, said listing being designated as COMP2026-3.

Section 2. Authorization to Proceed with In Rem Foreclosure Process. The Comptroller of the City of Mount Vernon is hereby authorized and directed to proceed with the In Rem Foreclosure Process for the certified parcels upon expiration of the required statutory public notice period, in full compliance with Chapter 783 of the Laws of New York and all other applicable laws and regulations.

Section 3. Publication and Public Inspection.

A. The certified notice and listing shall be published in two local newspapers as required by law.

B. The listing shall be made available for public inspection in the Office of the Comptroller during normal business hours.

C. The listing shall also be published on the City's official website and distributed through City email communications to provide additional public notice.

Section 4. Severability. If any clause, sentence, paragraph, subdivision, section, or part of this Ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof but shall be confined in its operation to the clause, sentence, paragraph, subdivision, 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 immediately upon adoption by the City Council and subsequent approval by the Board of Estimate & Contract.



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

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

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

March 4, 2026

Honorable Members of the City Council
City Hall – One Roosevelt Square
Mount Vernon, NY 10550

Re: COMP2026-3 – Certification of the 2024 In Rem Foreclosure Listing

Dear Honorable Members:

On January 8, 2025, your Honorable Body adopted Resolution No. 13, entitled “Authorizing the Submission of the List of Delinquent Taxes and Approving Procedures for Tax Lien Sales and In Rem Foreclosure Proceedings” for the 2024 Tax Lien Listing. That resolution specifically authorized the advancement of both the tax lien sale process and, where applicable, the In Rem Foreclosure Process.

The Office of the Comptroller has since completed the 2024 Tax Lien Sale and has compiled the final list of parcels that remain in delinquent tax lien status. The next statutory step is to proceed with the In Rem Foreclosure Process for those properties that were not redeemed.

Pursuant to Chapter 783 of the Laws of New York, which governs in rem foreclosure proceedings in the City of Mount Vernon, the attached notice and listing must be published in two local newspapers and made available for public inspection in the Office of the Comptroller. In addition, the listing will be published on the City’s official website and distributed through City email communications to ensure broad public notice.

Accordingly, and in compliance with the applicable law, I respectfully request that your Honorable Body adopt a resolution certifying the attached list of delinquent parcels and authorizing the Comptroller to proceed with the In Rem Foreclosure Process upon the expiration of the required public notice period.

Thank you for your consideration of this matter. Should you have any questions, please contact the Office of the Comptroller at (914) 665-2304 or via email at Comptroller@cmvny.com.

Respectfully submitted,

Sincerely,

A handwritten signature in black ink, appearing to read "Dr. Darren M. Morton". The signature is fluid and cursive, with a prominent initial "D" and "M".

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

cc: Mayor
Law Department

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF WESTCHESTER

In the Matter of the Foreclosure of Tax Liens
by Proceeding In Rem pursuant to Article
Eleven of the Real Property Tax Law by the
City of Mount Vernon

**PETITION AND NOTICE OF
FORECLOSURE**

Index No.: 2500/2026

The above-captioned proceeding is hereby commenced to enforce the payment of delinquent taxes or other lawful charges which have accumulated and become liens against certain property.

The parcels to which this proceeding applies are identified on Schedule "A" of this Petition which is annexed hereto and made a part hereof. A copy of Schedule "A" was filed with the Westchester County Clerk on January 12, 2026, as the City of Mount Vernon List of Delinquent Taxes.

This document serves both as a Petition and a Notice of Foreclosure for purposes of this proceeding.

Effect of Filing: All people who have or claim to have an interest in the real property described in this Petition are hereby notified that the filing of this Petition constitutes the commencement by the Tax District of a proceeding in the court specified in the caption above to foreclosure each of the tax liens described by a foreclosure proceeding in rem.

Nature of Proceeding: This proceeding is brought against the real property only and is to foreclosure the tax liens described in this Petition. No personal judgment will be entered herein for such taxes or other legal charges or any part hereof.

Persons Affected: This Notice is directed to all persons owning, having, or claiming to have, an interest in the real property described in this Petition. Such persons are hereby further notified that a duplicate of this Petition has been filed in the office of the City of Mount Vernon Comptroller, the Enforcing Officer of the Tax District and will remain open for public inspection up to and including the date specified below as the last day for redemption.

Right of Redemption: Any person having, or claiming to have, an interest in any such real property and the legal right thereto may, on or before the last day for redemption set out below, redeem the same by paying the amount of all such unpaid tax liens thereon, including applicable interest and penalties and other legal charges which are included in the lien against such real property, computed up to and including the date of redemption. Such payments shall be made to the Comptroller of the City of Mount Vernon, City Hall, 1 Roosevelt Square N, Mount Vernon, NY 10550. In the event that such taxes are paid by a person other than the record owner of such real property, the person so paying shall be entitled to have the affected tax liens thereby satisfied of record.

LAST DAY FOR REDEMPTION:

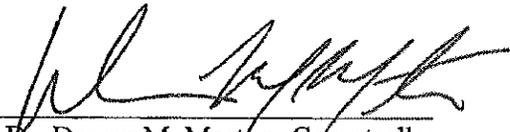
**THE LAST DAY FOR REDEMPTION IS
HEREBY FIXED AS AUGUST 20, 2026.**

Service of Answer: Every person having any right, title or interest in or lien upon any parcel of real property described in this Petition may serve a duly verified answer upon the attorney for the Tax district setting forth in detail the nature and amount of his or her 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 on or before the date above mentioned as the last day for redemption.

Failure to Redeem or Answer: 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 of his or her right, title and interest and equity of redemption in and to the parcel described in this Petition and a judgment in foreclosure may be taken by default.

Dated: January 27, 2026

Enforcing Officer:

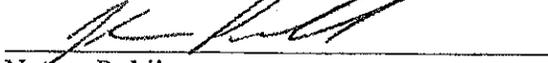

Dr. Darren M. Morton, Comptroller
City of Mount Vernon
Department of Finance
1 Roosevelt Square N.
Mount Vernon, NY 10550

STATE OF NEW YORK)
) ss
COUNTY OF WESTCHESTER)

I, Dr. Darren M. Morton, being duly sworn, depose and say: I am the Enforcing Officer for the City of Mount Vernon. I have read this Petition which I have signed, and I am familiar with its contents. The contents of this Petition are true to the best of my knowledge, based upon the records of the City of Mount Vernon Department of Finance. I do not know of any errors or omissions in this Petition.


Dr. Darren M. Morton, City Comptroller

Sworn to before me this 27th day of January 2026.


Notary Public

Attorney for Tax District:
John W. Buckley, Esq.
Oxman Law Group, PLLC
120 Bloomingdale Road, Suite 100
White Plains, NY 10605
(914) 422-3900
jbuckley@oxmanlaw.com

JOHAN S. POWELL
NOTARY PUBLIC, New York State
No. 02P06345179
Commission Expires July 18, 2028

SCHEDULE A
CITY OF MOUNT VERNON
2024 FINAL IN REM FORECLOSURE LISTING

Serial #	Block/Lot Ext	Owner	Full Address
2024-011	1074.011.000	MCKINLEY, DWAYNE	122 TERRACE AVE ,N
2024-024	1110.020.000	FECTEAU, MATTHEW JAMES	123 SEVENTH AVE ,N
2024-024	1110.020.000	TRISTATE PROPERTY MGMT	123 SEVENTH AVE ,N
2024-025	1117.022.000	L.A.L. GRAMATAN	6 SIDNEY AVE ,E
2024-027	2053.030.000	BECTON, MARGARET	339 FULTON AVE ,N
2024-033	2123.007.000	DEDADENA, LUZ	15 LEXINGTON AVE
2024-033	2123.007.000	KONDAUR CPT'L CORP.	15 LEXINGTON AVE
2024-044	2159.004.000	CALLOWAY, DOROTHY	16 MONTEREY DR
2024-077	3100.031.000	CHRISTIAN, CARON	28 ST PAUL'S PL
2024-079	3109.011.000	SOUTH THIRD AVE	242 THIRD AVE ,S
2024-080	3109.012.000	SOUTH THIRD AVE	242 THIRD AVE ,S
2024-098	4013.118.000	DALEY,ELAINE	118 PELHAMDALE AVE
2024-104	4048.001.314	U.S. BANK TRUST N.A.	325 HIGHLAND AVE
2024-119	1020.007.004	HPC WIRELESS SERVICES LL	514 GRAMATAN AVE
2024-124	1049.014.000	GARCIA, NELSON	532 HIGH ST ,N
2024-125	1049.026.000	MCGRATH, PATRICIA	515 TERRACE AVE ,N
2024-140	1064.029.000	POTTER, REGINALD&SYLVIA	33 TERRACE AVE ,S
2024-141	1064.036.000	PRIME PARADIGM INC.	19 TERRACE AVE ,S
2024-155	1068.004.000	TAM, ORCHAIM	6-8 MOUNT VERNON AVE
2024-157	1070.016.000	MT. VERNON OVERALL	12 BOND ST ,N
2024-161	1072.015.000	3 & 11 NORTH TERRACE	3 TERRACE AVE ,N
2024-162	1072.016.000	3 & 11 NORTH TERRACE	11 TERRACE AVE ,N
2024-165	1076.027.104	CJL 2000 FAMILY TRUST	121 HIGH ST ,N
2024-166	1076.034.000	LINCOLN AVE REALTY NY LL	178 LINCOLN AVE ,W
2024-171	1079.010.000	MASI,MARY ETAL	257 LINCOLN AVE ,W
2024-174	1080.012.000	SCAP, LLC	197 STEVENS AVE
2024-185	1086.033.000	45 N 10TH AVE RESIDENCE,	45 TENTH AVE ,N
2024-195	1097.029.000	TELLONE, MARIE	433 TERRACE AVE ,N
2024-195	1097.029.000	TELLONE, PASQUALE	433 TERRACE AVE ,N
2024-196	1097.030.000	TELLONE, MARIA	433 TERRACE AVE ,N
2024-196	1097.030.000	TELLONE, PASQUALE	433 TERRACE AVE ,N
2024-199	1099.001.000	LAOUTARIS,ANTONIOS ETAL	403 HIGH ST ,N
2024-201	1101.013.000	HING, ANDREW	22 HARTLEY AVE
2024-202	1101.026.000	WHITE, ELISHA & EULALEE	15 ROCHELLE TER
2024-212	1121.028.000	FOUNTAIN FOR THE	6 NORTH ST
2024-218	1135.001.000	HARTLEY PARK TOWERS, LLC	144 CRARY AVE
2024-219	1135.010.000	HARTLEY PARK TOWERS, LLC	30 OAKLEY AVE
2024-226	1150.012.000	LATRONICO, MAURICIO	125 COTTAGE AVE
2024-235	1158.041.000	FICHERA, LEONARD	67 FLETCHER AVE
2024-236	1159.006.000	TELLONE, MARIA & PASQUAL	166 ARCHER AVE
2024-237	1159.017.000	187 COTTAGE AVENUE CORP	187 COTTAGE AVE
2024-249	2055.030.000	PASQUARIELLO,DOMINICK	285 FULTON AVE ,N
2024-251	2058.010.000	61 NORTH FULTON LLC	61 FULTON AVE ,N
2024-252	2060.013.000	GYAPONG, APIENTI	20 CLAREMONT AVE
2024-252	2060.013.000	MCCOOKE, JENNIFER	20 CLAREMONT AVE
2024-256	2068.015.000	SIMMONS,FREDERICK ETUX	173 CLAREMONT AVE
2024-259	2074.013.000	OB CHRISTY HOMES LLC	73 DELL AVE

