

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

Monday, March 9, 2026

7:00 PM

City Council Chambers

City Council Work Session

NICOLE BONILLA, MBA
City Clerk

JORDAN A. RIULLANO, JD
Deputy City Clerk

LEGISLATION AND PUBLIC WORKS

1. **Public Works:** Department of Public Works: An Ordinance Authorizing the Purchase and Installation of Four (4) Post Lift for the Canal St Garage

Code: LPW
Attachments: [Canal St Lift Purchase 2025](#)

2. **Public Works:** Department of Public Works: An Ordinance Authorizing a Budget Transfer within the Highway Maintenance Budget for Emergency Repairs

Code: LPW
Attachments: [Transfer of Funds- Highway Maintenance
Emergency Repairs](#)

3. **Public Works:** 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
Attachments: [2.18.26 Emergency Declaration West Broad
Street](#)

4. **Public Works:** 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
Attachments: [Arcadis Uninterrupted Consent Order
Compliance](#)

5. **Public Works:** 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
Attachments: [3.3.26 C+D Notice of Award West Shore
Trucking
CMVNY Notice to Award 3.5.26](#)

6. **Public Works:** Department of Public Works: An Ordinance Authorizing Change Order No. 1 for Project 222022-2 Sewer Rehabilitation Phase 1 for National Water Main Cleaning Company
- Code:** LPW
- Attachments:** [122022-2 Change Order Referral Letter and Change Order 1](#)
7. **City Clerk:** 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
- Attachments:** [Referral Letter post Austerity BOE -OpenGov Cert Conference request letter NStephens Signed Open Gov Austerity Request- N. Stephens](#)
8. **City Clerk:** 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
- Attachments:** [Referral Letter Post Austerty BOE - NYCOM 2026 request letter to BOE Signed NYCOM Austerity Request- N. Bonilla K. Joshua](#)
9. **City Clerk:** City Clerk: An Ordinance Authorizing the City Clerk to Attend the 2026 Summer International Institute of Municipal Clerks Municipal Clerks (IIMC) Education Program - (July 13-16, 2026)
- Code:** LPW
- Attachments:** [Referral Letter Post Austerity BOE - IIMC 2026 Summer Education Program Request Signed IIMC CLERK Austerity Request- N. Bonilla](#)
10. **City Clerk:** City Council: A Resolution Supporting Increased Aid to Municipalities and Strengthening New York's State Local Partnership
- Code:** LPW
- Attachments:** [Referral Letter Revamped AIM resolution March 2026 Revamped AIM resolution March 2026](#)

HUMAN RESOURCES

11. **Recreation:** 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

Attachments: [2026 Annual Easter Egg Hunt Referral Letter Support Letter_OEM Auxiliary Police Unit - Easter Egg Hunt](#)

12. **Youth Bureau:** Department of Recreation and Youth Bureau: An Ordinance Authorizing Continued Co-Sponsorship between the Mount Vernon Recreation Department, Youth Bureau, and Friends of Mount Vernon Arts, Recreation & Youth Programs, Inc. for Community Programming and Special Events

Code: HR

Attachments: [Request for co-sponsorship from MVFARYP for Rec. & YB's events](#)

PUBLIC SAFETY AND CODES

13. **City Clerk:** City Council: An Ordinance to Amend Chapter 237 (Taxicabs) of the Code of the City of Mount Vernon to Promote Public Safety by Establishing New Regulations for Registered Class A Taxicabs Operating within the City

Code: PSC

Attachments: [Taxicab Referral Letter Taxicab Ordinance](#)

FINANCE AND PLANNING

14. **Comptroller:** 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

Attachments: [COMP2026-3 – Certification of the 2024 In Rem Foreclosure Listing Mount Vernon Newspaper Ad 1st Petition of Foreclosure 03032026](#)

