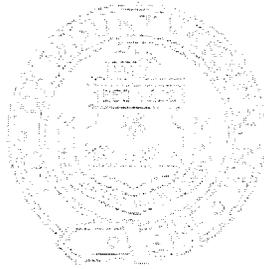


City of Mount Vernon, New York

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



Meeting Agenda - Final

Wednesday, December 10, 2025

7:00 PM

**CITY COUNCIL CHAMBERS
CITY HALL**

City Council

NICOLE BONILLA, MBA
City Clerk

JORDAN A. RIULLANO, JD
Deputy City Clerk

**A REGULAR MEETING OF THE CITY OF THE MOUNT VERNON CITY COUNCIL
HELD ON WEDNESDAY, DECEMBER 10, 2025.**

Scheduled for 7:00 pm in the City Council Chambers, City Hall, Mount Vernon, New York.

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

PRESIDING: Danielle Browne, President

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

CALL TO ORDER / PLEDGE OF ALLEGIANCE

Council President Danielle Browne called the meeting to order and provided general house-keeping rules, including encouraging citizens to share the meeting on social media and what to do "in case of emergency". Council President Browne explained the 3-minute-plus-1 public comment rule. She then asked a Councilperson to lead the council in the Pledge of Allegiance. Council President then proceeded to the Public Speakers session of the evening (listed below as public comment).

PUBLIC COMMENT

REFERRAL SESSION

Roll Call administered by City Clerk Nicole Bonilla

REPORTS OF STANDING COMMITTEES AND ACTION THEREON

To the Council:

LEGISLATION AND PUBLIC WORKS

1. Office of the Mayor: An Ordinance Amending Chapter 126, Article VI of the Code of the City of Mount Vernon Establishing Updated Sewer Rents and Refuse Sustainability Fees

HELD Department of Public Works: An Ordinance Amending Chapter 140, Article I, Section 140-4 of the Code of the City of Mount Vernon entitled "Garbage and Rubbish Collection" to Authorize a Bulk Waste Item Disposal Service Section

HELD Department of Public Works: An Ordinance Authorizing the Establishment of a "Red Tag" Bulk Item Disposal Program Administered by the Department of Public Works

4. Department of Public Works: An Ordinance Authorizing the Mayor to Accept the New York State Environmental Facilities Corporation Green Resiliency Grant (GRG) - Project No. C3-5694-02-00 / Grant No. 2344 for the Brush Park Green Infrastructure Project (Award up to \$4,400,00)
5. City Council: An Ordinance Authorizing the Transfer of Funds to Cover the Costs of Contracted Outside Services

To the Council:**HUMAN RESOURCES**

6. City Council: A Resolution of the City Council of the City of Mount Vernon, NY, Honoring Dr. Glenn A. Davis, MD
7. City Council: A Resolution of the City Council of the City of Mount Vernon, NY Recognizing and Honoring New York State Majority Leader Andrea Stewart Cousins
8. City Council: A Resolution of the City Council of the City of Mount Vernon, NY, Recognizing and Celebrating the 60th Birthday of Reverend Dr. Stephen W. Pogue

To the Council:**PUBLIC SAFETY AND CODES**

9. Department of Buildings: An Ordinance Amending Ordinance No. 6, Adopted by the City Council on November 12, 2025, Entitled "AN ORDINANCE AUTHORIZING THE ACCEPTANCE AND AWARD OF REQUEST FOR PROPOSALS (RFP) #004 FOR THIRD-PARTY CONSTRUCTION INSPECTION AND CONSULTING SERVICES TO LABELLA ASSOCIATES"
10. Fire Department: An Ordinance Authorizing the Contingent Permanent Appointment of Captain Roderick Hines to the Position of Deputy Fire Chief within the Mount Vernon Fire Department
11. Department of Public Safety: An Ordinance Authorizing the Mayor to Enter Into an Agreement with Citizens Observer, LLC (TIP411) for Subscription Services from April 1, 2026, through March 31, 2027

To the Council:**FINANCE AND PLANNING**

12. Office of the Assessor: An Ordinance Authorizing the Issuance of a Revised Tax Bill for 60 West First Street, Mount Vernon, New York (Parcel ID: 165.70-3068-1 - (pertaining to tax years 2022-2025)
13. Comptroller: An Ordinance Authorizing the Adoption of an Austerity Budget Framework and Establishing Centralized Expenditure Controls for Travel, Membership Dues, Training, and Education
14. City Council: A Resolution Recognizing the Young Professionals of Mount Vernon, New York (YPMV)
15. City Council: A Resolution of the City Council of the City of Mount Vernon Authorizing the Off-Site Parking Lease Agreement with 20 S. 2nd Square CMV LLC

ADD-ON

FINANCE AND PLANNING

16. Comptroller: An Ordinance Authorizing the Implementation of COMP2025-24 – a Tax Interest Amnesty Program for Residential and Commercial Properties

OTHER BUSINESS/CLOSING COMMENTS

**AN ORDINANCE AMENDING CHAPTER 126,
ARTICLE VI OF THE CODE OF THE CITY OF
MOUNT VERNON ESTABLISHING UPDATED
SEWER RENTS AND REFUSE SUSTAINABILITY FEES**

Whereas, the City Council of the City of Mount Vernon enacted legislation on February 9, 2022, establishing a Refuse Sustainability Fee under Chapter 126, Article VI of the City Code to support sanitation system operations, infrastructure, and compliance; and

Whereas, the Refuse Sustainability Fee was designed to provide a dedicated revenue source to stabilize critical sanitation and sewer functions, address chronic underfunding, replace an aging fleet, and meet rising disposal and regulatory compliance costs; and

Whereas, the City continues to face significant and ongoing increases in disposal costs, equipment parts, fuel, and landfill/export costs, as well as inflationary pressures affecting operations and recycling contracts; and

Whereas, the Department of Public Works and Sewer Bureau are additionally required to meet federal and state regulatory mandates, including United States Environmental Protection Agency (EPA) and New York State Department of Environmental Conservation (DEC) compliance obligations at the Canal Street Facility; and

Whereas, the frequency and volume of waste generated by both residential and commercial properties have continued to rise, further increasing operational demands on the sanitation workforce, equipment, and disposal systems; and

Whereas, in order to maintain high-quality service levels, ensure worker safety, and sustain long-term environmental compliance efforts, adjustments to the City's refuse sustainability fees are necessary; and

Whereas, the updated fee structure proposed herein remains aligned with regional standards while ensuring that the revenue necessary to provide uninterrupted essential sanitation operations is responsibly secured; and