SCHEDULE A
CITY OF MOUNT VERNON
2024 FINAL IN REM FORECLOSURE LISTING

2024-262	2077.001.000	SLABICKI,WALTER ETAL	42 DELL AVE
2024-266	2086.004.000	THOMAS, IVOR	106 ESPLANADE
2024-283	2134.004.000	SANTIAGO,H & RIVERA,J	170 COMMONWEALTH AVE
2024-299	2144.011.000	SMITH, MCCARTHY G.	43 ELMSMERE RD
2024-299	2144.011.000	SMITH, SUSAN C.	43 ELMSMERE RD
2024-302	2153.013.000	BASILE, MARIANNA THERESA	24 PASADENA PL
2024-314	2205.151.000	TRUST FOR THE BENEFIT OF	25 LORRAINE TER
2024-322	3004.010.000	271 WEST 1ST.STREET CORP	269 FIRST ST ,W
2024-323	3005.006.000	CAROL JOY HANCHARD	15 PEARL ST
2024-325	3006.018.000	BESSIE PRICE	35 FIFTEENTH AVE ,S
2024-326	3006.024.000	REID, ICEMA	5 FIFTEENTH AVE ,S
2024-327	3007.006.000	POLLARD, ARTHUR ETAL	32 FIFTEENTH AVE ,S
2024-332	3011.001.000	DAVIS, FRANKLYN L.	156 FOURTEENTH AVE ,S
2024-332	3011.001.000	DAVIS, SHANTALL S.	156 FOURTEENTH AVE ,S
2024-333	3011.003.000	DAVIS, FRANKLYN L.	156 FOURTEENTH AVE ,S
2024-333	3011.003.000	DAVIS, SHANTALL S.	156 FOURTEENTH AVE ,S
2024-335	3014.028.000	JOHNI PEEK ETAL	145 FOURTEENTH AVE ,S
2024-335	3014.028.000	SPRING, CAROLYN	145 FOURTEENTH AVE ,S
2024-345	3015.027.000	REID,ERNEST & WILMA	37 FOURTEENTH AVE ,S
2024-352	3022.010.000	RIULLANO, DERRIK	36 ELEVENTH AVE ,S
2024-369	3029.028.000	CROSS-SMITH, CHERYL S.	0 MUNDY LN
2024-375	3032.005.000	SANDFORD HOSPITALITY LLC	506 TENTH AVE ,S
2024-375	3032.005.000	KUMAR, RAMESH	506 TENTH AVE ,S
2024-394	3051.013.000	MURAD LLC	160 NINTH AVE ,S
2024-396	3052.029.000	ILYAYEV, RAFAEL	33 TENTH AVE ,S
2024-397	3052.032.000	VERNON REALTY	19 TENTH AVE ,S
2024-414	3064.006.000	GRANT,WM ETAL	308 SEVENTH AVE ,S
2024-416	3064.025.000	ZLD REALTY LLC	55 FIFTH ST ,W
2024-423	3068.004.000	HAITIAN BAPTIST CHURCH	52 FIRST ST ,W
2024-425	3068.027.000	SMITH, ESSIE	23 SEVENTH AVE ,S
2024-426	3071.004.000	DIRECT IMPORTS	302 SIXTH AVE ,S
2024-427	3072.036.000	DUNN, LORNA	447 SEVENTH AVE ,S
2024-430	3073.029.000	WRIGHT, HECTOR J.	507 SEVENTH AVE ,S
2024-435	3076.005.000	BURTON, NOELLE E.	16 GEORGE PL
2024-437	3078.006.000	VEGA, JOSE ETAL	21 JOHNSON ST
2024-439	3079.013.000	SAIR, ELYAHU & AVIV	704 FIFTH AVE ,S
2024-443	3082.003.000	MULLINGS, MONTCLAIR	402 FIFTH AVE ,S
2024-445	3084.007.000	LEE, KESHAH S.	218 FIFTH AVE ,S
2024-448	3084.019.000	HULETT,CHICO & ELNER	264 FIFTH AVE ,S
2024-459	3088.015.000	WAZ PROPERTIES, LLC	144 FOURTH AVE ,S
2024-461	3088.024.000	ELLIS, LOUIS	7 THIRD ST ,W
2024-463	3089.023.000	ROSSI, SALVATORE	264 FOURTH AVE ,S
2024-468	3091.014.000	PIERCE,FREDERICK	442 FOURTH AVE ,S
2024-471	3093.003.000	DL BUILDERS CORP	610 FOURTH AVE ,S
2024-472	3093.008.000	MORTON, EDWARD	0 FOURTH AVE ,S
2024-473	3093.012.000	MORTON,EDWARD& PRISCILLA	637 FIFTH AVE ,S
2024-475	3094.026.000	HOWELL,MILDRED E.,TRUSTE	697 FIFTH AVE ,S
2024-475	3094.026.000	JUANITA F. PRICE IRR.TRUST	697 FIFTH AVE ,S

SCHEDULE A
CITY OF MOUNT VERNON
2024 FINAL IN REM FORECLOSURE LISTING

2024-476	3094.034.000	CRUZ, ANALIE	671 FIFTH AVE ,S
2024-487	3108.020.000	WILLIAMS & JETER RLTY COR	341 FOURTH AVE ,S
2024-493	3111.016.000	DONIA ASSOCIATES LLC	52 THIRD AVE ,S
2024-499	3112.033.000	GRAEFE, WERNER	15 THIRD AVE ,S
2024-499	3112.033.000	GRAEFE, ERIC	15 THIRD AVE ,S
2024-500	3112.038.000	TEMPLE OF RESTORATION	17 THIRD AVE ,S
2024-502	3114.010.000	230 S 2ND AVENUE CORP	230 SECOND AVE ,S
2024-503	3115.012.000	BIVENS, WILLIAM	338 SECOND AVE ,S
2024-503	3115.012.000	BIVENS, LILLIAN	338 SECOND AVE ,S
2024-512	3119.014.000	RHAMES, SHAUN	444 FIRST AVE ,S
2024-514	3119.042.000	CLARK, MARILYN, & LEE, Y	419 SECOND AVE ,S
2024-517	3121.019.000	GREEN, VIVIEN TRUSTEE	271 SECOND AVE ,S
2024-522	3125.012.000	RASHAS, KAUSER	136 UNION AVE
2024-524	3126.006.000	SHALIT, YNON	214 UNION AVE
2024-526	3126.024.000	BROWN, SUSAN	255 FIRST AVE ,S
2024-530	3128.043.000	STEVEN MARCUS REALTY INC	470 UNION AVE
2024-544	3153.002.000	A & S ENVIRONMENTAL LLC	10 MADISON ST
2024-554	3158.019.000	HAMILTON, YVETTE C.	151 UNION AVE
2024-554	3158.019.000	HAMILTON, CONDELL K.	151 UNION AVE
2024-555	3158.022.000	NYC EARLY LEARNING	137 UNION AVE
2024-558	3159.013.000	ALIF GROUP OF	156 FULTON AVE ,S
2024-562	3163.024.000	LA SALLE NAT'L BANK, TRUS	107 UNION AVE
2024-563	3164.021.000	DAVID C. ROBINSON	25 UNION AVE
2024-567	4003.028.000	GONZALEA, GENNA	0 MARTENS PL
2024-567	4003.028.000	MALAVE, MARTHA	0 MARTENS PL
2024-578	4028.012.000	MAINTAIN-A-CHAIN CORP.	507 THIRD ST ,E
2024-579	4028.024.000	GARCIA, NELSON	128 HILLSIDE AVE
2024-593	4037.013.000	DUQUE, LEONARDO	206 THIRD ST ,E
2024-594	4038.003.000	BOWEN, ADASSA & WILFORD	210 LANGDON AVE
2024-596	4039.014.000	LAJGI, UKE	259 FULTON AVE ,S
2024-611	4051.022.000	ANNIE LEE JOHNSON	318 EGMONT AVE
2024-613	4055.003.101	PERMANENT MISSION OF	20 MILLINGTON ST
2024-614	4055.003.102	PERMANENT MISSION OF	20 MILLINGTON ST
2024-615	4055.003.103	PERMANENT MISSION OF	20 MILLINGTON ST
2024-616	4055.003.104	PERMANENT MISSION OF	20 MILLINGTON ST
2024-624	4059.005.000	DL BUILDERS CORP	310 SENECA AVE
2024-625	4059.008.000	CAREY, ROBERT	326 SENECA AVE
2024-626	4061.055.000	HALL, WILLIAM ETAL	407 FULTON AVE ,S
2024-627	4061.056.000	HALL, WILLIAM ETAL	407 FULTON AVE ,S
2024-628	4063.080.000	CRUMP, MABEL ETUX	413 HANCOCK AVE
2024-631	4065.025.000	CHAMBERS, ERIC JR.	403 SENECA AVE
2024-641	4071.003.000	MARC, EDITH & SOPHIA	432 FIFTH ST ,E
2024-645	4082.033.000	LIMITONE ENTERPRISES, INC	0 SEVENTH ST ,E



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 -1985

Agenda Date: 3/11/2026

Agenda #: 12.

Board of Estimate and Contract:

RESOLVED, that an Ordinance adopted by the City Council on March 11, 2026, and signed by the Mayor on March 12, 2026, rescinding the Prior Recommendation for the Sale of City-Owned Property Located at 234 East 5th Street - (Parcel ID: 169.32.4064.001), to Sheldon Sharpe of Sharpe Home Design LLC for the sum of \$435,000.00 - (the subject property shall remain in the ownership of the City of Mount Vernon unless and until further action is taken by the City Council authorizing its disposition in accordance with applicable law and City procedures); and the same is hereby approved.

City Council:

AN ORDINANCE RESCINDING THE PRIOR RECOMMENDATION FOR THE SALE OF CITY-OWNED PROPERTY LOCATED AT 234 EAST 5TH STREET (PARCEL ID: 169.32.4064.001)

Whereas, in correspondence dated March 2, 2026, the Secretary of the Real Estate Committee formally requested that the City Council rescinds and withdraws any prior recommendation, authorization, or approval to convey the City-owned property located at 234 East 5th Street, Mount Vernon, New York, Parcel ID: 169.32.4064.001, to Sheldon Sharpe of Sharpe Home Design LLC for the sum of \$435,000.00; and

Whereas, by correspondence dated October 1, 2025, the Mayor requested that the City Council consider and approve authorization to convey certain City-owned real property known as 234 East 5th Street, Mount Vernon, New York, identified as Parcel ID: 169.32.4064.001 (the "Property"), to Sheldon Sharpe of Sharpe Home Design LLC for the total sum of Four Hundred Thirty-Five Thousand Dollars (\$435,000.00); and

Whereas, the Property was acquired by the City of Mount Vernon through foreclosure proceedings for non-payment of taxes; and

Whereas, as a condition precedent to the conveyance of City-owned real property, the prospective purchaser was required to submit specified legal documentation within the timeframe established by the Real Estate Committee ("REC"); and

Whereas, at the meeting of the Real Estate Committee held on February 27, 2026, it was determined that Mr. Sharpe had not provided the required legal documentation within the timeframe specified by the REC; and

Whereas, compliance with the conditions established by the Real Estate Committee is a prerequisite to

the conveyance of City-owned property; and

Whereas, all documentation pertaining to the Property was reviewed by the Real Estate Committee on February 27, 2026; and

Whereas, by unanimous vote at said meeting, the Real Estate Committee approved a recommendation to rescind the prior offer and recommendation for conveyance of the Property;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON AS FOLLOWS:

Section 1. Rescission of Prior Recommendation. The City Council hereby rescinds and withdraws any prior recommendation, authorization, or approval to convey the City-owned property located at 234 East 5th Street, Mount Vernon, New York, Parcel ID: 169.32.4064.001, to Sheldon Sharpe of Sharpe Home Design LLC for the sum of \$435,000.00.

Section 2. Status of Property. The subject property shall remain in the ownership of the City of Mount Vernon unless and until further action is taken by the City Council authorizing its disposition in accordance with applicable law and City procedures.

Section 3. Repealer. All ordinances, resolutions, or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

Section 4. Severability. If any clause, sentence, paragraph, section, or part of this Ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section, or part directly involved in the controversy in which such judgment shall have been rendered.

Section 5. Effective Date. This Ordinance shall take effect immediately upon adoption by the City Council and subsequent approval by the Board of Estimate and Contract.



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

REAL ESTATE COMMITTEE

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

March 2, 2026

Honorable City Council Members
City Of Mount Vernon
1 Roosevelt Square
Mount Vernon, NY 10552

Re: *Rescind the recommend of the Sale of City-Owned Properties Located at 234 East 5th Street, Mount Vernon, NY Parcel ID: 169.32.4064.001*

A letter dated October 1, 2025, requested that the City Council consider and approve the Mayor's authorization to convey Parcel ID: 169.32.4064.001, located at 234 East 5th Street, to Sheldon Sharpe of Sharpe Home Design LLC for the total sum of \$435,000 (Four Hundred and Thirty-Five Thousand).

This letter, dated March 2, 2026, respectfully requests that the City Council rescind that recommendation. As of the last meeting of the Real Estate Committee on February 27, 2026 Mr. Sharpe has not provided the required legal documentation within the timeframe specified by the Real Estate Committee (REC). As compliance with the REC's conditions is a prerequisite to conveyance, the recommendation can no longer move forward.

This property was acquired by the City through foreclosure for non-payment of taxes. All documentation pertaining to the property was reviewed by the Real Estate Committee on February 27, 2026. By unanimous vote, the Committee approved a recommendation to rescind the offer.

If this request meets with the City Council's approval, I respectfully ask that the necessary legislation be enacted to reflect this action.

Thank you for your attention to this matter.

Sincerely,

Antoinette Anderson

Secretary, Real Estate Committee



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 -1996

Agenda Date: 3/25/2026

Agenda #: 13.

Board of Estimate and Contract:

RESOLVED, that an Ordinance adopted by the City Council on March 11, 2026, and signed by the Mayor on March 12, 2026, authorizing the Return of Escrow Funds for 256-260 East 3rd Street - (balance in the amount of \$7,667.17 associated with the property located at 256-260 East 3rd Street, provided that the City confirms there are no outstanding outside consultant fees or related charges owed in connection with the project); and the same is hereby approved.

City Council:

AN ORDINANCE AUTHORIZING THE RETURN OF ESCROW FUNDS FOR 256-260 EAST 3RD STREET

Whereas, in correspondence dated March 5, 2026, the Legislative Assistant to the City Council formally requested authorization for the Comptroller to return the remaining escrow balance in the amount of \$7,667.17 associated with the property located at 256-260 East 3rd Street, contingent upon confirmation that there are no outstanding outside consultant fees or related charges owed in connection with the project; and

Whereas, an escrow account was previously established in connection with matters relating to the property located at 256-260 East 3rd Street in the City of Mount Vernon to cover potential outside consultant review and related project expenses; and

Whereas, a balance of **Seven** Thousand Six Hundred Sixty-Seven Dollars and Seventeen Cents (\$7,667.17) remains on deposit in said escrow account; and

Whereas, the City has been informed that there are no outstanding consultant fees or charges related to the project associated with the property at 256-260 East 3rd Street; and

Whereas, in correspondence dated February 17, 2026, Brad Schwartz, Esq., of Zarin & Steinmetz LLP, confirmed that the firm has no outstanding invoices related to this project; and

Whereas, the City Council finds it appropriate to authorize the return of the remaining escrow funds, provided that no outstanding outside consultant fees are owed to the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON AS FOLLOWS:

Section 1. Authorization to Return Escrow Funds. The Office of the City Comptroller is hereby authorized and directed to return the remaining escrow balance in the amount of \$7,667.17 associated with the property located at 256-260 East 3rd Street, provided that the City confirms there are no outstanding outside consultant fees or related charges owed in connection with the project.

Section 2. Administrative Action. The City Comptroller and any other appropriate City officials are hereby authorized to take all actions necessary and proper to implement the intent of this Ordinance.

Section 3. Effective Date. This Ordinance shall take effect immediately upon its adoption by the City Council and approval by the Board of Estimate and Contract.