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15. **Real Estate Committee:** 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
- Attachments:** [Rescind ltr 234 East 5th Street 3.2026](#)
16. **City Clerk:** City Council: A Resolution of the City Council of the City of Mount Vernon Declaring Itself as Lead Agency for a Petition Seeking Zoning Text and Map Amendments and Related Land Use Approvals by Grace Baptist Church
- Code:** FP
- Attachments:** Grace Baptist Church Lead Agency
17. **City Clerk:** City Council: An Ordinance Authorizing the Return of Escrow Funds for 256-260 East 3rd Street
- Code:** FP
- Attachments:** [256-260 E. 3rd Street - return of escrow.3.5.2026](#)
18. **City Clerk:** City Council: A Resolution of the City Council of the City of Mount Vernon, Declaring Its Intent to Serve as Lead Agency Under SEQRA
- Code:** FP
- Attachments:** [Station Plaza Resolution](#)
[Signed Expedited Review Committee Memo](#)
[20 S. West](#)
19. **City Clerk:** City Council: An Ordinance Authorizing the Comptroller to Establish an Escrow Account for Maquesten Station Takeover LLC
- Code:** FP
- Attachments:** [Escrow Acct Station Plaza 3.6.2026](#)



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

Attachments: Parts Authority Invoice

DAMANI L. BUSH
Commissioner
JOHN NUCULOVIC
Deputy Commissioner
RYAN ULRICH
Deputy Commissioner



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, N.Y.
DEPARTMENT of PUBLIC WORKS

SHAWYN PATTERSON-HOWARD
Mayor

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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.

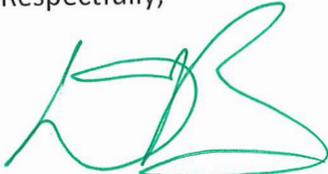
FUNDING

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, 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.

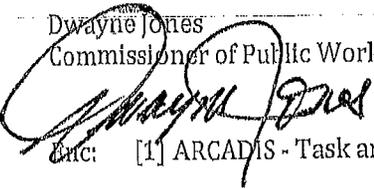
4. The proposed Master Services Agreement will have a termination date of December 31 2026, and will ensure continuity, stability, and effective long-term planning and project delivery. The total authorization for this agreement shall not exceed Five Hundred Thousand Dollars (\$500,000) over the contract 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, 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.

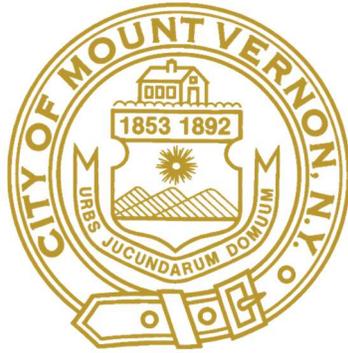
Respectfully,

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, 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
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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: _____



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**

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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: Dr. Katherine Howard Date: 3/3/26
 Council President Approval: Derrick Strong 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



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
 - 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
 - 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

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: [Signature] 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



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



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



CITY COUNCIL
CITY OF MOUNT VERNON
ONE ROOSEVELT SQUARE
MOUNT VERNON, NY 10550
(914) 665-2348 · FAX (914) 668-6044

CITY COUNCIL MEMBERS

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

Nicole Bonilla
CITY CLERK

Jordan Riullano
DEPUTY CITY CLERK

March 2, 2026

Hon. Kathy Hochul
Governor
State Capitol
Albany, NY 12224

Hon. Andrea Stewart-Cousins
Senate Majority Leader
332 State Capitol
Albany, NY 12247

Hon. Carl Heastie
Assembly Speaker
LOB – Room 932
Albany, NY 12248

Dear Governor Hochul, Majority Leader Stewart-Cousins, and Speaker Heastie:

On behalf of the City Council of the City of Mount Vernon, we write to express our appreciation for the Governor’s 30-day amendments to the Executive Budget, which include an additional \$100 million in Temporary Municipal Assistance (TMA) to be allocated in the same manner as in the past two years.