Whereas, the City Council finds that the proposed amendments are in the best interest of the health, safety, and welfare of the residents and businesses of the City of Mount Vernon;

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

Section 1. Title. This Ordinance shall be known as:

**“2025 Amendment to Sewer Rents and Refuse Sustainability Fees
– Chapter 126, Article VI.”**

Section 2. Amendment to Fee Schedule. Chapter 126, Article VI of the Code of the City of Mount Vernon shall be amended to update the schedule of fees as follows:

Type of Fee	Amount
Sanitary Sewer Fee	\$1.25 per 100 cubic feet
Sanitary Sewer Fee Minimum Charge (up to 1500 cubic feet)	\$18.75
Residential Refuse Fee (per unit)	\$225.00
Low Income Senior Residential Fee (per unit)	\$110.00
Non-Residential Refuse Fee	\$2,350.00
Non-Profit Refuse Fee (0.5 acre or less)	\$725.00
Non-Profit Refuse Fee (0.51 acre or more)	\$1,200.00
Non-Profit Dormitory (Family) Refuse Fee	\$110.00
Non-Profit Dormitory (SRO) Refuse Fee	\$55.00

1

Section 3. Purpose and Fiscal Impact. The updated fee structure will:

- a. Support the dedicated sanitation and refuse capital fund;
- b. Maintain full and uninterrupted sanitation operations;
- c. Promote compliance with all applicable federal and state environmental regulations;
- d. Improve fleet reliability and reduce emergency repair costs;
- e. Offset increased export, disposal, and recycling expenses; and
- f. Ensure consistent, safe sanitation services across all City properties.

Section 4. Conflicts With Other Laws. All ordinances, local laws, or parts thereof that are inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 5. Severability. If any clause, sentence, paragraph, or section of this Ordinance is declared invalid by a court of competent jurisdiction, the remainder shall continue in full force and effect.

Section 6. Administration. The Department of Public Works and the City Comptroller are hereby authorized and directed to take all required administrative actions to implement the provisions contained herein.

Section 7. Effective Date. This Ordinance shall take effect immediately upon adoption by the City Council and subsequent approval by the Board of Estimate and Contract and shall take effect January 1, 2026, and shall apply to all billing cycles thereafter.

Vote Taken As Follows 12/10/25
 Boxhill: Yea Gleason: Yea
 Poteat: Yea Thompson: Yea
 Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

[Signature]
Assistant Corporation Counsel

APPROVED

DEC 10 2025
Date

[Signature]
By _____ Mayor

[Signature]
Counsellperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

[Signature]
President

ATTEST:
[Signature]
City Clerk

2

HELD

AN ORDINANCE AMENDING CHAPTER 140, ARTICLE I, SECTION 140-4 OF THE CODE OF THE CITY OF MOUNT VERNON ENTITLED "GARBAGE AND RUBBISH COLLECTION" TO AUTHORIZE A BULK WASTE ITEM DISPOSAL SERVICE SECTION

Whereas, in correspondence dated November 3, 2025, the Commissioner of the Department of Public Works formally requested authorization to amend Chapter 140, Article I, Section 140-4 of the Code of the City of Mount Vernon, entitled "Garbage and Rubbish Collection – Additional Services," to add a new subsection (F) as set forth herein; and

Whereas, on recommendation of the Department of Public Works ("DPW"), the City of Mount Vernon seeks to modernize and clarify the City's sanitation code to reflect current waste management practices; and

Whereas, the accumulation and improper disposal of oversized household and commercial items such as furniture, appliances, and other bulky waste creates health, safety, and environmental hazards; and

Whereas, the City recognizes the need for an organized, sustainable, and enforceable system for the collection and disposal of bulky or oversized items; and

Whereas, the proposed amendment establishes a *Red Tag Bulk Item Disposal Service*, which requires the purchase of disposal tags for oversized items to ensure appropriate handling and cost recovery; and

Whereas, the establishment of such a program provides the Department of Public Works with a clear legal framework for implementation, enforcement, and fee collection consistent with City policy and budgetary procedures.

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

Section 1. Amendment to Section 140-4 – Garbage and Rubbish Collection. Section 140-4 of the Code of the City of Mount Vernon is hereby amended to add a new subsection entitled "Bulk Waste Item Disposal Service", to read as follows:

§140-4(F) Bulk Waste Item Disposal Service.

A. Definition.

For purposes of this section, "Bulk Waste" shall mean any item of rubbish, refuse, or discarded material that exceeds the capacity of a standard thirty-five (35) gallon receptacle or bundle, or that, by reason of its weight, size, or shape, cannot be safely and conveniently handled by one (1) sanitation worker. Bulk Waste shall include, but shall not be limited to:

1. Items weighing more than thirty (30) pounds;
2. Items exceeding four (4) feet in length, width, or height;
3. Items of irregular or non-containerizable dimension, including but not limited to sofas, mattresses, box springs, appliances (including Freon-containing units), rolled carpeting, large furniture, bicycles, and similar household goods.

B. Exclusions.

Bulk Waste shall not include trade waste, commercial meat waste, or construction and demolition debris, all of which shall be disposed of in accordance with separate regulations and fee schedules adopted by the City.

3

2
HELD

§ 140-4(G). Bulk Waste Collection Fee; Red Tag Requirement.

A. Tag Requirement.

No Bulk Waste shall be placed for municipal collection unless each item is affixed with a valid Bulk Waste Disposal Tag (“Red Tag”) issued by the City, or the resident has completed the required Bulk Waste Pick-Up Form.

B. Tag Purchase.

Bulk Waste Disposal Tags shall be available for purchase at City Hall or through the City’s authorized online portal.

C. Fees.

The fee for Bulk Waste Disposal Tags shall be as follows:

1. Standard Bulk Waste Item: \$12.00 per two (2) items;
2. Freon-Containing Appliance: \$25.00 per item;
3. Items designated by the Department of Public Works as requiring special handling: \$25.00 per item.

D. Adjustment of Fees.

The fees established herein may be amended by resolution of the City Council to reflect changes in disposal, processing, or administrative costs.

§ 140-4(H). Enforcement.

A. Prohibited Acts.

It shall be unlawful for any person to place Bulk Waste at curbside for municipal collection without:

1. Affixing a valid Bulk Waste Disposal Tag to each Bulk Waste item; or
2. Completing and submitting the required Bulk Waste Pick-Up Form.

B. Non-Collection.

Bulk Waste items placed without a valid tag **or a copy of the pick-up form** shall not be collected by the Department of Public Works.