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

CITY COUNCIL MEMBERS

Derrick Thompson, President
Jaevon Boxhill
Cathlin B. Gleason
Cynthia Turnquest - Jones
André Wallace

March 9, 2026

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

Subject: Request to Return Escrow Remaining on Deposit. – 256-260 East 3rd Street

This letter respectfully requests that the City Council approve legislation authorizing the Office of the City Comptroller to return the full remaining outstanding escrow balance, totaling \$7,769.61 as of March 9, 2026, provided that the City is not aware of any outstanding outside consultant fees.

In the attached letter dated February 17, 2026, Brad Schwartz, Esq., of Zarin & Steinmetz LLP, confirmed that the firm has no outstanding invoices related to this project.

If this request meets with the City Council's approval, kindly enact the necessary legislation to authorize the release of these funds. Thank you for your consideration of this matter.

Sincerely,

Legislative Assistant to the
Mount Vernon City Council

Attached: Z&S letter 2/17/2026

Cc: Comptroller's Office

February 17, 2026

Via Email

Derrick Thompson, President
Mount Vernon City Council
City of Mount Vernon
1 Roosevelt Square
Mount Vernon, NY 10550

Re: 256-260 E. 3rd Street

Dear President Thompson and Members of the Mount Vernon City Council:

The applicant (Mr. Novica Prekpala) for the above-referenced premises has requested that the City return the escrow remaining on deposit in the amount of \$ \$7,667.17.

Our firm is not owed anything on this matter and has no objection to the escrow funds being released to the applicant (provided that the City is not aware of any other outside consultant having an outstanding balance).

Very truly yours,

ZARIN & STEINMETZ LLP

By: Brad Schwartz
Brad Schwartz

cc: Dr. Darren M. Morton, Ed.D., CPRP, CMFO, Comptroller
Jean E. Apollon, Sr., 2nd Deputy Comptroller
Mr. Novica Prekpala (applicant)



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 -2000

Agenda Date: 3/25/2026

Agenda #: 14.

Board of Estimate and Contract:

RESOLVED, that an Ordinance adopted by the City Council on March 11, 2026, and signed by the Mayor on March 12, 2026, authorizing the Return of Escrow Funds for 256-260 East 3rd Street - (the custodial account shall be used to hold and disburse funds necessary to reimburse the City for professional services and expenses incurred in connection with the review of the project, including but not limited to legal, engineering, planning, and other consultant fees and the developer or its authorized representative shall deposit into the custodial account any funds required by the City. The account shall be administered by the Office of the City Comptroller in accordance with all applicable City financial policies and procedures. The establishment of this custodial account is intended to facilitate the project's administrative review process and ensure that all applicable City requirements related to project review and professional fee reimbursement are satisfied); and the same is hereby approved.

City Council:

AN ORDINANCE AUTHORIZING THE COMPTROLLER TO ESTABLISH A CUSTODIAL ACCOUNT - STATION PLAZA DEVELOPMENT PROJECT, 20 SOUTH WEST STREET

Whereas, in correspondence dated March 5, 2026, the Legislative Assistant to the Mount Vernon City Council formally requested authorization for the Comptroller to establish a custodial account for the development project known as Station Plaza, located at 20 South West Street, Mount Vernon, New York, for the purpose of receiving and administering funds deposited by the developer in connection with the City's review of the project; and

Whereas, the City Council of the City of Mount Vernon has been informed of a proposed development project known as Station Plaza, located at 20 South West Street, Mount Vernon, New York, consisting of a thirteen (13) story tower on a podium mixed-use building; and

Whereas, the developers of the Station Plaza project are required to submit applications, make presentations to the City Council, and undergo various municipal reviews and approvals prior to proceeding with the project; and

Whereas, the City customarily requires the establishment of custodial or escrow accounts in connection with development projects in order to ensure that funds are available to reimburse the City

for professional review services, including but not limited to legal, planning, engineering, and other consultant fees incurred by the City in connection with such applications; and

Whereas, the Office of the City Comptroller has requested authorization to establish a custodial account for the Station Plaza development project for the purpose of receiving and managing funds associated with the City's review and administration of the project; and

Whereas, the custodial account will serve as a holding account for funds deposited by the developer until such time as the developer completes the required presentations to the City Council, submits the necessary applications, and reimburses the City for attorney fees and any other professional expenses related to the project review; and

Whereas, the property owner and/or developer for the project is represented by counsel as follows:

Station Plaza - 20 South West Street
c/o Diana Bunin Kolev, Esq.
DelBello Donnellan Weingarten Wise & Wiederkehr, LLP
360 Hamilton Avenue, Suite 1010
White Plains, New York 10601
(914) 681-0200
dbk@ddw-law.com; and

Whereas the establishment of a custodial account will ensure proper management of project-related funds, maintain financial transparency, and allow the City to comply with its established fiscal procedures, while facilitating the orderly review of the development proposal.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Mount Vernon, as follows:

Section 1. Authorization. The City Comptroller is hereby authorized and directed to establish a custodial account for the development project known as Station Plaza, located at 20 South West Street, Mount Vernon, New York, for the purpose of receiving and administering funds deposited by the developer in connection with the City's review of the project.

Section 2. Purpose of Account. The custodial account shall be used to hold and disburse funds necessary to reimburse the City for professional services and expenses incurred in connection with the review of the project, including but not limited to legal, engineering, planning, and other consultant fees.

Section 3. Deposits and Administration. The developer or its authorized representative shall deposit into the custodial account any funds required by the City. The account shall be administered by the Office of the City Comptroller in accordance with all applicable City financial policies and procedures.

Section 4. Compliance with City Requirements. The establishment of this custodial account is intended to facilitate the project's administrative review process and ensure that all applicable City requirements related to project review and professional fee reimbursement are satisfied.

Section 5. Effective Date. This Ordinance shall take effect immediately upon adoption by

the City Council and subsequent approval by the Board of Estimate and Contract.



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

CITY COUNCIL MEMBERS

Derrick Thompson, President
Jaevon Boxhill
Cathlin B. Gleason
Cynthia Turnquest - Jones
André Wallace

March 5, 2026

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

Subject: Request to Establish Custodial Account for Sation Plaza – 20 South West Street

This letter respectfully requests that the City Council approve legislation to allow the office of the City Comptroller to establish a custodial account to support the management of funds for the above-referenced development project. This custodial account will serve as a holding account until the developers of the project successfully completes their required presentation to the City Council, submits their applications, and reimburses attorney fees associated with their development.

The property for the custodial account is for:
Station Plaza, 20 South West Street – 13-story tower on podium mixed-use building.

c/o
Diana Bunin Kolev, Esq.
DelBello Donnellan Weingarten Wise & Wiederkehr, LLP
360 Hamilton Avenue, Suite 1010
White Plains, NY 10601
914-681-0200
dbk@ddw-law.com

The custodial accounts will be necessary to ensure proper management of funds and be in compliance with all city requirements. This measure will streamline the onboarding process for the project and facilitate a smoother transition once the developer is prepared to move forward with the City Council review process.

If this meets with the City Council's approval, I ask that the necessary legislation be enacted to reflect this request.

Thank you for your attention to this matter.

Sincerely,

Legislative Assistant to the
Mount Vernon City Council

Cc: Comptroller's Office



CITY OF MOUNT VERNON, N.Y.
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

SHAWYN PATTERSON-HOWARD
Mayor

City Hall, One Roosevelt Square
Mount Vernon, NY, 10550
(914) 840-4029 or (914) 699-7230

JAMES RAUSSE, FAICP
Commissioner

February 3, 2026

Honorable City Council
City of Mount Vernon
City Hall
Mount Vernon, NY 10550

RE: American Planning Association National Conference

Dear Honorable Councilmembers:

I respectfully request that the Mount Vernon City Council authorize the Planning Commissioner to travel to Detroit for the 2026 American Planning Association National Conference from April 24th through April 28th, 2026.

The American Planning Association (APA) is a 501(c)3 that serves as the educational and advocacy organization for urban, city and regional planners nationwide. The Chicago and Washington, DC-based organization has over 40,000 spread across 47 Chapters and 24 Divisions nationwide. Every year, APA hosts an annual conference in different cities around the country to provide educational, training, and networking opportunities for its members and the communities they serve. On average, between 3,500-6,500 people attend these conferences.

As a certified planner through the American Institute of Certified Planners (AICP), and a member of its College of Fellows (FAICP), I am required to maintain my certification through obtaining 32 hours of continuing education credits every two years (known internally as certification maintenance [CM] credits). The APA National Conference is not only the best opportunity for compliance with CM requirements, but it offers the prospect of expanding development and network opportunities for the City of Mount Vernon in regard to planning, organizational capacity, design and development.

This year's conference is in Detroit at the Huntington Place Convention Center. The conference flagship hotel will be at the Courtyard by Marriott Detroit Downtown, depending on availability. I will be travelling from New York to Detroit via air travel.

In addition to per diem expenses, I am requesting authorization to utilize the following funds from budget line A8020.423 (Conference Expense). Funds towards the conference hotel will be paid for directly by the City of Mount Vernon. Conference registration and flight travel will be covered through

"The Jewel of Westchester"



reimbursement. Advanced purchase was necessary for the latter two in order to obtain the most reasonable price, as both are subject to dynamic pricing.

The requested cost estimates are as follows:

- Courtyard by Marriott Detroit Downtown (estimate, if available)- \$1,201.76
- APA National Conference Registration- \$ 895.00
- Flight Travel New York to Detroit (estimate)- \$ 337.00

TOTAL \$2,433.76

The current amount budgeted for A8020.423 is \$10,000. The anticipated expenses for this conference would result in a reduction of \$2,480.16 to a total of \$7,566.24 for the current Fiscal Year.

Attached are the registration splash page and calendar for the conference. Below is a link to the program schedule:

<https://www.planning.org/conference/registration/>
<https://npc26.eventscribe.net/agenda.asp?BCFO=&pfp=Browse%20by%20Day&fa=&fb=&fc=&fd=&al=1&mode=>

Thank you for your consideration. If you have any additional questions, I am pleased to answer them.

Sincerely,

James Rause, FAICP
Commissioner
Planning & Community Development

NPC26 ALL IN!

April 25–28
May 27–29

NPC26 All In

REGISTER EARLY AND SAVE!

Registration rates for members will increase after the early deadline of March 20 at 11:59 pm CST.

Registration Includes:

- In-person sessions
- In-person networking events
- Opening and closing keynotes
- Access to Exhibit Hall (AKA the "Hub")
- Access to the full NPC26 Online event
- And so much more...

Members: \$835

Life/Retired Members: \$135

Students: \$135

Non-members: \$1,275

[Register](#)

STAY DATES

Fri, Apr 24, 2026 - Tue, Apr 28, 2026

TOTAL STAY

1,201.76 USD

🕒 Room(s) held for 12:02

Get a \$400 eGiftCard + Earn 50,000 Points

For your upcoming stay. Plus, earn up to \$100 in airline credits.

Simply present eGiftCard at a participating Marriott Bonvoy property to redeem.



Total Stay: 1201.76 USD

eGiftCard: -400.00 USD

Total After eGiftCard: 801.76 USD

Apply Now >

Complete Your Booking

Need an accessible room? Scroll down to see options.

[Sign in for Faster Booking](#)

Guest Information All fields are required unless otherwise stated.

First Name

Last Name

Email Address

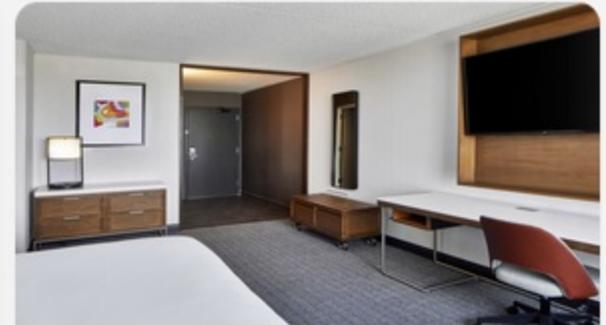
Member Number
Optional

Note: To be credited for this stay, the name on your Marriott Bonvoy account must match the guest name.

Mobile Phone
(+1) USA

By providing your phone number, you agree that we may contact you via SMS regarding your stay and other important updates. [See Terms](#)

Country/Region
USA



Guest room, 1 King, Sofa bed

[Room Details](#)

Fri, Apr 24, 2026 - Tue, Apr 28, 2026

1 Room, 1 Adult

[AMER PLANNING ASSOC](#)

← [Edit Stay Details](#)

[Summary of Charges](#)

1,201.76
USD Subtotal

Save

Share



1:10 pm – 3:08 pm

nonstop

Delta

1h 58m

LGA-DTW

\$337

Delta Main Basic

Select



10:13 am – 1:54 pm

nonstop

Delta

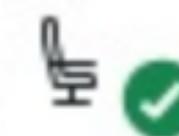
2h 41m

MSP-LGA

\$417

Delta Main Classic

Select



85



City of Mount Vernon

Travel and Training Request Form

Employee Information

- **Employee Name:** James Rause
- **Title:** Commissioner
- **Department:** Planning & Community Development

Travel Details

- **Destination (City/State):** Detroit
- **Purpose of Travel:** Conference
- **Conference / Training / Meeting Name:** APA National Conference
- **Travel Dates (From - To):** 4/24 to 4/28

Travel Justification (Check all that apply)

Please answer the following questions to support the necessity of this travel request:

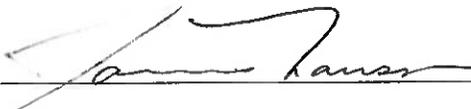
- **Is this travel a requirement of your job duties?**
 - Yes No
- **Is this travel required to maintain a professional license or certification?**
 - Yes No
 - If yes, specify certification/license: AICP
- **Is this travel required as a result of an audit finding or corrective action plan?**
 - Yes No
 - If yes, identify audit or corrective action plan: _____
- **Is this travel funded by an external source or sponsorship?**
 - Yes No
 - If yes, identify funding source: _____
- **Additional Justification (if applicable):**

Estimated Travel Costs

- Registration / Tuition: \$ 895
- Transportation (Air/Rail/Auto): \$ 337
- Lodging: \$ 1201.76
- Meals & Incidentals: \$ _____
- Other (Specify): \$ _____

Total Estimated Cost: \$ 2,433.76

Approvals

Employee Signature:  Date: 3/3/26

Department Head Approval: _____ Date: _____

Finance / Comptroller Approval: _____ Date: _____

Mayor Approval: _____ Date: _____

Council President Approval: _____ Date: _____

Submission of this form does not constitute approval. Travel may not be booked until all required approvals are obtained.