This proposal reflects a meaningful recognition that New York’s strength begins in cities like Mount Vernon. A strong and reliable state-local partnership is essential to delivering services, maintaining infrastructure, ensuring public safety, and protecting the quality of life our residents expect and deserve. We commend the Governor for reaffirming this commitment through continued investment in local governments.

The City of Mount Vernon continues to face mounting fiscal pressures driven by inflation, increased service demands, aging infrastructure, and rising operational costs. At the same time, we are working diligently to protect our taxpayers amid rising living costs and uncertainty about future federal support. These challenges underscore the importance of sustained and predictable state assistance for our city.

The proposed additional \$100 million in Temporary Municipal Assistance will provide much-needed support to communities like Mount Vernon, helping to stabilize local finances and maintain essential services for our residents. We respectfully urge the State Legislature to include, at a minimum, this additional \$100 million in TMA in the final adopted State Budget.

At the same time, we encourage the Governor and State Legislature to develop a more permanent and predictable solution for unrestricted municipal aid. Establishing a long-term framework for annual increases in Aid and Incentives for Municipalities (AIM) funding would provide the fiscal certainty the City of Mount Vernon needs to plan responsibly and sustain the services our residents rely upon.

We greatly appreciate your partnership and look forward to continuing to work together to strengthen the City of Mount Vernon and New York State as a whole.

Respectfully,

The Mount Vernon City Council

**RESOLUTION SUPPORTING INCREASED AID TO MUNICIPALITIES AND
STRENGTHENING NEW YORK'S STATE-LOCAL PARTNERSHIP**

WHEREAS, Governor Kathy Hochul released her 30-day amendments to the Executive Budget, which include an additional \$100 million in Temporary Municipal Assistance (TMA) to be allocated in the same manner as in the past two years; and

WHEREAS, these additional investments reflect a recognition that New York's strength begins in its cities, villages, and towns, and that a strong state-local partnership is essential to delivering the services, infrastructure, public safety, and quality of life that residents expect and deserve; and

WHEREAS, local governments across New York continue to face mounting fiscal pressures driven by inflation, increased service demands, infrastructure needs, and rising operational costs, while striving to provide relief to taxpayers amid a rising cost of living; and

WHEREAS, NYCOM Executive Director Barbara Van Epps, along with mayors from across the State, testified at the Local Government Joint Budget Hearing in Albany, advocating for increased unrestricted aid and a strengthened state-local partnership; and

WHEREAS, the additional \$100 million in TMA will offer meaningful assistance to many municipalities statewide, helping to address fiscal challenges and maintain essential services for residents;

NOW, THEREFORE, BE IT RESOLVED, that the City of Mount Vernon applauds Governor Hochul for recognizing the importance of investing in local governments and for reaffirming her commitment to strengthening New York's cities and villages; and

BE IT FURTHER RESOLVED, that the City of Mount Vernon urges the New York State Legislature to include, at a minimum, this additional \$100 million in Temporary Municipal Assistance in the adopted state budget; and

BE IT FURTHER RESOLVED, that the City of Mount Vernon calls upon the Governor and the State Legislature to develop a more permanent and predictable solution for unrestricted municipal aid to ensure long-term fiscal stability for New York's local governments; and

BE IT FURTHER RESOLVED, that copies of this resolution be transmitted to the Governor, the Temporary President of the Senate, the Speaker of the Assembly, and the members of the State Legislature representing the City of Mount Vernon



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



Friends of Mount Vernon Arts, Recreation & Youth Programs (FMVARYP)

c/o: Mount Vernon City Hall | One Roosevelt Square | Office #11 – Ground Floor
Mount Vernon, New York 10550

O: 914.665.2420 | www.cmvny.com | www.facebook.com/MVRECREATION | F: 914.665.2421



To: Members of the Mount Vernon City Council

Subject: Continued co-sponsorship between the Mount Vernon Recreation Department, Youth Bureau, and the Friends of Mount Vernon Arts, Recreation & Youth Programs, Inc.