C. Violations; Penalties.

Violation of this section shall be subject to penalties, summonses, or removal charges as provided elsewhere in this Code.

Section 4. Effective Date. This ordinance shall take effect immediately upon passage and adoption by the City Council and subsequent approval by the Board of Estimate & Contract.

New Matter Underlined
Deleted Matter in Brackets []

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

Date

BY _____
Mayor

Councilperson

**THIS ORDINANCE
ADOPTED BY CITY COUNCIL**

President

ATTEST:

City Clerk

3

HELD

AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF A "RED TAG" BULK ITEM DISPOSAL PROGRAM ADMINISTERED BY THE DEPARTMENT OF PUBLIC WORKS

Whereas, in correspondence dated November 3, 2025, the Commissioner of the Department of Public Works formally requested authorization to establish and implement a "Red Tag Bulk Item Disposal Program" as an official municipal policy governing the collection and disposal of oversized household waste items; and

Whereas, the Department of Public Works ("DPW") is responsible for providing safe, efficient, and cost-effective sanitation and solid waste collection services for the residents of the City of Mount Vernon; and

Whereas, oversized household items such as furniture, mattresses, and appliances present unique operational challenges because they cannot be compacted in standard refuse trucks and require additional labor, equipment, and disposal costs; and

Whereas, under current collection practices, the costs associated with bulky waste disposal are absorbed within the City's general tax base, resulting in an inequitable system where all residents subsidize the expenses incurred by a relatively small number of users; and

Whereas, the Department of Public Works has proposed the creation of a "Red Tag Bulk Item Disposal Program" to implement a fair, user-pays system that aligns with successful models adopted by other municipalities across New York State and the region; and

Whereas, the proposed program will require residents to purchase and affix a red disposal tag to oversized household items prior to curbside collection, thereby ensuring cost recovery, promoting responsible disposal, and reducing illegal dumping; and

Whereas, the program will utilize a simple, tiered pricing structure reflecting the true handling cost of bulky items, as follows:

- \$12 Tag – for general household bulky items such as chairs, tables, rolled carpets, bicycles, sofas, dressers, and mattresses; and
- \$25 Tag – for appliances and specialty items such as air conditioning units, snow blowers, and grills (excluding propane tanks); and

Whereas, these tags will be available for purchase at the Department of Public Works Office, and the City may introduce online purchasing options to enhance accessibility and convenience; and

Whereas, the City Council finds that the establishment of this program will improve sanitation efficiency, reduce operating costs, and create a more equitable waste management system for residents;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, IN REGULAR SESSION ASSEMBLED:

Section 1. Establishment of Program. The Department of Public Works is hereby authorized and directed to establish and implement a "Red Tag Bulk Item Disposal Program" as an official municipal policy governing the collection and disposal of oversized household waste items.

3

FIELD

Section 2. Program Fees and Structure. The fee schedule for the Red Tag Program shall be as follows:

- \$12 per tag for general bulky items such as chairs, tables, rolled carpets, bicycles, sofas, dressers, and mattresses; and
- \$25 per tag for appliances and specialty items such as air conditioning units, snow blowers, and grills (excluding propane tanks).

The Commissioner of Public Works is authorized to adjust the tag fee schedule, subject to Council approval, based on future cost analyses or program performance.

Section 3. Sale and Distribution of Tags. Tags shall be made available for purchase at the Department of Public Works Office during normal business hours. The Department is further authorized to establish online purchasing options or additional points of sale to improve public accessibility.

Section 4. Public Outreach and Implementation. The Department of Public Works, in coordination with the City Clerk, shall conduct public outreach to inform residents of program requirements, fees, and procedures prior to implementation. Notice shall be posted on the City's official website, social media, and in local newspapers of record.

Section 5. Reporting Requirement. Within one (1) year of program implementation, the Department of Public Works shall submit a written report to the City Council summarizing participation data, revenue generation, cost savings, and operational outcomes, along with any recommendations for program modifications.

Section 6. Fiscal Impact. All revenues generated from tag sales shall be deposited into a dedicated sanitation or solid waste operations account to offset the costs associated with bulky waste collection and disposal.

Section 7. Effective Date. This Ordinance shall take effect immediately upon adoption by the City Council and subsequent approval by the Board of Estimate and Contract.

APPROVED AS TO FORM


Assistant Corporation Counsel

APPROVED

Date

BY

Mayor

Councilperson

**THIS ORDINANCE
ADOPTED BY CITY COUNCIL**

President

ATTEST:

City Clerk

4

**AN ORDINANCE AUTHORIZING THE MAYOR TO
ACCEPT THE NEW YORK STATE ENVIRONMENTAL
FACILITIES CORPORATION GREEN RESILIENCY
GRANT (GRG) – PROJECT NO. C3-5694-02-00 /
GRANT NO. 2344 FOR THE BRUSH PARK GREEN
INFRASTRUCTURE PROJECT (AWARD UP TO \$4,400,000)**

Whereas, in correspondence dated December 2, 2025, the Commissioner of the Department of Public Works formally requested authorization for the Mayor of the City of Mount Vernon to accept the New York State Environmental Facilities Corporation Green Resiliency Grant (GRG) – Project No. C3-5694-02-00 / Grant No. 2344 – in an amount not to exceed Four Million Four Hundred Thousand Dollars (\$4,400,000) for the Brush Park Green Infrastructure Project; and

Whereas, the City of Mount Vernon (“City”) is committed to improving environmental resiliency, mitigating flooding, and enhancing public health and safety through sustainable infrastructure investments; and

Whereas, the New York State Environmental Facilities Corporation (“EFC”) has awarded the City a Green Resiliency Grant (“GRG”) for Project No. C3-5694-02-00 / Grant No. 2344 in an amount not to exceed Four Million Four Hundred Thousand Dollars (\$4,400,000) to support green infrastructure improvements at Brush Park; and

Whereas, the planned project will incorporate porous pavement, bioretention features, stormwater capture systems, and related green infrastructure practices designed to improve water quality in the Hutchinson River, reduce localized flooding, and strengthen the City’s overall resilience; and

Whereas, Brush Park is a central recreational asset for residents, and the enhancements funded through this award will contribute to long-term environmental, recreational, and public health benefits for the surrounding neighborhood and the City as a whole; and

Whereas, the State of New York requires the City to formally accept the GRG award and execute a Grant Agreement with EFC by December 31, 2026, in order to maintain eligibility for funding; and

Whereas, upon acceptance of the grant, the Department of Revenue/Office of the Comptroller must establish a dedicated capital project code to properly record the receipt, expenditure, and administration of these funds in accordance with City financial procedures and State reporting requirements; now, therefore, be it

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

Section 1. Authorization to Accept Grant Award. The Mayor of the City of Mount Vernon is hereby authorized to accept the New York State Environmental Facilities Corporation Green Resiliency Grant (GRG) – Project No. C3-5694-02-00 / Grant No. 2344 – in an amount not to exceed Four Million Four Hundred Thousand Dollars (\$4,400,000) for the Brush Park Green Infrastructure Project.