**A REQUEST AUTHORIZING THE
ATTACHED TRAVEL AND
TRAINING REQUEST FORM
FOR
THE COMMISSIONER OF THE
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT
TO ATTEND
THE AMERICAN PLANNING
ASSOCIATION NATIONAL CONFERENCE
FROM
APRIL 24 – APRIL 28, 2026**



City of Mount Vernon

Travel and Training Request Form

Employee Information

- **Employee Name:** James Rausse
- **Title:** Commissioner
- **Department:** Planning & Community Development

Travel Details

- **Destination (City/State):** Detroit
- **Purpose of Travel:** Conference
- **Conference / Training / Meeting Name:** APA National Conference
- **Travel Dates (From - To):** 4/24 to 4/28

Travel Justification (Check all that apply)

Please answer the following questions to support the necessity of this travel request:

- **Is this travel a requirement of your job duties?**
 - Yes No
- **Is this travel required to maintain a professional license or certification?**
 - Yes No
 - If yes, specify certification/license: AICP
- **Is this travel required as a result of an audit finding or corrective action plan?**
 - Yes No
 - If yes, identify audit or corrective action plan: _____
- **Is this travel funded by an external source or sponsorship?**
 - Yes No
 - If yes, identify funding source: _____
- **Additional Justification (if applicable):**

Estimated Travel Costs

- Registration / Tuition: \$ 895
- Transportation (Air/Rail/Auto): \$ 337
- Lodging: \$ 1201.76
- Meals & Incidentals: \$ _____
- Other (Specify): \$ _____

Total Estimated Cost: \$ 2,433.76

Approvals

Employee Signature:  Date: 3/3/26

Department Head Approval: _____ Date: _____

Finance / Comptroller Approval: _____ Date: _____

Mayor Approval: _____ Date: _____

Council President Approval: _____ Date: _____

Submission of this form does not constitute approval. Travel may not be booked until all required approvals are obtained.



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 -2001

Agenda Date: 3/17/2026

Agenda #: 16.

Board of Estimate and Contract:

A RESOLUTION AUTHORIZING PARTIAL PAYMENT NO. 5 FOR EDISON AVENUE PUMP STATION UPGRADES TO INTER CONTRACTING CORP.

WHEREAS, by letter dated March 11, 2026, the Commissioner of the Department of Public Works certified that the work performed under the contract between the City of Mount Vernon (the “City”) and Inter Contracting, Corp. (the “Contractor”) for Edison Avenue Pump Station Upgrades has been completed in a good and substantial manner by the Contractor; and

WHEREAS, pursuant to the terms of said contract, the Contractor is entitled to receive Partial Payment No. 5 in the amount of One Hundred-Ninety Thousand Eight Hundred Four Dollars and Fifty-Four Cents (\$190,804.54); **NOW, THEREFORE, BE IT**

RESOLVED, that the City Comptroller is hereby authorized and directed to process Partial Payment No. 5 to Inter Contracting Corp. in the amount of \$190,804.54, as certified by the Commissioner of Public Works. The payment draft shall be delivered to the Corporation Counsel, who shall release the funds to the Contractor upon receipt of proof that no liens exist against the project, and contingent upon the Contractor’s submission of all required documentation; and **BE IT FURTHER**

RESOLVED, that funds for this payment are available through the New York State Environmental Facilities Corporation Grant under Budget Codes H8120.203 C958 and H3990 C958.

**A RESOLUTION AUTHORIZING PARTIAL
PAYMENT NO. 5 FOR EDISON AVENUE PUMP
STATION UPGRADES TO INTER CONTRACTING CORP.**

WHEREAS, by letter dated March 11, 2026, the Commissioner of the Department of Public Works certified that the work performed under the contract between the City of Mount Vernon (the “City”) and Inter Contracting, Corp. (the “Contractor”) for Edison Avenue Pump Station Upgrades has been completed in a good and substantial manner by the Contractor; and

WHEREAS, pursuant to the terms of said contract, the Contractor is entitled to receive Partial Payment No. 5 in the amount of One Hundred-Ninety Thousand Eight Hundred Four Dollars and Fifty-Four Cents (\$190,804.54); **NOW, THEREFORE, BE IT**

RESOLVED, that the City Comptroller is hereby authorized and directed to process Partial Payment No. 5 to Inter Contracting Corp. in the amount of \$190,804.54, as certified by the Commissioner of Public Works. The payment draft shall be delivered to the Corporation Counsel, who shall release the funds to the Contractor upon receipt of proof that no liens exist against the project, and contingent upon the Contractor’s submission of all required documentation; and **BE IT FURTHER**

RESOLVED, that funds for this payment are available through the New York State Environmental Facilities Corporation Grant under Budget Codes H8120.203 C958 and H3990 C958.



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 -1993

Agenda Date: 3/17/2026

Agenda #: 17.

Board of Estimate and Contract:

A RESOLUTION AUTHORIZING THE SETTLEMENT OF THE CLAIM OF BENJAMIN SINGLETON

WHEREAS, on September 17, 2025, a Notice of Claim was filed by Benjamin Singleton against the City of Mount Vernon alleging that his personal vehicle, which was lawfully parked and unoccupied in his designated parking space at Fire Station No. 1, was struck by a Department vehicle from Fire Station No. 3 while backing up a fire truck due to a failure of the truck's air brake system; and

WHEREAS, the claimant's vehicle, a 2007 Mercedes-Benz CLK350, sustained damage to the front bumper, grille, headlights, radiator, and hood, with estimated repair costs totaling \$9,987.52; and

WHEREAS, the claimant asserted that the vehicle was in excellent condition for its age prior to the incident and considered it a classic model; and

WHEREAS, following negotiations between the parties, the claimant agreed to resolve and settle the matter for the sum of \$6,344.27; and

WHEREAS, upon review and evaluation of the claim, the Corporation Counsel, by correspondence dated March 6, 2026, recommended that the Board of Estimate and Contract approve the settlement in the amount of \$6,344.27;

NOW, THEREFORE, BE IT

RESOLVED, that the Board of Estimate and Contract hereby authorizes the settlement of the claim filed by Benjamin Singleton in the amount of \$6,344.27; and be it further

RESOLVED, that the Comptroller is hereby authorized and directed to issue payment in the amount of \$6,344.27 from Budget Code A1930.494 (Judgments and Settlements) in the 2026 Budget.



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 C. LOMBERT

ASSISTANT CORPORATION
COUNSEL
Mildred McGuire

CONFIDENTIAL

March 4, 2026

(Through Office of the Mayor)

Honorable Board of Estimate and Contract
City Hall
Mount Vernon, New York

Re: **Settlement of Claim for Property Damage –
SINGLETON, BENJAMIN v. City of Mount Vernon
Settlement Amount: \$6,344.27**

Honorable Members:

Pursuant to Section 152 of the City Charter, the undersigned respectfully requests the approval of this Honorable Board to settle the above-captioned matter against the City of Mount Vernon for the total sum of \$6,344.27.

This office has evaluated the facts and circumstances of this matter and believes that it is in the best interest of the City to settle for the above amount.

If your Honorable Body agrees, a Resolution approving the settlement of this claim should be adopted.

Respectfully Submitted,

Brian G. Johnson
Corporation Counsel

Cc: Mayor
Comptroller
Law Department

**A RESOLUTION AUTHORIZING THE
SETTLEMENT OF THE CLAIM OF
BENJAMIN SINGLETON**

WHEREAS, on September 17, 2025, a Notice of Claim was filed by Benjamin Singleton against the City of Mount Vernon alleging that his personal vehicle, which was lawfully parked and unoccupied in his designated parking space at Fire Station No. 1, was struck by a Department vehicle from Fire Station No. 3 while backing up a fire truck due to a failure of the truck's air brake system; and

WHEREAS, the claimant's vehicle, a 2007 Mercedes-Benz CLK350, sustained damage to the front bumper, grille, headlights, radiator, and hood, with estimated repair costs totaling \$9,987.52; and

WHEREAS, the claimant asserted that the vehicle was in excellent condition for its age prior to the incident and considered it a classic model; and

WHEREAS, following negotiations between the parties, the claimant agreed to resolve and settle the matter for the sum of \$6,344.27; and

WHEREAS, upon review and evaluation of the claim, the Corporation Counsel, by correspondence dated March 6, 2026, recommended that the Board of Estimate and Contract approve the settlement in the amount of \$6,344.27;

NOW, THEREFORE, BE IT

RESOLVED, that the Board of Estimate and Contract hereby authorizes the settlement of the claim filed by Benjamin Singleton in the amount of \$6,344.27; and be it further

RESOLVED, that the Comptroller is hereby authorized and directed to issue payment in the amount of \$6,344.27 **from Budget Code A1930.494** (Judgments and Settlements) in the 2026 Budget.



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 -2004

Agenda Date: 3/17/2026

Agenda #: 18.

Board of Estimate and Contract:

**A RESOLUTION AUTHORIZING THE
SETTLEMENT OF THE CLAIM OF
LATOYA MOSLEY**

WHEREAS, on September 12, 2023, a Notice of Claim was filed by Latoya Mosley against the City of Mount Vernon alleging that her motor vehicle was involved in a collision on August 22, 2023 with a City police vehicle that was responding to an emergency dispatch with its emergency lights and sirens activated at the intersection of East Lincoln Avenue and North Fulton Avenue, and the claimant alleged that she sustained permanent injuries and sought monetary damages initially in the amount of \$850,000; and

WHEREAS, the City of Mount Vernon was served with a Summons and Complaint in connection with the claim on February 12, 2024; and

WHEREAS, following review and evaluation of the claim during litigation, the claimant's demand was subsequently reduced to \$550,000 and thereafter further reduced to a settlement demand of \$350,000; and

WHEREAS, after additional negotiations between the parties, the claimant agreed to resolve the matter for the total sum of \$75,000.00; and

WHEREAS, upon review and evaluation of the claim, the Corporation Counsel, by correspondence dated March 10, 2026, recommended that the Board of Estimate and Contract approve settlement of the matter in the amount of \$75,000.00; **NOW, THEREFORE, BE IT**

RESOLVED, that the Board of Estimate and Contract hereby authorizes the settlement of the claim filed by Latoya Mosley in the amount of \$75,000.00; and be it further

RESOLVED, that the Comptroller is hereby authorized and directed to issue payment in the amount of \$75,000.00 from Budget Code A1930.494 (Judgments and Settlements) in the 2026 Budget.

**A RESOLUTION AUTHORIZING THE
SETTLEMENT OF THE CLAIM OF
LATOYA MOSLEY**

WHEREAS, on September 12, 2023, a Notice of Claim was filed by Latoya Mosley against the City of Mount Vernon alleging that her motor vehicle was involved in a collision on August 22, 2023 with a City police vehicle that was responding to an emergency dispatch with its emergency lights and sirens activated at the intersection of East Lincoln Avenue and North Fulton Avenue, and the claimant alleged that she sustained permanent injuries and sought monetary damages initially in the amount of \$850,000; and

WHEREAS, the City of Mount Vernon was served with a summons and complaint in connection with said claim on February 12, 2024; and

WHEREAS, after review and evaluation of the claim, it was subsequently reduced during the course of litigation to \$550,000 and later to a settlement demand of \$350,000; and

WHEREAS, after further negotiations between the parties, the claimant agreed to resolve the matter for the sum of \$75,000.00; and

WHEREAS, after reviewing and evaluating the claim, the Corporation Counsel, by correspondence dated March 10, 2026, recommended that the Board of Estimate and Contract approve the settlement in the amount of \$75,000.00;

NOW, THEREFORE, BE IT

RESOLVED, that the Board of Estimate and Contract hereby authorizes the settlement of the claim filed by Latoya Mosley in the amount of \$75,000.00; and be it further

RESOLVED, that the Comptroller is hereby authorized and directed to issue payment in the amount of \$75,000.00 from Budget Code A1930.494 (Judgments and Settlements) in the 2026 Budget.

WHEREAS, on _____, 202, a Notice of Claim was filed by Latoya Mosley against the City of Mount Vernon alleging that, on August 22, 2023, her motor vehicle was involved in a collision with a City police vehicle that was responding to an emergency dispatch with its emergency lights and sirens activated at the intersection of East Lincoln Avenue and North Fulton Avenue, and the claimant alleged that she sustained permanent injuries and initially sought monetary damages in the amount of \$850,000; and

WHEREAS, the City of Mount Vernon was served with a Summons and Complaint in connection with the claim on February 12, 2024; and

WHEREAS, following review and evaluation of the claim during litigation, the claimant's demand was subsequently reduced to \$550,000 and thereafter further reduced to a settlement demand of \$350,000; and

WHEREAS, after additional negotiations between the parties, the claimant agreed to resolve the matter for the total sum of \$75,000.00; and

WHEREAS, upon review and evaluation of the claim, the Corporation Counsel, by correspondence dated March 10, 2026, recommended that the Board of Estimate and Contract approve settlement of the matter in the amount of \$75,000.00;
NOW, THEREFORE, BE IT

RESOLVED, that the Board of Estimate and Contract hereby authorizes the settlement of the claim filed by Latoya Mosley in the amount of \$75,000.00; and be it further

RESOLVED, that the Comptroller is hereby authorized and directed to issue payment in the amount of \$75,000.00 from Budget Code A1930.494 (Judgments and Settlements) in the 2026 Budget.



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 -2005

Agenda Date: 3/17/2026

Agenda #: 19.