Dear Honorable Members of the City Council,

The Mount Vernon Recreation and Youth Bureau Departments are respectfully submitting a request for your consideration regarding an agreement between the Mount Vernon Friends of Arts, Recreation & Youth Programs, Inc., which allow us to accept monetary donations to continue funding special events hosted by the Recreation and Youth Bureau Departments.

Due to current budget constraints, our ability to fully fund community programming has become increasingly challenging. This continued co-sponsorship will provide much-needed financial support to sustain and enhance special events that serve residents of all ages throughout our community.

Through this partnership, funds contributed by Friends of Mount Vernon Arts, Recreation & Youth Programs, Inc. will directly support initiatives that promote educational enrichment, wellness and fitness activities, arts and cultural programming, and engaging recreational opportunities. These programs play a vital role in strengthening community connections, supporting youth development, and enhancing the overall quality of life in Mount Vernon.

This collaboration reflects a shared commitment to delivering exciting, vibrant, and impactful programming despite financial limitations. By approving this agreement, the City Council will help ensure that our residents including our youths continue to benefit from meaningful events and services like City Fest that foster growth, health, fun, and community pride.

Thank you for your continued dedication to the residents of Mount Vernon and for your consideration of this important partnership. Commissioner Pinckney-Walker and Executive Director, Debbie Burrell-Butler are available to provide any additional information you may require. We can be reached via email at Kwalker-pinckney@mountvernonny.gov, Dburrell@mountvernonny.gov or by cell at 914-359-1470 or 914-359-1601.

Respectfully submitted,

Kathleen Walker-Pinckney,

Commissioner

Debbie Burrell-Butler,

Executive Director

New Taxicab Legislation

Proposed by Councilmember Andre Wallace

City of Mount Vernon Taxicab Regulation Act

Section 1: Purpose

To ensure the safety, reliability, and quality of taxi services within the City of Mount Vernon.

Section 2: Vehicle Age Limit

1. All taxi cabs operating within the City of Mount Vernon must be ten years old or less from the year of manufacture to be permitted for operation.
2. Any taxicab exceeding the ten-year age limit will be prohibited from operating within city limits.

Section 3: Compliance and Enforcement

1. Taxicab owners and operators must provide proof of the vehicle's age and compliance during annual inspections.
2. The City of Mount Vernon will conduct regular audits to ensure adherence to the ten-year age limit.

Section 4: Exceptions and Amendments

1. Any exceptions to this regulation must be approved by the City Council.
2. The City Council reserves the right to amend these regulations as necessary to adapt to changing conditions.

**AN ORDINANCE TO AMEND CHAPTER 237
(TAXICABS) OF THE CODE OF THE CITY OF
MOUNT VERNON TO PROMOTE PUBLIC SAFETY
BY ESTABLISHING NEW REGULATIONS FOR
REGISTERED CLASS A TAXICABS OPERATING
WITHIN THE CITY**

WHEREAS, by correspondence submitted to the City Council, Councilmember Andre Wallace formally requested authorization to amend Chapter 237 (Taxicabs), Section 237-17 of the Code of the City of Mount Vernon in order to enhance public safety through the establishment of updated regulations governing registered Class A taxicabs operating within the City; and

WHEREAS, the City of Mount Vernon (“City”) seeks to ensure the safety, reliability, and quality of taxicab services within the City; and

WHEREAS, in recent months, members of the public have complained that certain taxicabs are not safe or suitable to be operating within the City; and

WHEREAS, the City Council recognized the need for stronger regulations and penalties applying to Class A taxicab operators; and

WHEREAS, the City Council finds this amendment to be in the best interest of public safety and the taxicab industry at large;

NOW, THEREFORE, the City of Mount Vernon, in City Council convened, does hereby ordain, and enact:

Section 1. Section 237-17 of the Code of the City of Mount Vernon is hereby amended to read as follows:

§ 237-17 - Inspection of vehicles; fees.