Section 2. Authorization to Execute Grant Agreement and Related Documents. The Mayor is further authorized to execute the Grant Agreement and any ancillary contracts, certifications, or documents required by EFC to finalize the award, implement the project, or maintain compliance with State grant requirements.

Section 3. Establishment of Capital Project Code. The Department of Revenue/Office of the Comptroller is hereby directed to establish a dedicated capital project code for the accounting, administration, and tracking of all revenues and expenditures related to this GRG award.

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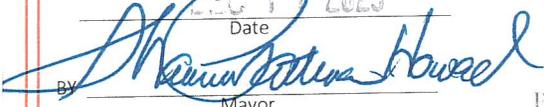
Section 4. Compliance with Applicable Requirements. All activities undertaken pursuant to this Ordinance shall comply with EFC guidelines, State and federal reporting requirements, and all applicable City financial procedures.

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

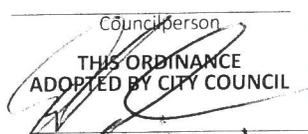
Vote Taken As Follows 12/10/25
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED
DEC 10 2025
Date

BY
Mayor



Councilperson
THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President

ATTEST:

City Clerk

**AN ORDINANCE AUTHORIZING THE
TRANSFER OF FUNDS TO COVER THE
COSTS OF CONTRACTED OUTSIDE SERVICES**

Whereas, in correspondence dated December 10, 2025, the Legislative Assistant to the City Council formally requested authorization for the transfer of Ninety-Five Thousand Dollars (\$95,000) from A1010.101 – City Council Salaries – Attorney to A1010.405 – Contracted Outside Services; and

Whereas, the City Council of the City of Mount Vernon is responsible for ensuring the efficient and transparent administration of municipal funds; and

Whereas, the Office of the City Council has identified the need for additional resources within budget line A1010.405 (Contracted Outside Services) in order to fulfill operational requirements and meet ongoing service obligations; and

Whereas, the transfer of funds is necessary to cover the costs associated with outside services essential to supporting City Council functions; and

Whereas, the Comptroller has reviewed and confirmed that sufficient funds are available for transfer from A1010.101 (City Council Salaries – Attorney) without impairing departmental operations; and

Whereas, the City Council finds it in the best interest of the City of Mount Vernon to authorize this budgetary adjustment to ensure uninterrupted services and fiscal accountability;

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

Section 1. Authorization of Transfer. The City Council hereby authorizes the transfer of Ninety-Five Thousand Dollars (\$95,000) from A1010.101 – City Council Salaries – Attorney to A1010.405 – Contracted Outside Services.

Section 2. Purpose of Transfer. The purpose of this budget transfer is to provide adequate funding for contracted outside services required to support City Council operations and related professional needs.

Section 3. Comptroller Authorization. The Comptroller of the City of Mount Vernon is hereby authorized and directed to make any and all necessary accounting entries and adjustments to effectuate the transfer described in Section 1 of this Ordinance.

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

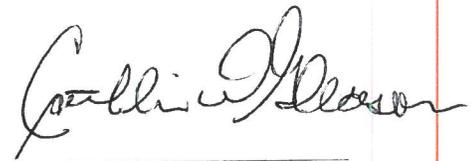
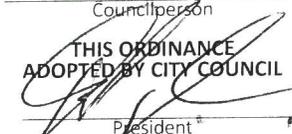
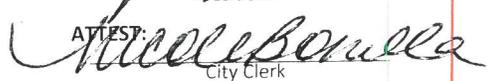
Vote Taken As Follows 12/10/25
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED
DEC 10 2025

Date
Mayor


Councilperson
THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President
ATTEST:

City Clerk

6

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MOUNT VERNON, NY,
HONORING DR. GLENN A. DAVIS, M.D.**

Whereas, the Westchester Community Health Center stands as a cornerstone of health, equity, and essential care for residents throughout our communities, and this evening we join in celebration of its theme, *"Still We Rise: Caring, Courageous, Resilient,"* which honors the unwavering spirit of community health; and

Whereas, Dr. Glenn A. Davis, M.D., has devoted more than 36 years of exemplary service to the Westchester Community Health Center, demonstrating profound commitment, compassion, and clinical excellence as a trusted and respected physician to countless patients and families; and

Whereas, Dr. Davis has distinguished himself as Deputy Medical Officer and a leading member of the medical team at the Greenburgh site, consistently upholding the highest levels of integrity, professionalism, and respect in the treatment of all individuals entrusted to his care; and

Whereas, throughout his esteemed career, Dr. Davis has guided and mentored fellow physicians and clinical staff, championed innovation and best practices in medical care, and fulfilled the mission of community health with humility, dedication, and purpose; and

Whereas, Dr. Davis is a proud graduate of Cornell University and Meharry Medical College, and completed his residency and fellowship training at Columbia University's College of Physicians and Surgeons at Harlem Hospital, becoming board certified in Internal Medicine and contributing his expertise at multiple respected medical institutions across the region; and

Whereas, Dr. Davis's enduring legacy is reflected not only in the lives he has healed, but also in the compassionate, patient-centered culture he has helped to nurture—one defined by dignity, respect, and excellence for all; **NOW, THEREFORE, BE IT**

Resolved, that the City Council of the City of Mount Vernon proudly recognizes and commends Dr. Glenn A. Davis, M.D. for his extraordinary dedication to the health and well-being of our communities, his exemplary leadership in the field of medicine, and his lifelong commitment to advancing equitable healthcare; and be it further

Resolved, that the City Council extends its heartfelt congratulations to Dr. Davis on being selected as the Westchester Community Health Center **Legacy of Care Award** recipient, and expresses its deepest gratitude for his caring, courageous, and resilient service in support of community wellness.