Board of Estimate and Contract:

WHEREAS, proceedings for the review of final tax assessments have been brought against the City of Mount Vernon for the reduction of the final assessed valuations as hereinafter set forth;

WHEREAS, the Mount Vernon City Charter, section 152, provides that the Corporation Counsel shall, whenever he considers that the interests of the City will be subserved thereby, enter into a written agreement subject to the approval of the Board of Estimate and Contract to compromise and settle any claim against the City; and

WHEREAS, upon the recommendation of the Corporation Counsel, this Board of Estimate and Contract deems it in the best interests of the City to settle said proceedings as hereinafter provided; NOW, THEREFORE, be it

RESOLVED, that the settlements of tax review proceedings for the reduction of tax assessments brought in the Supreme Court, Westchester County, by the hereinafter named petitioner against the Commissioner of Assessment and the Board of Assessment Review, which proceedings are filed under the Westchester County Clerk’s Index Numbers as indicated, are hereby authorized and directed, and the following assessed valuations of the said properties for the respective years hereinafter set forth are hereby allowed, together with refunds of excess taxes paid hereinafter provided:

INDEX NOS.: 68202/24 **PREMISES:** 161 S. 4TH AVENUE
69111/25 **PETITIONER:** KBJB TEMP, LLC

Tax Map No.: 165.78-3110-21

Year(s)	Reduced From	Reduced To	Reduction	Tax to be Refunded by
City 2024	\$1,000	\$4,221	\$6,779	\$3,398.04
2025	\$1,000	\$4,500	\$6,500	\$3,560.25
Total				\$6,958.29

TOTAL REFUND: \$6,958.29 without costs and with interest, which interest shall be waived by petitioner if the refunds are paid within 90 days of the service of the judgment with notice of entry. Amount of refund based upon calculation and the assumptions that all taxes have been paid at the prior total assessment and all refunds will be paid within 90 days of service of the judgment with notice of entry. The amount to be actually refunded is subject to audit and approval of the Comptroller; and be it further

RESOLVED, that in each said case, the Commissioner of Assessment is hereby authorized, upon receipt of a certified copy of the proper judgment made by a Justice of the Supreme Court of the County of Westchester, and entered in the office of the Clerk of the County of Westchester, to correct the respective assessment roll or rolls in relation to the said respective properties of the abovementioned property owner to reflect the respective reduced assessments as hereinabove set forth and provided in said judgment; and be it further

RESOLVED, that in any of the said cases, upon receipt by the Corporation Counsel of the certified copy of the respective appropriate judgment or order signed by a Justice of the Supreme Court of said County, in said respective proceedings, directing the correction of the assessment or assessments involved on the roll or rolls for the designated year or years, and directing a refund the excessive taxes paid as stated above, and settling and discontinuing such proceeding, with prejudice, which said papers shall be satisfactory to the Corporation Counsel and upon receipt by the Comptroller is hereby authorized and directed to audit and allow and to draw a draft or drafts to the order of the said respective taxpayers or their attorneys who have paid said tax or taxes and are entitled to such refunds of the City taxes, without costs with interest which interest shall be waived by the petitioner if refunds as paid within 90 days of service of the judgment with notice of entry, and be it further

RESOLVED, that this Resolution shall take effect immediately.

**APPROVED AS TO FORM: ADOPTED BY THE BOARD OF ESTIMATE
AND CONTRACT
OF COUNSEL**

APPROVED:

**OFFICE OF THE CORPORATION COUNSEL
Dept. LAW**

Clerk

WHEREAS, proceedings for the review of final tax assessments have been brought against the City of Mount Vernon for the reduction of the final assessed valuations as hereinafter set forth;

WHEREAS, the Mount Vernon City Charter, section 152, provides that the Corporation Counsel shall, whenever he considers that the interests of the City will be subserved thereby, enter into a written agreement subject to the approval of the Board of Estimate and Contract to compromise and settle any claim against the City; and

WHEREAS, upon the recommendation of the Corporation Counsel, this Board of Estimate and Contract deems it in the best interests of the City to settle said proceedings as hereinafter provided; **NOW, THEREFORE**, be it

RESOLVED, that the settlements of tax review proceedings for the reduction of tax assessments brought in the Supreme Court, Westchester County, by the hereinafter named petitioner against the Commissioner of Assessment and the Board of Assessment Review, which proceedings are filed under the Westchester County Clerk’s Index Numbers as indicated, are hereby authorized and directed, and the following assessed valuations of the said properties for the respective years hereinafter set forth are hereby allowed, together with refunds of excess taxes paid hereinafter provided:

INDEX NOS.: 68202/24 **PREMISES:** 161 S. 4TH AVENUE
 69111/25 **PETITIONER:** KBJB TEMP, LLC

Tax Map No.: 165.78-3110-21				
Year(s)	Reduced From	Reduced To	Reduction	Tax to be Refunded by City
2024	\$11,000	\$4,221	\$6,779	\$3,398.04
2025	\$11,000	\$4,500	\$6,500	\$3,560.25
Total				\$6,958.29

TOTAL REFUND: \$6,958.29 without costs and with interest, which interest shall be waived by petitioner if the refunds are paid within 90 days of the service of the judgment with notice of entry. Amount of refund based upon calculation and the assumptions that all taxes have been paid at the prior total assessment and all refunds will be paid within 90 days of service of the judgment with notice of entry. The amount to be actually refunded is subject to audit and approval of the Comptroller; and be it further

RESOLVED, that in each said case, the Commissioner of Assessment is hereby authorized, upon receipt of a certified copy of the proper judgment made by a Justice of the Supreme Court of the County of Westchester, and entered in the office of the Clerk

of the County of Westchester, to correct the respective assessment roll or rolls in relation to the said respective properties of the abovementioned property owner to reflect the respective reduced assessments as hereinabove set forth and provided in said judgment; and be it further

RESOLVED, that in any of the said cases, upon receipt by the Corporation Counsel of the certified copy of the respective appropriate judgment or order signed by a Justice of the Supreme Court of said County, in said respective proceedings, directing the correction of the assessment or assessments involved on the roll or rolls for the designated year or years, and directing a refund the excessive taxes paid as stated above, and settling and discontinuing such proceeding, with prejudice, which said papers shall be satisfactory to the Corporation Counsel and upon receipt by the Comptroller is hereby authorized and directed to audit and allow and to draw a draft or drafts to the order of the said respective taxpayers or their attorneys who have paid said tax or taxes and are entitled to such refunds of the City taxes, without costs with interest which interest shall be waived by the petitioner if refunds as paid within 90 days of service of the judgment with notice of entry, and be it further

RESOLVED, that this Resolution shall take effect immediately.

APPROVED AS TO FORM:

**ADOPTED BY THE BOARD OF
ESTIMATE AND CONTRACT**

OF COUNSEL

APPROVED:

**OFFICE OF THE CORPORATION COUNSEL
Dept. LAW**

Clerk



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 -2006

Agenda Date: 3/17/2026

Agenda #: 20.

Board of Estimate and Contract

Lot 3

WHEREAS, proceedings for the review of final tax assessments have been brought against the City of Mount Vernon for the reduction of the final assessed valuations as hereinafter set forth;

WHEREAS, the Mount Vernon City Charter, section 152, provides that the Corporation Counsel shall, whenever he considers that the interests of the City will be subserved thereby, enter into a written agreement subject to the approval of the Board of Estimate and Contract to compromise and settle any claim against the City; and

WHEREAS, upon the recommendation of the Corporation Counsel, this Board of Estimate and Contract deems it in the best interests of the City to settle said proceedings as hereinafter provided; NOW, THEREFORE, be it

RESOLVED, that the settlements of tax review proceedings for the reduction of tax assessments brought in the Supreme Court, Westchester County, by the hereinafter named petitioner against the Commissioner of Assessment and the Board of Assessment Review, which proceedings are filed under the Westchester County Clerk’s Index Numbers as indicated, are hereby authorized and directed, and the following assessed valuations of the said properties for the respective years hereinafter set forth are hereby allowed, together with refunds of excess taxes paid hereinafter provided:

INDEX NOS.: 56329/24 **PREMISES:** 26 WEST DEVONIA AVENUE
67303/24 **PETITIONER:** SYLVIA BURDICK NKA
CS GRAND ACQUISITIONS LLC

Tax Map No.: 159.78-1010-3

Year(s)	Reduced From	Reduced To	Reduction	Tax to be Refunded by
2024	\$15,000	\$8,690	\$6,310	\$3,276.79
2025	\$15,000	\$9,760	\$5,240	\$2,870.11
Total				\$6,146.90

TOTAL REFUND: \$6,146.90 without costs and with interest, which interest shall be waived by petitioner if the refunds are paid within 90 days of the service of the judgment with notice of entry. Amount of refund based upon calculation and the assumptions that all taxes have been paid at the prior total assessment and all refunds will be paid within 90 days of service of the judgment with notice of entry. The amount to be actually refunded is subject to audit and approval of the Comptroller; and be it further

RESOLVED, that in each said case, the Commissioner of Assessment is hereby authorized, upon receipt of a certified copy of the proper judgment made by a Justice of the Supreme Court of the County of Westchester, and entered in the office of the Clerk of the County of Westchester, to correct the respective assessment roll or rolls in relation to the said respective properties of the abovementioned property owner to reflect the respective reduced assessments as hereinabove set forth and provided in said judgment; and be it further

RESOLVED, that in any of the said cases, upon receipt by the Corporation Counsel of the certified copy of the respective appropriate judgment or order signed by a Justice of the Supreme Court of said County, in said respective proceedings, directing the correction of the assessment or assessments involved on the roll or rolls for the designated year or years, and directing a refund the excessive taxes paid as stated above, and settling and discontinuing such proceeding, with prejudice, which said papers shall be satisfactory to the Corporation Counsel and upon receipt by the Comptroller is hereby authorized and directed to audit and allow and to draw a draft or drafts to the order of the said respective taxpayers or their attorneys who have paid said tax or taxes and are entitled to such refunds of the City taxes, without costs with interest which interest shall be waived by the petitioner if refunds as paid within 90 days of service of the judgment with notice of entry, and be it further

RESOLVED, that this Resolution shall take effect immediately.

APPROVED AS TO FORM:

**ADOPTED BY BOARD OF
ESTIMATE AND CONTRACT**

OF COUNSEL

APPROVED:

**OFFICE OF THE CORPORATION COUNSEL
Dept. LAW**

Clerk

RESOLVED, that in each said case, the Commissioner of Assessment is hereby authorized, upon receipt of a certified copy of the proper judgment made by a Justice of the Supreme Court of the County of Westchester, and entered in the office of the Clerk of the County of Westchester, to correct the respective assessment roll or rolls in relation to the said respective properties of the abovementioned property owner to reflect the respective reduced assessments as hereinabove set forth and provided in said judgment; and be it further

RESOLVED, that in any of the said cases, upon receipt by the Corporation Counsel of the certified copy of the respective appropriate judgment or order signed by a Justice of the Supreme Court of said County, in said respective proceedings, directing the correction of the assessment or assessments involved on the roll or rolls for the designated year or years, and directing a refund the excessive taxes paid as stated above, and settling and discontinuing such proceeding, with prejudice, which said papers shall be satisfactory to the Corporation Counsel and upon receipt by the Comptroller is hereby authorized and directed to audit and allow and to draw a draft or drafts to the order of the said respective taxpayers or their attorneys who have paid said tax or taxes and are entitled to such refunds of the City taxes, without costs with interest which interest shall be waived by the petitioner if refunds as paid within 90 days of service of the judgment with notice of entry, and be it further

RESOLVED, that this Resolution shall take effect immediately.

APPROVED AS TO FORM:

**ADOPTED BY BOARD OF
ESTIMATE AND CONTRACT**

OF COUNSEL

APPROVED:

**OFFICE OF THE CORPORATION COUNSEL
Dept. LAW**

Clerk

Board of Estimate and Contract

Lot 4

WHEREAS, proceedings for the review of final tax assessments have been brought against the City of Mount Vernon for the reduction of the final assessed valuations as hereinafter set forth;

WHEREAS, the Mount Vernon City Charter, section 152, provides that the Corporation Counsel shall, whenever he considers that the interests of the City will be subserved thereby, enter into a written agreement subject to the approval of the Board of Estimate and Contract to compromise and settle any claim against the City; and

WHEREAS, upon the recommendation of the Corporation Counsel, this Board of Estimate and Contract deems it in the best interests of the City to settle said proceedings as hereinafter provided; NOW, THEREFORE, be it

RESOLVED, that the settlements of tax review proceedings for the reduction of tax assessments brought in the Supreme Court, Westchester County, by the hereinafter named petitioner against the Commissioner of Assessment and the Board of Assessment Review, which proceedings are filed under the Westchester County Clerk’s Index Numbers as indicated, are hereby authorized and directed, and the following assessed valuations of the said properties for the respective years hereinafter set forth are hereby allowed, together with refunds of excess taxes paid hereinafter provided:

INDEX NOS.: 56329/24 **PREMISES:** 26 WEST DEVONIA AVENUE
67303/24 **PETITIONER:** SYLVIA BURDICK NKA
CS GRAND ACQUISITIONS LLC

Tax Map No.: 159.78-1010-4				
Year(s)	Reduced From	Reduced To	Reduction	Tax to be Refunded by City
2024	\$3,000	\$1,741	\$1259	\$653.80
2025	\$3,000	\$1,952	\$1048	\$574.02
Total				\$1,227.82

TOTAL REFUND: \$1,227.82 without costs and with interest, which interest shall be waived by petitioner if the refunds are paid within 90 days of the service of the judgment with notice of entry. Amount of refund based upon calculation and the assumptions that all taxes have been paid at the prior total assessment and all refunds will be paid within 90 days of service of the judgment with notice of entry. The amount to be actually refunded is subject to audit and approval of the Comptroller; and be it further

RESOLVED, that in each said case, the Commissioner of Assessment is hereby authorized, upon receipt of a certified copy of the proper judgment made by a Justice of

the Supreme Court of the County of Westchester, and entered in the office of the Clerk of the County of Westchester, to correct the respective assessment roll or rolls in relation to the said respective properties of the abovementioned property owner to reflect the respective reduced assessments as hereinabove set forth and provided in said judgment; and be it further

RESOLVED, that in any of the said cases, upon receipt by the Corporation Counsel of the certified copy of the respective appropriate judgment or order signed by a Justice of the Supreme Court of said County, in said respective proceedings, directing the correction of the assessment or assessments involved on the roll or rolls for the designated year or years, and directing a refund the excessive taxes paid as stated above, and settling and discontinuing such proceeding, with prejudice, which said papers shall be satisfactory to the Corporation Counsel and upon receipt by the Comptroller is hereby authorized and directed to audit and allow and to draw a draft or drafts to the order of the said respective taxpayers or their attorneys who have paid said tax or taxes and are entitled to such refunds of the City taxes, without costs with interest which interest shall be waived by the petitioner if refunds as paid within 90 days of service of the judgment with notice of entry, and be it further

RESOLVED, that this Resolution shall take effect immediately.