E. Any vehicle which is found, after such inspection, to be unsafe, more than ten years old, or in any way unsuitable for hiring service, shall be immediately ordered out of service by the Commissioner of Public Safety or their designee(s), and before being again placed in service shall be delivered to the Police Department at a designated point for reinspection by the Commissioner of Public Safety or their designees.

Section 2. Section 237-24 of the Code of the City of Mount Vernon is hereby amended to read as follows:

§ 237-24 - Responsibilities of operators.

E. Taxicab licensees shall replace taxicabs where it appears that the vehicle or vehicles no longer meet the reasonable standards of safe operation. Pursuant to § 237-17 of this chapter, all licensed Class A taxicabs, which are at least ten years from the date of assembly, are presumed to no longer meet the reasonable standards of safe operation. The holder of a Class A taxicab license shall be ordered by the Commissioner of Public Safety or their designee(s) to replace the Class A taxicab vehicle or other equipment or accessories if it appears that the same no longer meets the reasonable standards of safe operation or vehicle appearance prescribed by the Commissioner of Public Safety. Upon failure of the owner to comply with any such order within 120 days after service thereof, the license shall be deemed to have been abandoned by nonuse.

Section 3. Implementation. The Commissioner of Public Safety shall oversee implementation of the above amendments. Public Safety shall assess its capacity to inspect all currently registered Class A taxicabs and enforce orders for the replacement of taxicabs. The Commissioner or their designee(s) shall report findings to the City Council.

Section 4. Effective Date. This Ordinance shall take effect immediately upon its approval by the City Council.

New Matter Underlined

Deleted Matter in Brackets []



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 large 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:

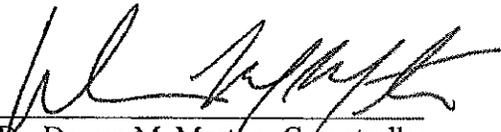
**THE LAST DAY FOR REDEMPTION IS
HEREBY FIXED AS AUGUST 20, 2026.**

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:

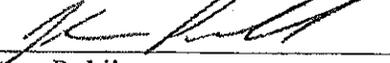

Dr. Darren M. Morton, Comptroller
City of Mount Vernon
Department of Finance
1 Roosevelt Square N.
Mount Vernon, NY 10550

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, KESHAN 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, 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

**A RESOLUTION OF THE CITY OF MOUNT VERNON CITY COUNCIL
DECLARING ITSELF AS LEAD AGENCY FOR A PETITION SEEKING
ZONING TEXT AND MAP AMENDMENTS AND RELATED
LAND USE APPROVALS BY GRACE BAPTIST CHURCH**

WHEREAS, a Petition submitted by Grace Baptist Church (“Petitioner”) to amend the Zoning Ordinance and Zoning Map of the City of Mount Vernon (“Zoning Petition”) to permit Petitioner’s Project (as defined herein) to be developed on three adjacent lots known as 70 South Sixth Avenue, 60 South Sixth Avenue, and 47 Second Street West, designated on the City of Mount Vernon Tax Map as Section 165.78, Block 3068, Lots 15, 16 and 36 (“Property”); and

WHEREAS, Petitioner is the owner of the Property, which comprises approximately 27,653 square feet (±0.63 acres); and

WHEREAS, the Property is located in two zoning districts, the NB Neighborhood Business District and the RMF-6.75 Multifamily Residence District; and

WHEREAS, Petitioner’s stated purpose of the requested Petition is to permit the construction of a 15-story mixed-use building, consisting of approximately 262 affordable dwelling units (for families at or below 80% of the Area Median Income for Westchester County), office space which will be utilized by the Grace Baptist Church (±6,948 sf) and municipal offices (±5,000 sf), approximately 114 structured off-street parking spaces, and resident amenities (“Project,” collectively with the Petition, “Proposed Action”); and

WHEREAS, the Project as proposed is not presently permitted in either the NB Neighborhood Business District or the RMF-6.75 Multifamily Residence District; and