Vote Taken As Follows 12/10/25
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

DEC 11 2025

Date

BY *Sharon Carter Howard*
Mayor

Cathie Pearson

Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

[Signature]
President

ATTEST:

[Signature]
City Clerk

4

7

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MOUNT VERNON, NY,
RECOGNIZING AND HONORING NEW YORK
STATE MAJORITY LEADER ANDREA STEWART-COUSINS**

Whereas, the Westchester Community Health Center holds its *Still We Rise: Caring, Courageous, Resilient* Gala to celebrate leaders whose commitment fortifies the health, dignity, and future of our communities; and

Whereas, Senate Majority Leader Andrea Stewart-Cousins has made history as the first woman to lead a conference in the New York State Legislature and the first woman to serve as Senate Majority Leader in the history of New York State — forging a groundbreaking legacy of leadership rooted in equity, integrity, and public service; and

Whereas, Senator Stewart-Cousins proudly represents the 35th Senate District — including the Town of Mount Pleasant, the Town of Greenburgh, and much of the City of Yonkers — while her tireless advocacy has had far-reaching, positive impact throughout Westchester County, including the City of Mount Vernon; and

Whereas, her legislative leadership in Albany has strengthened access to healthcare, expanded essential community resources, and advanced the growth and sustainability of the Westchester Community Health Center network — including its Mount Vernon site and affiliated locations — ensuring that families throughout our region have access to compassionate, affordable, high-quality care; and

Whereas, Senator Stewart-Cousins has remained a steadfast partner to the residents of Mount Vernon, championing investments and policies that support healthier, safer, and more resilient neighborhoods, grounded in the firm belief that strong communities are built when every resident has the opportunity to thrive; and

Whereas, her visionary leadership continues to inspire future generations, proving that progress, representation, and resilience flourish when guided by a dedication to service and a commitment to opening doors for those who follow; **NOW, THEREFORE, BE IT**

Resolved, that the City Council of the City of Mount Vernon proudly recognizes and honors New York State Senate Majority Leader Andrea Stewart-Cousins for her extraordinary accomplishments, her steadfast support of the Mount Vernon community, and her advocacy for the essential healthcare services that strengthen Westchester County; and be it further

Resolved, that on this evening of celebration, we commend her continued partnership and leadership in ensuring that communities across Westchester — including Mount Vernon — rise together with strength, courage, and resilience.

Vote Taken As Follows 12/10/25
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM


Assistant Corporation Counsel

APPROVED

DEC 11 2025
Date


Mayor


Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President

ATTEST

City Clerk

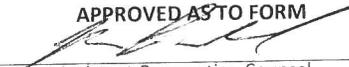
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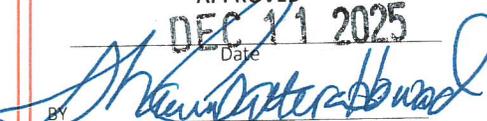
**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MOUNT VERNON, NY,
RECOGNIZING AND CELEBRATING THE 60TH
BIRTHDAY OF REVEREND DR. STEPHEN W. POGUE**

- Whereas,** the City of Mount Vernon gathers in joy and gratitude to celebrate the 60th birthday of Reverend Dr. Stephen W. Pogue, a revered pastor, educator, and community advocate whose life exemplifies faith, leadership, and compassion; and
- Whereas,** Reverend Dr. Pogue has devoted his ministry to inspiring others, empowering families, and fostering unity within the City of Mount Vernon and throughout the broader community; and
- Whereas,** through his dynamic preaching, visionary guidance, and unwavering commitment to service, he has touched countless lives, strengthened hope, and fortified the spiritual and cultural foundation of our city; and
- Whereas,** his dedication to justice, healing, and humanity continues to serve as a shining example of purposeful, principled, and loving leadership; and
- Whereas,** on this milestone occasion, the City of Mount Vernon honors not only Reverend Dr. Pogue's many accomplishments, but also his character, humility, wisdom, steadfast faith, and his generous heart for the people he is called to serve; **NOW, THEREFORE, BE IT**
- Resolved,** that the City Council of the City of Mount Vernon hereby proudly recognizes and celebrates Reverend Dr. Stephen W. Pogue on the joyous occasion of his 60th birthday, and expresses its deepest appreciation for his enduring contributions to the City of Mount Vernon; and be it further
- Resolved,** that the City Council extends its warmest wishes to Reverend Dr. Pogue for continued blessings, good health, and many more years filled with purpose, joy, service, and love.

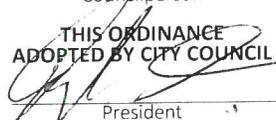
**HAPPY 60TH BIRTHDAY,
REVEREND DR. STEPHEN W. POGUE!
THE CITY OF MOUNT VERNON HONORS,
THANKS, AND CELEBRATES YOU TODAY AND ALWAYS.**

Vote Taken As Follows 12/10/25
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED
DEC 11 2025
Date

BY _____
Mayor



Councilperson
THIS ORDINANCE
ADOPTED BY CITY COUNCIL


President
ATTEST:


City Clerk

9

**AN ORDINANCE AMENDING ORDINANCE NO. 6,
ADOPTED BY THE CITY COUNCIL ON NOVEMBER
12, 2025, ENTITLED “AN ORDINANCE AUTHORIZING
THE ACCEPTANCE AND AWARD OF REQUEST
FOR PROPOSALS (RFP) #004 FOR THIRD-PARTY
CONSTRUCTION INSPECTION AND CONSULTING
SERVICES TO LABELLA ASSOCIATES”**

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

Section 1. The first decretal paragraph, the first and last Whereas clauses, and Section 1 of Ordinance No. 6, adopted November 12, 2025, entitled “AN ORDINANCE AUTHORIZING THE ACCEPTANCE AND AWARD OF REQUEST FOR PROPOSALS (RFP) #004 FOR THIRD-PARTY CONSTRUCTION INSPECTION AND CONSULTING SERVICES TO LABELLA ASSOCIATES,” is hereby amended as follows:

Whereas, in a letter dated December 2, [November 5], 2025, the Commissioner of the Department of Buildings (“DOB”) formally requested authorization to amend Ordinance No.6, adopted by the City Council on November 12, 2025, award the award RFP #004 – Third-Party Construction Inspection and Consulting Services to LaBella Associates and authorizes the Mayor to execute a two (2) [one (1)] year non-exclusive agreement with renewal options based on project needs and mutual consent of the parties; and

Whereas, the Department of Buildings (“DOB”) publicly advertised Request for Proposals (RFP) #004 seeking qualified professional firms to provide comprehensive construction inspection and consulting services for large-scale new construction projects within the City of Mount Vernon; and

Whereas, the purpose of RFP #004 was to engage qualified firms capable of performing technical inspections and oversight required under the New York State 2020 Uniform Fire Prevention and Building Code, the Energy Code, and applicable City ordinances; and