APPROVED AS TO FORM:

**ADOPTED BY BOARD OF
ESTIMATE AND CONTRACT**

OF COUNSEL

APPROVED:

**OFFICE OF THE CORPORATION COUNSEL
Dept. LAW**

Clerk



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 -2014

Agenda Date: 3/17/2026

Agenda #: 21.

Board of Estimate and Contract

Lot 4

WHEREAS, proceedings for the review of final tax assessments have been brought against the City of Mount Vernon for the reduction of the final assessed valuations as hereinafter set forth;

WHEREAS, the Mount Vernon City Charter, section 152, provides that the Corporation Counsel shall, whenever he considers that the interests of the City will be subserved thereby, enter into a written agreement subject to the approval of the Board of Estimate and Contract to compromise and settle any claim against the City; and

WHEREAS, upon the recommendation of the Corporation Counsel, this Board of Estimate and Contract deems it in the best interests of the City to settle said proceedings as hereinafter provided; NOW, THEREFORE, be it

RESOLVED, that the settlements of tax review proceedings for the reduction of tax assessments brought in the Supreme Court, Westchester County, by the hereinafter named petitioner against the Commissioner of Assessment and the Board of Assessment Review, which proceedings are filed under the Westchester County Clerk's Index Numbers as indicated, are hereby authorized and directed, and the following assessed valuations of the said properties for the respective years hereinafter set forth are hereby allowed, together with refunds of excess taxes paid hereinafter provided:

INDEX NOS.: 56329/24 **PREMISES:** 26 WEST DEVONIA AVENUE
67303/24 **PETITIONER:** SYLVIA BURDICK NKA
CS GRAND ACQUISITIONS LLC

Tax Map No.: 159.78-1010-4

Year(s)	Reduced From	Reduced To	Reduction	Tax to be Refunded by
2024	\$3,000	\$1,741	\$1,259	\$653.80
2025	\$3,000	\$1,952	\$1,048	\$574.02
Total				\$1,227.82

TOTAL REFUND: \$1,227.82 without costs and with interest, which interest shall be waived by petitioner if the refunds are paid within 90 days of the service of the judgment with notice of entry. Amount of refund based upon calculation and the assumptions that all taxes have been paid at the prior total assessment and all refunds will be paid within 90 days of service of the judgment with notice of entry. The amount to be actually refunded is subject to audit and approval of the Comptroller; and be it further

RESOLVED, that in each said case, the Commissioner of Assessment is hereby authorized, upon receipt of a certified copy of the proper judgment made by a Justice of the Supreme Court of the County of Westchester, and entered in the office of the Clerk of the County of Westchester, to correct the respective assessment roll or rolls in relation to the said respective properties of the abovementioned property owner to reflect the respective reduced assessments as hereinabove set forth and provided in said judgment; and be it further

RESOLVED, that in any of the said cases, upon receipt by the Corporation Counsel of the certified copy of the respective appropriate judgment or order signed by a Justice of the Supreme Court of said County, in said respective proceedings, directing the correction of the assessment or assessments involved on the roll or rolls for the designated year or years, and directing a refund the excessive taxes paid as stated above, and settling and discontinuing such proceeding, with prejudice, which said papers shall be satisfactory to the Corporation Counsel and upon receipt by the Comptroller is hereby authorized and directed to audit and allow and to draw a draft or drafts to the order of the said respective taxpayers or their attorneys who have paid said tax or taxes and are entitled to such refunds of the City taxes, without costs with interest which interest shall be waived by the petitioner if refunds as paid within 90 days of service of the judgment with notice of entry, and be it further

RESOLVED, that this Resolution shall take effect immediately.

APPROVED AS TO FORM:

**ADOPTED BY BOARD OF
ESTIMATE AND CONTRACT**

OF COUNSEL

APPROVED:

**OFFICE OF THE CORPORATION COUNSEL
Dept. LAW**

Clerk

Board of Estimate and Contract

Lot 4

WHEREAS, proceedings for the review of final tax assessments have been brought against the City of Mount Vernon for the reduction of the final assessed valuations as hereinafter set forth;

WHEREAS, the Mount Vernon City Charter, section 152, provides that the Corporation Counsel shall, whenever he considers that the interests of the City will be subserved thereby, enter into a written agreement subject to the approval of the Board of Estimate and Contract to compromise and settle any claim against the City; and

WHEREAS, upon the recommendation of the Corporation Counsel, this Board of Estimate and Contract deems it in the best interests of the City to settle said proceedings as hereinafter provided; NOW, THEREFORE, be it

RESOLVED, that the settlements of tax review proceedings for the reduction of tax assessments brought in the Supreme Court, Westchester County, by the hereinafter named petitioner against the Commissioner of Assessment and the Board of Assessment Review, which proceedings are filed under the Westchester County Clerk’s Index Numbers as indicated, are hereby authorized and directed, and the following assessed valuations of the said properties for the respective years hereinafter set forth are hereby allowed, together with refunds of excess taxes paid hereinafter provided:

INDEX NOS.: 56329/24 **PREMISES:** 26 WEST DEVONIA AVENUE
67303/24 **PETITIONER:** SYLVIA BURDICK NKA
CS GRAND ACQUISITIONS LLC

Tax Map No.: 159.78-1010-4				
Year(s)	Reduced From	Reduced To	Reduction	Tax to be Refunded by City
2024	\$3,000	\$1,741	\$1259	\$653.80
2025	\$3,000	\$1,952	\$1048	\$574.02
Total				\$1,227.82

TOTAL REFUND: \$1,227.82 without costs and with interest, which interest shall be waived by petitioner if the refunds are paid within 90 days of the service of the judgment with notice of entry. Amount of refund based upon calculation and the assumptions that all taxes have been paid at the prior total assessment and all refunds will be paid within 90 days of service of the judgment with notice of entry. The amount to be actually refunded is subject to audit and approval of the Comptroller; and be it further

RESOLVED, that in each said case, the Commissioner of Assessment is hereby authorized, upon receipt of a certified copy of the proper judgment made by a Justice of

the Supreme Court of the County of Westchester, and entered in the office of the Clerk of the County of Westchester, to correct the respective assessment roll or rolls in relation to the said respective properties of the abovementioned property owner to reflect the respective reduced assessments as hereinabove set forth and provided in said judgment; and be it further

RESOLVED, that in any of the said cases, upon receipt by the Corporation Counsel of the certified copy of the respective appropriate judgment or order signed by a Justice of the Supreme Court of said County, in said respective proceedings, directing the correction of the assessment or assessments involved on the roll or rolls for the designated year or years, and directing a refund the excessive taxes paid as stated above, and settling and discontinuing such proceeding, with prejudice, which said papers shall be satisfactory to the Corporation Counsel and upon receipt by the Comptroller is hereby authorized and directed to audit and allow and to draw a draft or drafts to the order of the said respective taxpayers or their attorneys who have paid said tax or taxes and are entitled to such refunds of the City taxes, without costs with interest which interest shall be waived by the petitioner if refunds as paid within 90 days of service of the judgment with notice of entry, and be it further

RESOLVED, that this Resolution shall take effect immediately.

APPROVED AS TO FORM:

**ADOPTED BY BOARD OF
ESTIMATE AND CONTRACT**

OF COUNSEL

APPROVED:

**OFFICE OF THE CORPORATION COUNSEL
Dept. LAW**

Clerk



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 -2007

Agenda Date: 3/17/2026

Agenda #: 22.

Board of Estimate and Contract:

WHEREAS, proceedings for the review of final tax assessments have been brought against the City of Mount Vernon for the reduction of the final assessed valuations as hereinafter set forth;

WHEREAS, the Mount Vernon City Charter, section 152, provides that the Corporation Counsel shall, whenever he considers that the interests of the City will be subserved thereby, enter into a written agreement subject to the approval of the Board of Estimate and Contract to compromise and settle any claim against the City; and

WHEREAS, upon the recommendation of the Corporation Counsel, this Board of Estimate and Contract deems it in the best interests of the City to settle said proceedings as hereinafter provided; NOW, THEREFORE, be it

RESOLVED, that the settlements of tax review proceedings for the reduction of tax assessments brought in the Supreme Court, Westchester County, by the hereinafter named petitioner against the Commissioner of Assessment and the Board of Assessment Review, which proceedings are filed under the Westchester County Clerk’s Index Numbers as indicated, are hereby authorized and directed, and the following assessed valuations of the said properties for the respective years hereinafter set forth are hereby allowed, together with refunds of excess taxes paid hereinafter provided:

INDEX NOS.: 68168/24 **PREMISES:** 26 FOURTH AVENUE
PETITIONER: JIN INC.

Tax Map No.: 165.70-3087-15

Year(s)	Reduced From	Reduced To	Reduction	Tax to be Refunded by City	2024	\$13,000	\$4,800	\$8,200	\$4,258.27	<input type="checkbox"/>
Total									\$4,258.27	<input type="checkbox"/>

TOTAL REFUND: \$4,258.27 without costs and with interest, which interest shall be waived

by petitioner if the refunds are paid within 90 days of the service of the judgment with notice of entry. Amount of refund based upon calculation and the assumptions that all taxes have been paid at the prior total assessment and all refunds will be paid within 90 days of service of the judgment with notice of entry. The amount to be actually refunded is subject to audit and approval of the Comptroller; and be it further

RESOLVED, that in each said case, the Commissioner of Assessment is hereby authorized, upon receipt of a certified copy of the proper judgment made by a Justice of the Supreme Court of the County of Westchester, and entered in the office of the Clerk of the County of Westchester, to correct the respective assessment roll or rolls in relation to the said respective properties of the abovementioned property owner to reflect the respective reduced assessments as hereinabove set forth and provided in said judgment; and be it further

RESOLVED, that in any of the said cases, upon receipt by the Corporation Counsel of the certified copy of the respective appropriate judgment or order signed by a Justice of the Supreme Court of said County, in said respective proceedings, directing the correction of the assessment or assessments involved on the roll or rolls for the designated year or years, and directing a refund the excessive taxes paid as stated above, and settling and discontinuing such proceeding, with prejudice, which said papers shall be satisfactory to the Corporation Counsel and upon receipt by the Comptroller is hereby authorized and directed to audit and allow and to draw a draft or drafts to the order of the said respective taxpayers or their attorneys who have paid said tax or taxes and are entitled to such refunds of the City taxes, without costs with interest which interest shall be waived by the petitioner if refunds as paid within 90 days of service of the judgment with notice of entry, and be it further

RESOLVED, that this Resolution shall take effect immediately.

APPROVED AS TO FORM:

**ADOPTED BY BOARD OF
ESTIMATE AND CONTRACT**

OF COUNSEL

APPROVED:

**OFFICE OF THE CORPORATION COUNSEL
Dept. LAW**

Clerk

WHEREAS, proceedings for the review of final tax assessments have been brought against the City of Mount Vernon for the reduction of the final assessed valuations as hereinafter set forth;

WHEREAS, the Mount Vernon City Charter, section 152, provides that the Corporation Counsel shall, whenever he considers that the interests of the City will be subserved thereby, enter into a written agreement subject to the approval of the Board of Estimate and Contract to compromise and settle any claim against the City; and

WHEREAS, upon the recommendation of the Corporation Counsel, this Board of Estimate and Contract deems it in the best interests of the City to settle said proceedings as hereinafter provided; **NOW, THEREFORE**, be it

RESOLVED, that the settlements of tax review proceedings for the reduction of tax assessments brought in the Supreme Court, Westchester County, by the hereinafter named petitioner against the Commissioner of Assessment and the Board of Assessment Review, which proceedings are filed under the Westchester County Clerk’s Index Numbers as indicated, are hereby authorized and directed, and the following assessed valuations of the said properties for the respective years hereinafter set forth are hereby allowed, together with refunds of excess taxes paid hereinafter provided:

INDEX NOS.: 68168/24 **PREMISES:** 26 FOURTH AVENUE
PETITIONER: JIN INC.