WHEREAS, on or about June 11, 2025, Petitioner submitted to the City Council the Petition, together with a conceptual site plan, floor plans, and renderings; and

WHEREAS, pursuant to the State Environmental Quality Review Act and its implementing regulations at 6 N.Y.C.R.R. Part 617 (collectively, “SEQRA”), Petitioner submitted to the City Council a Full Environmental Assessment Form Part 1 (“EAF”) for the Proposed Action, dated September 12, 2025; and

WHEREAS, as described in the EAF, the Proposed Action includes the requested Petition and the redevelopment of the Property for the Project as further described in Petitioner’s application materials; and

WHEREAS, the Proposed Action has been designed to be consistent with the recommendations and guiding principles of the City’s November 2025 Comprehensive Plan, including the January 2024 Downtown Vision Report, which encourages increased density, affordable housing, and walkable mixed-use development in the downtown area; and

WHEREAS, the Proposed Action is a Type I action under SEQRA; and

WHEREAS, the City Council previously designated its intent to serve as Lead Agency for the prior proposals pursuant to the State Environmental Quality Review Act and its implementing regulations at 6 N.Y.C.R.R. Part 617 (collectively, “SEQRA”); and

WHEREAS, the City Council is the approval authority for the Zoning Petition; and

WHEREAS, the City Council concluded that it is the appropriate agency to serve as Lead Agency; and

WHEREAS, the City Council provided written notice of its intent to serve as Lead Agency to the Involved and Interested Agencies; and

WHEREAS, the City Council has not received any written objections from any Involved or Interested Agency to the Council’s designation as Lead Agency, and the statutory deadline for any such objections has passed.

NOW, THEREFORE, BE IT RESOLVED, that the City Council declares itself as Lead Agency for the purpose of conducting a coordinated review of the potential environmental impacts of the Proposed Action under SEQRA; and

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.



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 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 remaining escrow balance in the amount of \$7,667.17, 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)

**A RESOLUTION OF THE CITY OF MOUNT VERNON CITY COUNCIL
DECLARING INTENT TO SERVE AS LEAD AGENCY PURSUANT TO SEQRA FOR
EXPEDITED REVIEW OF THE APPLICATION OF MACQUESTEN STATION
TAKEOVER, LLC FOR THE STATION PLAZA PROJECT AND REFERRING THE
APPLICATION TO THE WESTCHESTER COUNTY PLANNING BOARD**

WHEREAS, the City Council of the City of Mount Vernon is in receipt of an **Application** for Expedited Review (“Application”) submitted by Macquesten Station Takeover, LLC (“Applicant”) to approve the Applicant’s Project, known as Station Plaza (as further defined herein), to be developed on the property known as 20 South West Street, designated on the City of Mount Vernon Tax Map as Section 164.67, Block 1057, Lot 16 (“Property”); and

WHEREAS, Applicant is the owner of the Property, which comprises approximately 21,970 square feet (±0.50 acres); and

WHEREAS, the Property is located in the MVW-H (Mount Vernon West Transit Oriented Development “Hub”) District; and

WHEREAS, the **Application** seeks approval for the construction of a 13-story tower on podium mixed-use building, consisting of 100 affordable for-sale condominium units with various amenities, 73 associated structured parking spaces, and 2,635 square feet of ground floor retail space with 6 surface parking spaces (“Project,” or “Proposed Action”); and

WHEREAS, the City’s Expedited Review Committee determined that the Project qualifies for expedited review in accordance with Section 267-19(B) of the City Zoning Code; and

WHEREAS, on or about March 5, 2026, Applicant submitted to the City Council certain materials in support of the Application for the Project; and

WHEREAS, pursuant to the State Environmental Quality Review Act and its implementing regulations at 6 N.Y.C.R.R. Part 617 (collectively, “SEQRA”), Applicant submitted to the City Council a Full Environmental Assessment Form Part 1, together with an Environmental Assessment Report, revised December 2025 (collectively, “EAF”), for the Proposed Action; and