Whereas, the Department of Buildings received two (2) responsive and responsible proposals from:

1. LaBella Associates
2. Ettinger Engineering Associates; and

Whereas, each submission was evaluated for responsiveness (completeness, required forms, acknowledgements) and responsibility (experience, capacity, references, prevailing wage compliance, and insurance), as well as proposed pricing; and

Whereas, based on the evaluation committee’s findings, LaBella Associates was determined to be the most qualified and responsible proposer capable of performing the full scope of services; and

Whereas, these third-party inspection and consulting services are immediately necessary to support active and upcoming large-scale developments within the City, including the 13-story, 470,000 sq. ft. mixed-use project located at 115 South MacQuesten Parkway, comprised of residential, retail, structured parking, and community facility components; and

Whereas, the engagement of third-party professional inspectors will supplement the Department of Buildings’ inspection capacity, ensuring timely project progress, code compliance, and public safety oversight; and

9

Whereas, the Department of Buildings recommends awarding non-exclusive contracts for third-party inspection and consulting services to LaBella Associates, with a two (2) [one (1)] year term and renewal options based on project needs and mutual consent of the parties;

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

Section 1. Authorization to Award and Execute Agreements. The City Council hereby authorizes the award of RFP #004 – Third-Party Construction Inspection and Consulting Services to LaBella Associates and authorizes the Mayor to execute a two (2) [one (1)] year non-exclusive agreement with renewal options based on project needs and mutual consent of the parties.

Section 2. Non-Exclusive Use. The awarded agreement shall be non-exclusive, and the City reserves the right to procure inspection services through other means, including emergency procurement, when determined to be in the best interest of the City.

Section 3. Oversight and Administration. The Department of Buildings shall oversee, coordinate, and monitor all work performed under this agreement to ensure compliance with applicable City ordinances, state codes, and contract terms.

Section 4. Purpose. The purpose of this agreement is to expand the City’s inspection capacity by engaging qualified third-party inspectors operating under the oversight of the Department of Buildings. These services shall supplement, not replace, existing inspection operations and shall provide an efficient and effective mechanism for timely inspections on permitted construction projects.

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

New Matter Underlined
Deleted Matter in Brackets []

Vote Taken As Follows 12/10/25
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

DEC 11 2025

Date

BY

Mayor

9

Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL

President

City Clerk

16

AN ORDINANCE AUTHORIZING THE CONTINGENT PERMANENT APPOINTMENT OF CAPTAIN RODERICK HINES TO THE RANK OF DEPUTY FIRE CHIEF IN THE CITY OF MOUNT VERNON FIRE DEPARTMENT

Whereas, in correspondence dated December 4, 2025, the Fire Commissioner formally requested authorization for the contingent permanent appointment of Captain Roderick Hines to the rank of Deputy Fire Chief in the City of Mount Vernon Fire Department, effective December 12, 2025, in accordance with applicable civil service rules and regulations; and

Whereas, the City of Mount Vernon Fire Department has identified a forthcoming vacancy in the position of Deputy Fire Chief due to the tentative retirement of Deputy Fire Chief Edward Stevenson, effective February 27, 2026; and

Whereas, in order to ensure continuity of operations, maintain adequate command staffing, and support efficient departmental administration, it is necessary to make a contingent permanent appointment in advance of the anticipated vacancy; and

Whereas, the Fire Commissioner has recommended the contingent permanent appointment of Captain Roderick Hines to the rank of Deputy Fire Chief, effective Friday, December 12, 2025; and

Whereas, this contingent permanent promotion will assist the department in reducing or eliminating overtime expenditures within the ranks of Deputy Fire Chief, Fire Captain, and Fire Lieutenant; and

Whereas, sufficient funds for this contingent permanent appointment are available in Budget Code A3410.101 (Wages);

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

Section 1. Authorization of Contingent Permanent Appointment. The City Council hereby authorizes the contingent permanent appointment of Captain Roderick Hines to the rank of Deputy Fire Chief in the City of Mount Vernon Fire Department, effective December 12, 2025, in accordance with applicable civil service rules and regulations.

Section 2. Purpose and Necessity. This appointment is authorized to ensure operational continuity, support leadership transitions within the department, and minimize overtime costs in the command ranks pending the anticipated retirement of Deputy Fire Chief Edward Stevenson.

Section 3. Funding. Compensation associated with this contingent permanent appointment shall be charged to Budget Code A3410.101 (Wages), where sufficient funding has been identified and appropriated.

Section 4. Severability. If any clause, sentence, paragraph, or provision of this Ordinance shall be adjudged invalid by a court of competent jurisdiction, such judgment shall not affect or invalidate the remainder of this Ordinance.

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

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

Date

BY

Mayor

Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL

President

ATTEST:

City Clerk

Vote Taken As Follows 12/10/25
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

10

DEC 10 2025

11

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH CITIZENS OBSERVER, LLC (TIP411) FOR SUBSCRIPTION SERVICES FROM APRIL 1, 2026, THROUGH MARCH 31, 2027

Whereas, in correspondence dated November 25, 2025, the Acting Commissioner/Chief of the Department of Public Safety formally requested authorization for the Mayor to enter into an agreement with Citizens Observer, LLC (Tip411) for the renewal of subscription services for the period April 1, 2026, through March 31, 2027; and

Whereas, the City of Mount Vernon Police Department utilizes the Tip411 software system, developed by Citizens Observer, LLC, which enables residents to anonymously submit information to assist law enforcement in crime prevention and investigations; and

Whereas, the Tip411 system has consistently provided valuable information leading to successful investigative outcomes and improved public safety; and

Whereas, the current subscription agreement will expire on March 31, 2026, and the Police Department has requested a renewal to ensure uninterrupted service; and

Whereas, Citizens Observer, LLC has offered a subscription renewal for the period of April 1, 2026, through March 31, 2027, at a total cost of Three Thousand Eight Hundred Ninety Dollars and Zero Cents (\$3,890.00); and

Whereas, the cost for said subscription will be charged to Budget Line A1680.216 (Application Services);

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

Section 1. Authorization. The Mayor is hereby authorized to enter into an agreement with Citizens Observer, LLC (Tip411) for the renewal of subscription services for the period April 1, 2026, through March 31, 2027.

Section 2. Cost and Funding Source. Payment for this agreement shall be in the total amount of Three Thousand Eight Hundred Ninety Dollars and Zero Cents (\$3,890.00), to be expended from Budget Line A1680.216 (Application Services).