Tax Map No.: 165.70-3087-15				
Year(s)	Reduced From	Reduced To	Reduction	Tax to be Refunded by City
2024	\$13,000	\$4,800	\$8,200	\$4,258.27
Total				\$4,258.27

TOTAL REFUND: \$4,258.27 without costs and with interest, which interest shall be waived by petitioner if the refunds are paid within 90 days of the service of the judgment with notice of entry. Amount of refund based upon calculation and the assumptions that all taxes have been paid at the prior total assessment and all refunds will be paid within 90 days of service of the judgment with notice of entry. The amount to be actually refunded is subject to audit and approval of the Comptroller; and be it further

RESOLVED, that in each said case, the Commissioner of Assessment is hereby authorized, upon receipt of a certified copy of the proper judgment made by a Justice of the Supreme Court of the County of Westchester, and entered in the office of the Clerk of the County of Westchester, to correct the respective assessment roll or rolls in

relation to the said respective properties of the abovementioned property owner to reflect the respective reduced assessments as hereinabove set forth and provided in said judgment; and be it further

RESOLVED, that in any of the said cases, upon receipt by the Corporation Counsel of the certified copy of the respective appropriate judgment or order signed by a Justice of the Supreme Court of said County, in said respective proceedings, directing the correction of the assessment or assessments involved on the roll or rolls for the designated year or years, and directing a refund the excessive taxes paid as stated above, and settling and discontinuing such proceeding, with prejudice, which said papers shall be satisfactory to the Corporation Counsel and upon receipt by the Comptroller is hereby authorized and directed to audit and allow and to draw a draft or drafts to the order of the said respective taxpayers or their attorneys who have paid said tax or taxes and are entitled to such refunds of the City taxes, without costs with interest which interest shall be waived by the petitioner if refunds as paid within 90 days of service of the judgment with notice of entry, and be it further

RESOLVED, that this Resolution shall take effect immediately.

APPROVED AS TO FORM:

**ADOPTED BY BOARD OF
ESTIMATE AND CONTRACT**

OF COUNSEL

APPROVED:

**OFFICE OF THE CORPORATION COUNSEL
Dept. LAW**

Clerk



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 -2008

Agenda Date: 3/17/2026

Agenda #: 23.

WHEREAS, proceedings for the review of final tax assessments have been brought against the City of Mount Vernon for the reduction of the final assessed valuations as hereinafter set forth;

WHEREAS, the Mount Vernon City Charter, section 152, provides that the Corporation Counsel shall, whenever he considers that the interests of the City will be subserved thereby, enter into a written agreement subject to the approval of the Board of Estimate and Contract to compromise and settle any claim against the City; and

Settlement

WHEREAS, upon the recommendation of the Corporation Counsel, this Board of Estimate and Contract deems it in the best interests of the City to settle said proceedings as hereinafter provided; NOW, THEREFORE, be it

RESOLVED, that the settlements of tax review proceedings for the reduction of tax assessments brought in the Supreme Court, Westchester County, by the hereinafter named petitioner against the Commissioner of Assessment and the Board of Assessment Review, which proceedings are filed under the Westchester County Clerk’s Index Numbers as indicated, are hereby authorized and directed, and the following assessed valuations of the said properties for the respective years hereinafter set forth are hereby allowed, together with refunds of excess taxes paid hereinafter provided:

INDEX NOS.: 59093/20	PREMISES: 82 GRAMATAN AVE
60953/21	PETITIONER: NILZA TEIXIRA
64176/22	

Tax Map No.: 165.62-1118-6

Year(s)	Reduced From	Reduced To	Reduction	Tax to be Refunded by
2020	\$17,500	\$13,806	\$3,694	\$1,576.12
2021	\$17,500	\$13,200	\$4,300	\$1,894.75
2023	\$17,500	\$12,261	\$5,239	\$2,626.10
Total				\$6,096.97

TOTAL REFUND: \$6,096.97 without costs and with interest, which interest shall be waived

by petitioner if the refunds are paid within 90 days of the service of the judgment with notice of entry. Amount of refund based upon calculation and the assumptions that all taxes have been paid at the prior total assessment and all refunds will be paid within 90 days of service of the judgment with notice of entry. The amount to be actually refunded is subject to audit and approval of the Comptroller; and be it further

RESOLVED, that in each said case, the Commissioner of Assessment is hereby authorized, upon receipt of a certified copy of the proper judgment made by a Justice of the Supreme Court of the County of Westchester, and entered in the office of the Clerk of the County of Westchester, to correct the respective assessment roll or rolls in relation to the said respective properties of the abovementioned property owner to reflect the respective reduced assessments as hereinabove set forth and provided in said judgment; and be it further

RESOLVED, that in any of the said cases, upon receipt by the Corporation Counsel of the certified copy of the respective appropriate judgment or order signed by a Justice of the Supreme Court of said County, in said respective proceedings, directing the correction of the assessment or assessments involved on the roll or rolls for the designated year or years, and directing a refund the excessive taxes paid as stated above, and settling and discontinuing such proceeding, with prejudice, which said papers shall be satisfactory to the Corporation Counsel and upon receipt by the Comptroller is hereby authorized and directed to audit and allow and to draw a draft or drafts to the order of the said respective taxpayers or their attorneys who have paid said tax or taxes and are entitled to such refunds of the City taxes, without costs with interest which interest shall be waived by the petitioner if refunds as paid within 90 days of service of the judgment with notice of entry, and be it further

RESOLVED, that this Resolution shall take effect immediately.

APPROVED AS TO FORM:

**ADOPTED BY BOARD OF
ESTIMATE AND CONTRACT**

OF COUNSEL

APPROVED:

**OFFICE OF THE CORPORATION COUNSEL
Dept. LAW**

Clerk

WHEREAS, proceedings for the review of final tax assessments have been brought against the City of Mount Vernon for the reduction of the final assessed valuations as hereinafter set forth;

WHEREAS, the Mount Vernon City Charter, section 152, provides that the Corporation Counsel shall, whenever he considers that the interests of the City will be subserved thereby, enter into a written agreement subject to the approval of the Board of Estimate and Contract to compromise and settle any claim against the City; and Settlement

WHEREAS, upon the recommendation of the Corporation Counsel, this Board of Estimate and Contract deems it in the best interests of the City to settle said proceedings as hereinafter provided; NOW, THEREFORE, be it

RESOLVED, that the settlements of tax review proceedings for the reduction of tax assessments brought in the Supreme Court, Westchester County, by the hereinafter named petitioner against the Commissioner of Assessment and the Board of Assessment Review, which proceedings are filed under the Westchester County Clerk’s Index Numbers as indicated, are hereby authorized and directed, and the following assessed valuations of the said properties for the respective years hereinafter set forth are hereby allowed, together with refunds of excess taxes paid hereinafter provided:

INDEX NOS.: 59093/20 **PREMISES:** 82 GRAMATAN AVE
 60953/21 **PETITIONER:** NILZA TEIXIRA
 64176/22

Tax Map No.: 165.62-1118-6				
Year(s)	Reduced From	Reduced To	Reduction	Tax to be Refunded by City
2020	\$17,500	\$13,806	\$3,694	\$1,576.12
2021	\$17,500	\$13,200	\$4,300	\$1,894.75
2023	\$17,500	\$12,261	\$5,239	\$2,626.10
Total				\$6,096.97

TOTAL REFUND: \$6,096.97 without costs and with interest, which interest shall be waived by petitioner if the refunds are paid within 90 days of the service of the judgment with notice of entry. Amount of refund based upon calculation and the assumptions that all taxes have been paid at the prior total assessment and all refunds will be paid within 90 days of service of the judgment with notice of entry. The amount to be actually refunded is subject to audit and approval of the Comptroller; and be it further

RESOLVED, that in each said case, the Commissioner of Assessment is hereby authorized, upon receipt of a certified copy of the proper judgment made by a Justice of

the Supreme Court of the County of Westchester, and entered in the office of the Clerk of the County of Westchester, to correct the respective assessment roll or rolls in relation to the said respective properties of the abovementioned property owner to reflect the respective reduced assessments as hereinabove set forth and provided in said judgment; and be it further

RESOLVED, that in any of the said cases, upon receipt by the Corporation Counsel of the certified copy of the respective appropriate judgment or order signed by a Justice of the Supreme Court of said County, in said respective proceedings, directing the correction of the assessment or assessments involved on the roll or rolls for the designated year or years, and directing a refund the excessive taxes paid as stated above, and settling and discontinuing such proceeding, with prejudice, which said papers shall be satisfactory to the Corporation Counsel and upon receipt by the Comptroller is hereby authorized and directed to audit and allow and to draw a draft or drafts to the order of the said respective taxpayers or their attorneys who have paid said tax or taxes and are entitled to such refunds of the City taxes, without costs with interest which interest shall be waived by the petitioner if refunds as paid within 90 days of service of the judgment with notice of entry, and be it further

RESOLVED, that this Resolution shall take effect immediately.

APPROVED AS TO FORM:

**ADOPTED BY BOARD OF
ESTIMATE AND CONTRACT**

OF COUNSEL

APPROVED:

**OFFICE OF THE CORPORATION COUNSEL
Dept. LAW**

Clerk



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 -2009

Agenda Date: 3/17/2026

Agenda #: 24.

Board of Estimate and Contract:

WHEREAS, proceedings for the review of final tax assessments have been brought against the City of Mount Vernon for the reduction of the final assessed valuations as hereinafter set forth;

WHEREAS, the Mount Vernon City Charter, section 152, provides that the Corporation Counsel shall, whenever he considers that the interests of the City will be subserved thereby, enter into a written agreement subject to the approval of the Board of Estimate and Contract to compromise and settle any claim against the City; and

WHEREAS, upon the recommendation of the Corporation Counsel, this Board of Estimate and Contract deems it in the best interests of the City to settle said proceedings as hereinafter provided; NOW, THEREFORE, be it

RESOLVED, that the settlements of tax review proceedings for the reduction of tax assessments brought in the Supreme Court, Westchester County, by the hereinafter named petitioner against the Commissioner of Assessment and the Board of Assessment Review, which proceedings are filed under the Westchester County Clerk’s Index Numbers as indicated, are hereby authorized and directed, and the following assessed valuations of the said properties for the respective years hereinafter set forth are hereby allowed, together with refunds of excess taxes paid hereinafter provided:

INDEX NOS.: 60941/21 **PREMISES:** 69 SOUTH FOURTH AVE
63377/22 **PETITIONER:** JENNIFER CHO
65282/23

Tax Map No.: 165.70-3111-24

Year(s)	Reduced From	Reduced To	Reduction	Tax to be Refunded by
City 2021	\$15,200	\$5,500	\$9,700	\$4,274.21
2023	\$15,200	\$5,126	\$10,074	
\$4,688.34	2022	\$15,200	\$4,446	\$10,754
			\$5,390.55	
Total				\$14,353.10

TOTAL REFUND: \$14,353.10 without costs and with interest, which interest shall be waived by petitioner if the refunds are paid within 90 days of the service of the judgment with notice of entry. Amount of refund based upon calculation and the assumptions that all taxes have been paid at the prior total assessment and all refunds will be paid within 90 days of service of the judgment with notice of entry. The amount to be actually refunded is subject to audit and approval of the Comptroller; and be it further

RESOLVED, that in each said case, the Commissioner of Assessment is hereby authorized, upon receipt of a certified copy of the proper judgment made by a Justice of the Supreme Court of the County of Westchester, and entered in the office of the Clerk of the County of Westchester, to correct the respective assessment roll or rolls in relation to the said respective properties of the abovementioned property owner to reflect the respective reduced assessments as hereinabove set forth and provided in said judgment; and be it further

RESOLVED, that in any of the said cases, upon receipt by the Corporation Counsel of the certified copy of the respective appropriate judgment or order signed by a Justice of the Supreme Court of said County, in said respective proceedings, directing the correction of the assessment or assessments involved on the roll or rolls for the designated year or years, and directing a refund the excessive taxes paid as stated above, and settling and discontinuing such proceeding, with prejudice, which said papers shall be satisfactory to the Corporation Counsel and upon receipt by the Comptroller is hereby authorized and directed to audit and allow and to draw a draft or drafts to the order of the said respective taxpayers or their attorneys who have paid said tax or taxes and are entitled to such refunds of the City taxes, without costs with interest which interest shall be waived by the petitioner if refunds as paid within 90 days of service of the judgment with notice of entry, and be it further

RESOLVED, that this Resolution shall take effect immediately.

APPROVED AS TO FORM:

**ADOPTED BY BOARD OF
ESTIMATE AND CONTRACT**

OF COUNSEL

APPROVED:

**OFFICE OF THE CORPORATION COUNSEL
Dept. LAW**

Clerk

the Supreme Court of the County of Westchester, and entered in the office of the Clerk of the County of Westchester, to correct the respective assessment roll or rolls in relation to the said respective properties of the abovementioned property owner to reflect the respective reduced assessments as hereinabove set forth and provided in said judgment; and be it further

RESOLVED, that in any of the said cases, upon receipt by the Corporation Counsel of the certified copy of the respective appropriate judgment or order signed by a Justice of the Supreme Court of said County, in said respective proceedings, directing the correction of the assessment or assessments involved on the roll or rolls for the designated year or years, and directing a refund the excessive taxes paid as stated above, and settling and discontinuing such proceeding, with prejudice, which said papers shall be satisfactory to the Corporation Counsel and upon receipt by the Comptroller is hereby authorized and directed to audit and allow and to draw a draft or drafts to the order of the said respective taxpayers or their attorneys who have paid said tax or taxes and are entitled to such refunds of the City taxes, without costs with interest which interest shall be waived by the petitioner if refunds as paid within 90 days of service of the judgment with notice of entry, and be it further

RESOLVED, that this Resolution shall take effect immediately.

APPROVED AS TO FORM:

**ADOPTED BY BOARD OF
ESTIMATE AND CONTRACT**

OF COUNSEL

APPROVED:

**OFFICE OF THE CORPORATION COUNSEL
Dept. LAW**

Clerk



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 -2010

Agenda Date: 3/17/2026

Agenda #: 25.