WHEREAS, the Proposed Action is an Unlisted action under SEQRA; and

WHEREAS, the Proposed Action has been deemed to be generally consistent with the Mount Vernon West TOD requirements as set forth in Section 267-19 of the City Zoning Code; and

WHEREAS, the City Council is the approval authority for the Application; and

WHEREAS, the City Council desires to designate its intent to serve as Lead Agency for the coordinated review of the Proposed Action pursuant to SEQRA; and

WHEREAS, the City Council is required to refer the Application and EAF to the Westchester County Planning Board pursuant to Section 239-m of the General Municipal Law.

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby declares its intent to serve as Lead Agency for the SEQRA review of the Proposed Action; and

BE IT FURTHER RESOLVED, that the City Council authorizes the City Clerk to circulate its Notice of Intent to declare itself as Lead Agency to all known Involved and Interested Agencies, together with the Application and EAF, notifying them that the Council intends to serve as Lead Agency for the purpose of conducting a coordinated review of the potential environmental impacts of the Proposed Action under SEQRA; and

BE IT FURTHER RESOLVED, that the City Council authorizes the City Clerk to refer the Application and EAF to the Westchester County Planning Board in accordance with Section 239-m of the General Municipal Law.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

Council Person

APPROVED AS TO FORM

THIS RESOLUTION
ADOPTED BY CITY COUNCIL

Assistant Corporation Counsel

President

Attest:

City Clerk

APPROVED

APPROVED

Dept.

Date

By

Mayor

Expedited Review Committee City of Mount Vernon

Memo

To: Honorable City Council

Members From: Expedited Review

Committee:

- Department of Planning & Community Development Commissioner James Rausse, FAICP, WEDG
 - Department of Buildings Commissioner Patrick Holder, R.A.
 - Department of Public Works Commissioner Damani Bush
 - City Engineer Curtis Woods
-
- **CC: Brian Johnson, Corporation Counsel; Malcom Clark, Chief of Staff; Khendra David, Deputy Chief of Staff; Hediye Mamak, DC of Buildings; Lukas Herbert, AC of Planning; Marlon Molina, DC of Planning.**

Date: 02/06/2025

Application Number: BLD-25-523

Re: Macquesten Development LCC

In accordance with the Mount Vernon West Transit Oriented Development Form Based Zoning Ordinance, The Expedited Review Committee (ERC) met with the Macquesten development LCC for the second time to review the revised submission for the project. The previous review by the Expedited Review Committee, the project did not comply with Mount Vernon West TOD regulations, which led to the developer making changes to the construction documents. The following zoning information complies with Mount Vernon West TOD §267-19(5)(d) – Tower on Podium requirements. Hence now it is subject to the city council's review.

A. Lot Standards

Standard	Required	Provided	Status
Minimum Lot Area	15,000 sq. ft.	21,970 sq. ft.	Subject to City Council review.
Minimum Lot Width	100 ft.	118 ft.	Subject to City Council review.
Usable Open Space	130 sq. ft. / dwelling unit	130 sq. ft. / dwelling unit	Subject to City Council review.

B. Building Placement

Requirement	Standard	Provided	Status
Common Lot Line Setback	0 ft. or 10 ft. if provided	10 ft.	Subject to City Council review.
Lot Line Abutting RMF	20 ft.	N/A	Subject to City Council review.
Podium – Primary Street	Min. 70% of lot width	70%	Subject to City Council review.
Podium – Side Street	Min. 35% of lot depth	94%	Subject to City Council review.
Parking Setback – Primary Street	30 ft.	30 ft.	Subject to City Council review.
Parking Setback – Side Street	10 ft.	10 ft.	Subject to City Council review.
Surface Parking Location	Behind building	Behind building	Subject to City Council review.
Parking Garage	Same as podium	Same as podium	Subject to City Council review.