Section 3. Purpose. The purpose of this agreement is to provide continued access to the Tip411 software system, which enables civilians to anonymously report information to the Police Department and supports public safety operations.

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

Vote Taken As Follows 12/10/25
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

DEC 11 2025

Date

BY

Mayor

Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL

President

ATTEST:

City Clerk

11

12

**AN ORDINANCE AUTHORIZING THE
ISSUANCE OF A REVISED TAX BILL FOR
60 WEST FIRST STREET, MOUNT VERNON,
NEW YORK (PARCEL ID: 165.70-3068-1)**

Whereas, in correspondence dated November 24, 2025, the Commissioner of the Department of Assessment formally requested authorization for the issuance of revised tax bills for 60 West First Street, Mount Vernon, NY (Parcel ID: 165.70-3068-1), reflecting corrected assessments and tax liabilities for the years 2022, 2023, 2024, and 2025; and

Whereas, an error occurred in the billing and assessment of real property taxes for the parcel located at 60 West First Street, Mount Vernon, NY 10550 (Parcel ID: 165.70-3068-1), resulting from the incorrect assessed value of \$115,280 being placed on the exemption roll, Section 8; and

Whereas, such placement on the exemption roll incorrectly conferred tax-exempt status from all property taxes except County refuse, Sewer, and City refuse fees; and

Whereas, the Westchester County Tax Commissioner, Victor L. Mallison, has reviewed and approved Application RP-556 for refund or credit of real property taxes relative to this assessment error; and

Whereas, the corrected assessed value of Twenty-Three Thousand Dollars (\$23,000) has since been properly placed on the taxable roll, Section 1, thereby subjecting the property to full taxation obligations of the City of Mount Vernon, Westchester County, and the Mount Vernon City School District; and

Whereas, due to the correction of the assessment and pursuant to documentation submitted, the City of Mount Vernon Industrial Development Agency (CMV IDA) will re-issue revised and accurate tax bills for the property for the applicable levy years; and

Whereas, the total recalculated taxes due to the City of Mount Vernon, Mount Vernon City School District, and Westchester County for the years 2022 through 2025 amount to One Hundred Sixteen Thousand Eight Hundred Ninety-Three Dollars and Eighty-Three Cents (\$116,893.83); and

Whereas, County tax overpayments for applicable years total One Thousand Three Hundred Forty Dollars and Forty-Two Cents (\$1,340.42), which shall be applied as credits to the recalculated liabilities; and

Whereas, the resulting net amount to be billed for all years is One Hundred Fifteen Thousand Five Hundred Fifty-Three Dollars and Forty-One Cents (\$115,553.41);

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

Section 1. Authorization of Revised Tax Billing. The City Council hereby authorizes the issuance of revised tax bills for 60 West First Street, Mount Vernon, NY (Parcel ID: 165.70-3068-1), reflecting corrected assessments and tax liabilities for the years 2022, 2023, 2024, and 2025.

Section 2. Total Taxes Due. The total outstanding taxes to be billed, after applying County levy overpayment credits, is hereby confirmed at **\$115,553.41**.

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Section 3. Coordination of Billing. The CMV IDA, Comptroller's Office, and City Tax Office are hereby authorized and directed to take all steps necessary to issue revised bills and ensure proper posting and collection of the corrected tax obligation.

Section 4. Severability. If any section, clause, or provision of this Ordinance is deemed invalid by a court of competent jurisdiction, the remaining portions shall continue in full force and effect.

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

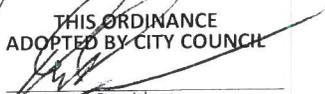
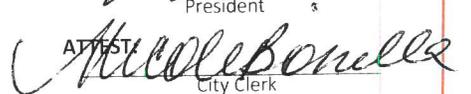
Vote Taken As Follows 12/10/25
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED
DEC 11 2025
Date

BY _____
Mayor


Councilperson
**THIS ORDINANCE
ADOPTED BY CITY COUNCIL**

President
ATTEST

City Clerk

12

13

AN ORDINANCE AUTHORIZING THE ADOPTION OF AN AUSTERITY BUDGET FRAMEWORK AND ESTABLISHING CENTRALIZED EXPENDITURE CONTROLS FOR TRAVEL, MEMBERSHIP DUES, TRAINING, AND EDUCATION

Whereas, in correspondence dated December 2, 2025, the Comptroller formally requested authorization for the City of Mount Vernon to adopt an Austerity Budget Framework for the upcoming fiscal year. Under this framework, departmental expenditures shall be limited to essential and mission-critical operations necessary to maintain core municipal services. All non-essential or discretionary spending shall be curtailed unless expressly authorized under the procedures established herein; and

Whereas, the City of Mount Vernon continues to face persistent revenue shortfalls, including declining sales and use tax receipts, and prior fiscal operations have failed to realize projected revenues; and

Whereas, the Comptroller’s Office has recommended the implementation of an Austerity Budget Framework for the upcoming fiscal year to ensure that departmental spending is limited to essential and mission-critical functions necessary to maintain core municipal services; and

Whereas, the Comptroller further recommends removing individual departmental budget lines for Travel, Membership Dues, and Training and Education, and consolidating these categories into a single centralized budget line under the oversight of the Board of Estimate and Contract, in order to strengthen fiscal discipline and provide a more transparent and efficient method for tracking discretionary expenditures; and

Whereas, the City Council recognizes the need to enhance budgetary controls over discretionary spending—including travel, membership dues, training, education, overtime, equipment, and related categories—to ensure compliance with fiscal constraints and promote improved financial oversight; and

Whereas, adoption of these measures will promote responsible financial management, support long-term fiscal stability, and allow for more accurate assessment of departmental needs in the development of future budgets; now, therefore,

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

Section 1. Adoption of the Austerity Budget Framework. The City of Mount Vernon hereby adopts an Austerity Budget Framework for the upcoming fiscal year. Under this framework, departmental expenditures shall be limited to essential and mission-critical operations necessary to maintain core municipal services. All non-essential or discretionary spending shall be curtailed unless expressly authorized under the procedures established herein.

Section 2. Centralization of Travel, Membership Dues, Training, and Education Budget Lines.

A. All departmental budget lines for Travel, Membership Dues, and Training and Education are hereby eliminated for the duration of the Austerity Budget Framework.

B. These categories shall be consolidated into a single, centralized budget line to be administered under the direct oversight of the Board of Estimate and Contract.

C. The consolidated budget line shall function in a manner similar to the contingency account and shall be subject to all applicable procurement, authorization, and reporting requirements.

13

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Section 3. Expenditure Request and Approval Procedure.