Board of Estimate and Contract:

WHEREAS, proceedings for the review of final tax assessments have been brought against the City of Mount Vernon for the reduction of the final assessed valuations as hereinafter set forth;

WHEREAS, the Mount Vernon City Charter, section 152, provides that the Corporation Counsel shall, whenever he considers that the interests of the City will be subserved thereby, enter into a written agreement subject to the approval of the Board of Estimate and Contract to compromise and settle any claim against the City; and

WHEREAS, upon the recommendation of the Corporation Counsel, this Board of Estimate and Contract deems it in the best interests of the City to settle said proceedings as hereinafter provided; NOW, THEREFORE, be it

RESOLVED, that the settlements of tax review proceedings for tSettlementhe reduction of tax assessments brought in the Supreme Court, Westchester County, by the hereinafter named petitioner against the Commissioner of Assessment and the Board of Assessment Review, which proceedings are filed under the Westchester County Clerk’s Index Numbers as indicated, are hereby authorized and directed, and the following assessed valuations of the said properties for the respective years hereinafter set forth are hereby allowed, together with refunds of excess taxes paid hereinafter provided:

INDEX NOS.: 63427/22 **PREMISES:** 103 W. LINCOLN AVE
65283/23 **PETITIONER:** F&B OWNERS, LLC
67304/24

Tax Map No.: 165.53-1106-1

Year(s)	Reduced From	Reduced To	Reduction	Tax to be Refunded by
City 2022	\$19,720	\$12,060	\$7,660	\$3,564.89
2023	\$19,720	\$10,431	\$9,289	\$4,656.20
2022	\$19,720	\$11,520	\$8,200	\$4,258.27
Total				\$12,479.36

TOTAL REFUND: \$12,479.36 without costs and with interest, which interest shall be waived by petitioner if the refunds are paid within 90 days of the service of the judgment with notice of entry. Amount of refund based upon calculation and the assumptions that all taxes have been paid at the prior total assessment and all refunds will be paid within 90 days of service of the judgment with notice of entry. The amount to be actually refunded is subject to audit and approval of the Comptroller; and be it further

RESOLVED, that in each said case, the Commissioner of Assessment is hereby authorized, upon receipt of a certified copy of the proper judgment made by a Justice of the Supreme Court of the County of Westchester, and entered in the office of the Clerk of the County of Westchester, to correct the respective assessment roll or rolls in relation to the said respective properties of the abovementioned property owner to reflect the respective reduced assessments as hereinabove set forth and provided in said judgment; and be it further

RESOLVED, that in any of the said cases, upon receipt by the Corporation Counsel of the certified copy of the respective appropriate judgment or order signed by a Justice of the Supreme Court of said County, in said respective proceedings, directing the correction of the assessment or assessments involved on the roll or rolls for the designated year or years, and directing a refund the excessive taxes paid as stated above, and settling and discontinuing such proceeding, with prejudice, which said papers shall be satisfactory to the Corporation Counsel and upon receipt by the Comptroller is hereby authorized and directed to audit and allow and to draw a draft or drafts to the order of the said respective taxpayers or their attorneys who have paid said tax or taxes and are entitled to such refunds of the City taxes, without costs with interest which interest shall be waived by the petitioner if refunds as paid within 90 days of service of the judgment with notice of entry, and be it further

RESOLVED, that this Resolution shall take effect immediately.

APPROVED AS TO FORM:

**ADOPTED BY BOARD OF
ESTIMATE AND CONTRACT**

OF COUNSEL

APPROVED:

**OFFICE OF THE CORPORATION COUNSEL
Dept. LAW**

Clerk

WHEREAS, proceedings for the review of final tax assessments have been brought against the City of Mount Vernon for the reduction of the final assessed valuations as hereinafter set forth;

WHEREAS, the Mount Vernon City Charter, section 152, provides that the Corporation Counsel shall, whenever he considers that the interests of the City will be subserved thereby, enter into a written agreement subject to the approval of the Board of Estimate and Contract to compromise and settle any claim against the City; and

WHEREAS, upon the recommendation of the Corporation Counsel, this Board of Estimate and Contract deems it in the best interests of the City to settle said proceedings as hereinafter provided; NOW, THEREFORE, be it

RESOLVED, that the settlements of tax review proceedings for tSettlementthe reduction of tax assessments brought in the Supreme Court, Westchester County, by the hereinafter named petitioner against the Commissioner of Assessment and the Board of Assessment Review, which proceedings are filed under the Westchester County Clerk’s Index Numbers as indicated, are hereby authorized and directed, and the following assessed valuations of the said properties for the respective years hereinafter set forth are hereby allowed, together with refunds of excess taxes paid hereinafter provided:

INDEX NOS.: 63427/22 **PREMISES:** 103 W. LINCOLN AVE
 65283/23 **PETITIONER:** F&B OWNERS, LLC
 67304/24

Tax Map No.: 165.53-1106-1				
Year(s)	Reduced From	Reduced To	Reduction	Tax to be Refunded by City
2022	\$19,720	\$12,060	\$7,660	\$3,564.89
2023	\$19,720	\$10,431	\$9,289	\$4,656.20
2022	\$19,720	\$11,520	\$8,200	\$4,258.27
Total				\$12,479.36

TOTAL REFUND: \$12,479.36 without costs and with interest, which interest shall be waived by petitioner if the refunds are paid within 90 days of the service of the judgment with notice of entry. Amount of refund based upon calculation and the assumptions that all taxes have been paid at the prior total assessment and all refunds will be paid within 90 days of service of the judgment with notice of entry. The amount to be actually refunded is subject to audit and approval of the Comptroller; and be it further

RESOLVED, that in each said case, the Commissioner of Assessment is hereby authorized, upon receipt of a certified copy of the proper judgment made by a Justice of

the Supreme Court of the County of Westchester, and entered in the office of the Clerk of the County of Westchester, to correct the respective assessment roll or rolls in relation to the said respective properties of the abovementioned property owner to reflect the respective reduced assessments as hereinabove set forth and provided in said judgment; and be it further

RESOLVED, that in any of the said cases, upon receipt by the Corporation Counsel of the certified copy of the respective appropriate judgment or order signed by a Justice of the Supreme Court of said County, in said respective proceedings, directing the correction of the assessment or assessments involved on the roll or rolls for the designated year or years, and directing a refund the excessive taxes paid as stated above, and settling and discontinuing such proceeding, with prejudice, which said papers shall be satisfactory to the Corporation Counsel and upon receipt by the Comptroller is hereby authorized and directed to audit and allow and to draw a draft or drafts to the order of the said respective taxpayers or their attorneys who have paid said tax or taxes and are entitled to such refunds of the City taxes, without costs with interest which interest shall be waived by the petitioner if refunds as paid within 90 days of service of the judgment with notice of entry, and be it further

RESOLVED, that this Resolution shall take effect immediately.

APPROVED AS TO FORM:

**ADOPTED BY BOARD OF
ESTIMATE AND CONTRACT**

OF COUNSEL

APPROVED:

**OFFICE OF THE CORPORATION COUNSEL
Dept. LAW**

Clerk



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 -2012

Agenda Date: 3/17/2026

Agenda #: 26.

Board of Estimate and Contract:

WHEREAS, proceedings for the review of final tax assessments have been brought against the City of Mount Vernon for the reduction of the final assessed valuations as hereinafter set forth;

WHEREAS, the Mount Vernon City Charter, section 152, provides that the Corporation Counsel shall, whenever he considers that the interests of the City will be subserved thereby, enter into a written agreement subject to the approval of the Board of Estimate and Contract to compromise and settle any claim against the City; and

WHEREAS, upon the recommendation of the Corporation Counsel, this Board of Estimate and Contract deems it in the best interests of the City to settle said proceedings as hereinafter provided; NOW, THEREFORE, be it

RESOLVED, that the settlements of tax review proceedings for the reduction of tax assessments brought in the Supreme Court, Westchester County, by the hereinafter named petitioner against the Commissioner of Assessment and the Board of Assessment Review, which proceedings are filed under the Westchester County Clerk's Index Numbers as indicated, are hereby authorized and directed, and the following assessed valuations of the said properties for the respective years hereinafter set forth are hereby allowed, together with refunds of excess taxes paid hereinafter provided:

INDEX NOS.: 63641/18 **PREMISES:** 62 FOURTH AVE
59485/20 **PETITIONER:** MUSA BILDIRICI
62267/21
64387/22
67321/24
68669/25

Tax Map No.: 165.70-3087-29

Year(s) Reduced From Reduced To Reduction Tax to be Refunded by
City 2018 \$22,300 \$15,000 \$7,300 \$2,946.43 2020 \$22,300 \$12,000 \$10,300
\$4,394.70 2021 \$22,300 \$12,000 \$10,300 \$4,538.59 2022 \$22,300 \$11,000 \$11,300 \$5,258.91 2023 \$22,300
\$10,000 \$12,300 \$6,168.50 2024 \$22,300 \$10,500 \$11,800 \$6,127.76 2025 \$22,300 \$10,500

\$11,800□ \$6,463.21□

Total**\$35,895.10□**

TOTAL REFUND: \$35,895.10 without costs and with interest, which interest shall be waived by petitioner if the refunds are paid within 90 days of the service of the judgment with notice of entry. Amount of refund based upon calculation and the assumptions that all taxes have been paid at the prior total assessment and all refunds will be paid within 90 days of service of the judgment with notice of entry. The amount to be actually refunded is subject to audit and approval of the Comptroller; and be it further

RESOLVED, that in each said case, the Commissioner of Assessment is hereby authorized, upon receipt of a certified copy of the proper judgment made by a Justice of the Supreme Court of the County of Westchester, and entered in the office of the Clerk of the County of Westchester, to correct the respective assessment roll or rolls in relation to the said respective properties of the abovementioned property owner to reflect the respective reduced assessments as hereinabove set forth and provided in said judgment; and be it further

RESOLVED, that in any of the said cases, upon receipt by the Corporation Counsel of the certified copy of the respective appropriate judgment or order signed by a Justice of the Supreme Court of said County, in said respective proceedings, directing the correction of the assessment or assessments involved on the roll or rolls for the designated year or years, and directing a refund the excessive taxes paid as stated above, and settling and discontinuing such proceeding, with prejudice, which said papers shall be satisfactory to the Corporation Counsel and upon receipt by the Comptroller is hereby authorized and directed to audit and allow and to draw a draft or drafts to the order of the said respective taxpayers or their attorneys who have paid said tax or taxes and are entitled to such refunds of the City taxes, without costs with interest which interest shall be waived by the petitioner if refunds as paid within 90 days of service of the judgment with notice of entry, and be

it further

RESOLVED, that this Resolution shall take effect immediately.

APPROVED AS TO FORM:

**ADOPTED BY BOARD OF
ESTIMATE AND CONTRACT**

OF COUNSEL

APPROVED:

**OFFICE OF THE CORPORATION COUNSEL
Dept. LAW**

Clerk

WHEREAS, proceedings for the review of final tax assessments have been brought against the City of Mount Vernon for the reduction of the final assessed valuations as hereinafter set forth;

WHEREAS, the Mount Vernon City Charter, section 152, provides that the Corporation Counsel shall, whenever he considers that the interests of the City will be subserved thereby, enter into a written agreement subject to the approval of the Board of Estimate and Contract to compromise and settle any claim against the City; and

WHEREAS, upon the recommendation of the Corporation Counsel, this Board of Estimate and Contract deems it in the best interests of the City to settle said proceedings as hereinafter provided; **NOW, THEREFORE**, be it

RESOLVED, that the settlements of tax review proceedings for the reduction of tax assessments brought in the Supreme Court, Westchester County, by the hereinafter named petitioner against the Commissioner of Assessment and the Board of Assessment Review, which proceedings are filed under the Westchester County Clerk’s Index Numbers as indicated, are hereby authorized and directed, and the following assessed valuations of the said properties for the respective years hereinafter set forth are hereby allowed, together with refunds of excess taxes paid hereinafter provided:

INDEX NOS.: 63641/18 **PREMISES:** 62 FOURTH AVE
 59485/20 **PETITIONER:** MUSA BILDIRICI
 62267/21
 64387/22
 67321/24
 68669/25

Tax Map No.: 165.70-3087-29				
Year(s)	Reduced From	Reduced To	Reduction	Tax to be Refunded by City
2018	\$22,300	\$15,000	\$7,300	\$2,946.43
2020	\$22,300	\$12,000	\$10,300	\$4,394.70
2021	\$22,300	\$12,000	\$10,300	\$4,538.59
2022	\$22,300	\$11,000	\$11,300	\$5,258.91
2023	\$22,300	\$10,000	\$12,300	\$6,168.50
2024	\$22,300	\$10,500	\$11,800	\$6,127.76
2025	\$22,300	\$10,500	\$11,800	\$6,463.21
Total				\$35,895.10

TOTAL REFUND: \$35,895.10 without costs and with interest, which interest shall be waived by petitioner if the refunds are paid within 90 days of the service of the judgment with notice of entry. Amount of refund based upon calculation and the

assumptions that all taxes have been paid at the prior total assessment and all refunds will be paid within 90 days of service of the judgment with notice of entry. The amount to be actually refunded is subject to audit and approval of the Comptroller; and be it further

RESOLVED, that in each said case, the Commissioner of Assessment is hereby authorized, upon receipt of a certified copy of the proper judgment made by a Justice of the Supreme Court of the County of Westchester, and entered in the office of the Clerk of the County of Westchester, to correct the respective assessment roll or rolls in relation to the said respective properties of the abovementioned property owner to reflect the respective reduced assessments as hereinabove set forth and provided in said judgment; and be it further

RESOLVED, that in any of the said cases, upon receipt by the Corporation Counsel of the certified copy of the respective appropriate judgment or order signed by a Justice of the Supreme Court of said County, in said respective proceedings, directing the correction of the assessment or assessments involved on the roll or rolls for the designated year or years, and directing a refund the excessive taxes paid as stated above, and settling and discontinuing such proceeding, with prejudice, which said papers shall be satisfactory to the Corporation Counsel and upon receipt by the Comptroller is hereby authorized and directed to audit and allow and to draw a draft or drafts to the order of the said respective taxpayers or their attorneys who have paid said tax or taxes and are entitled to such refunds of the City taxes, without costs with interest which interest shall be waived by the petitioner if refunds as paid within 90 days of service of the judgment with notice of entry, and be it further

RESOLVED, that this Resolution shall take effect immediately.

APPROVED AS TO FORM:

**ADOPTED BY BOARD OF
ESTIMATE AND CONTRACT**

OF COUNSEL

APPROVED:

OFFICE OF THE CORPORATION COUNSEL

Clerk