C. Height and Mass			
Standard	Required	Provided	Status
Building Height	Max. 15 stories / 150 ft.	13 stories / 133 ft.	Subject to City Council review.
Ground Story Height	Min. 11 ft.	11 ft.	Subject to City Council review.
Upper Story Height	Min. 7 ft. 6 in.	9 ft.	Subject to City Council review.
Max. Ground-Floor Wall w/o Offset	75 ft.	75 ft.	Subject to City Council review.
Offset Depth (Ground Floor)	Min. 5 ft.	5 ft.	Subject to City Council review.
Offset Width (Ground Floor)	Min. 10 ft.	10 ft.	Subject to City Council review.
Max. Upper-Floor Wall w/o Offset	45 ft.	31 ft. 1 in.	Subject to City Council review.
Offset Depth (Upper Floor)	Min. 4 ft.	4 ft.	Subject to City Council review.
Offset Width (Upper Floor)	Min. 8 ft.	11 ft. 6 in.	Subject to City Council review.
Parking Garage Storefront Wrap	Required	Provided	Subject to City Council review.
D. Activation			
Requirement	Standard	Provided	Status
Ground Story Transparency (Primary Street)	Min. 60%	60%	Subject to City Council review.

Ground Story Transparency (Side Street)	Min. 20%	35.80%	Subject to City Council review.
Blank Wall – Primary Street	Max. 30 ft.	14 ft. 2 in.	Subject to City Council review.
Blank Wall – Side Street	Max. 40 ft.	15 ft. 7 in.	Subject to City Council review.
Functional Entries – Min. Length	90 ft.	90 ft.	Subject to City Council review.
Garage/Service Bay Openings	Max. 20%	20%	Subject to City Council review.
Permitted Building Elements	Porch, Stoop, Balcony, Gallery, Awning/Canopy, Forecourt	All Provided	Subject to City Council review.

Required Additional Documents and Actions

1. **Local Benefits Analysis**
An analysis demonstrating the local economic and community benefits of the project must be provided.
2. **Vehicle and Pedestrian Circulation Review**
The design team shall further evaluate vehicle and pedestrian circulation, with particular attention to conflicts involving transit users accessing MTA facilities. Consideration should be given to shifting retail parking access from Mount Vernon Avenue to South West Street to minimize conflicts, including those involving taxi pick-up areas.
3. **Advertising and Outreach Plan**
An advertising and outreach budget should be designated to support application access, including partnerships with local nonprofit organizations to assist senior residents.

Overall Determination

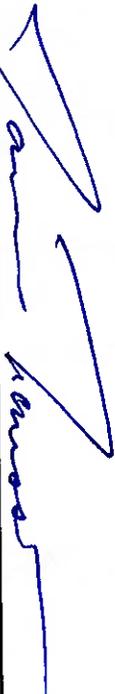
The project qualifies for expedited review pursuant to Mount Vernon Zoning Code §267-19(B)(10)(b)(iii)(B) and is generally consistent with Mount Vernon West TOD §267-19(5)(d) – Tower on Podium requirements.

Required Approvals

1. **City Council Review and Approval**
The application is subject to review and approval by the City of Mount Vernon City Council.
2. **Certificate of Appropriateness – Architectural Review Board (§10-5 D.1) The Architectural Review Board (ARB) must issue a Certificate of Appropriateness prior to the issuance of a building permit for all new construction, exterior alterations, or site landscaping. This includes changes to exterior materials, windows, doors, fences, retaining walls, freestanding walls, ramps, and other architectural or design elements affecting the building's appearance, height, or mass.**

please feel free to contact the Expedited Review Committee should additional clarification or documentation be required.

*Respectfully submitted,
Expedited Review Committee*



Department of Planning & Community Development Commissioner James Rausse,
FAICP, WEDG



Department of Buildings Commissioner Patrick Holder, R.A.



Department of Public Works Commissioner Darmani Bush



City Engineer Curtis Woods



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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
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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