A. Any departmental request for expenditures relating to Travel, Membership Dues, Training, or Education shall first be submitted to the Finance Office.

B. The Finance Office shall conduct a review of the request and issue a written recommendation to the Board of Estimate and Contract.

C. During the period of the Austerity Budget Framework, the City Council hereby authorizes the Board of Estimate and Contract to convene meetings and take action on such requests in accordance with established procurement policies and procedures.

Section 4. Enhanced Monitoring of Discretionary Expenditures. The Comptroller and Finance Office is hereby directed to implement enhanced monitoring of designated discretionary expenditure categories—including overtime, equipment, and other non-essential operational costs—during the period of austerity budgeting. The Finance Office shall provide periodic reports to the City Council summarizing spending trends, fiscal impacts, and compliance with this Ordinance.

Section 5. Purpose and Intent. The purpose of this Ordinance is to strengthen fiscal controls, ensure the efficient and purposeful use of public funds, and support the City’s efforts to restore financial stability while maintaining essential municipal services.

Section 6. Severability. If any clause, sentence, paragraph, or provision of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof.

Section 7. Effective Date. This Ordinance shall take effect immediately upon adoption by the City Council and subsequent approval by the Board of Estimate and Contract.

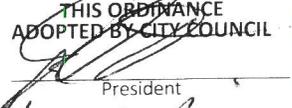
Vote Taken As Follows 12/10/25
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Abstain Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED
DEC 11 2025
Date

BY  Mayor


Councilperson
THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President
ATTEST:

City Clerk

13

14

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF MOUNT VERNON, NY
RECOGNIZING THE YOUNG PROFESSIONALS
OF MOUNT VERNON, NEW YORK (YPMV)**

Whereas, the City of Mount Vernon is strengthened by the vision, energy, and dedication of emerging leaders who are committed to advancing the social, economic, and cultural vitality of our community; and

Whereas, the Young Professionals of Mount Vernon, New York (“YPMV”) have established themselves as a dynamic and influential organization that actively engages residents, supports local initiatives, and cultivates leadership among the next generation of civic-minded individuals; and

Whereas, YPMV has consistently created and supported opportunities for community service, mentorship, professional growth, and civic participation—empowering young adults to contribute their unique skills, talents, and perspectives to the betterment of Mount Vernon; and

Whereas, through volunteer efforts, partnerships with local institutions, and involvement in programs that promote neighborhood improvement and economic development, YPMV has demonstrated a steadfast commitment to building a stronger, more connected, and more resilient city; and

Whereas, the organization has played an essential role in fostering collaboration, encouraging educational advancement, and providing a platform for emerging leaders to work collectively toward a brighter, more equitable future for all Mount Vernon residents; and

Whereas, the leadership, innovation, integrity, and community pride exhibited by YPMV members reflect the core values that define Mount Vernon and drive its continued progress; **NOW, THEREFORE, BE IT**

Resolved, that the City Council of the City of Mount Vernon hereby recognizes and extends its most profound appreciation to the Young Professionals of Mount Vernon, New York, including its members, volunteers, and partners, for their ongoing efforts to inspire, uplift, and empower the next generation of leaders in our community; and be it further

Resolved, that the City of Mount Vernon celebrates the achievements of YPMV and looks forward to continued collaboration in advancing civic engagement, leadership development, and community growth throughout the City.

Vote Taken As Follows 12/10/25
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED

DEC 11 2025
Date

BY

Mayor

Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President

ATTEST:

City Clerk

4

15

**A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF MOUNT VERNON AUTHORIZING
THE OFF-SITE PARKING LEASE AGREEMENT
WITH 20 S. 2ND SQUARE CMV LLC**

WHEREAS, the City of Mount Vernon (“City”) and 20 S. 2nd Square CMV LLC (“Owner”) entered into a Land Disposition Agreement, dated July 2, 2021, as amended (“LDA”), in connection with the development of certain City-owned parcels having an address of 20 South Second Avenue, Mount Vernon, New York and 25 South Third Avenue, and known and designated on the Tax Map of the City of Mount Vernon as Section 165.70, Block 3112, Lot 11, 13, 37, and 39 (together, the “Development Site”); and

WHEREAS, the LDA provides, among other things, for the City to transfer the Development Site to Owner based upon certain terms and conditions in furtherance of the development of the Development Site; and

WHEREAS, Owner intends to construct on the Development Site approximately 307,932 s.f. of mixed residential development and other amenities in two, 12-story buildings, including 272 mixed-income residential apartments, approximately 15,630 s.f. of community facility space (including outdoor courtyard space for the arts), and 109 parking spaces (“Development Project”); and

WHEREAS, in furtherance of the Development Project, Owner submitted a Zoning Petition for Zoning Map and Text Amendment, dated December 3, 2021, to the City Council of the City of Mount Vernon, seeking to rezone approximately forty-one tax parcels between East 1st and East 2nd Streets and between South 1st and South 3rd Avenue, including the Development Site, as a new, transit oriented district to be called the Downtown Transit Oriented Arts District (“Rezoning”); and

WHEREAS, on March 26, 2025, the City Council, as Lead Agency, adopted a Findings Statement pursuant to the New York State Environmental Quality Review Act and its implementing regulations (“SEQRA”), which completed the SEQRA environmental review process for the Rezoning (“SEQRA Findings Statement”); and

WHEREAS, also on March 26, 2025, the City Council adopted an ordinance amending Chapter 267 of the Code of the City of Mount Vernon to effectuate the Rezoning and establish the new Downtown Transit Oriented Arts District; and

WHEREAS, as set forth in the SEQRA Findings Statement, the Development Project includes 59 parking spaces on-site, and requires 40 parking spaces off-site within the City-owned parking lot (“Off-Site Spaces”) located at the corner of Prospect Avenue and North 3rd Avenue (Section 165.62, Block 1116, Lots 5 & 6) (“City-Owned Parking Lot”), and 10 parking spaces through the Payment in Lieu of Parking (“PILOP”) provisions within the DTOAD zoning; and

WHEREAS, as described in the SEQRA Findings Statement, the City Council determined that the Off-Site Spaces and PILOP, together with the on-site spaces, satisfy the parking demand and DTOAD zoning requirements for the Development Project given its transit-oriented characteristics, and that no significant adverse parking impact would result from the Development Project; and

WHEREAS, the SEQRA Findings Statement, and the City Council’s Resolution adopting the SEQRA Findings Statement, require the Owner and City to enter into an Off-Site Parking Lease Agreement governing the Off-Site Spaces and PILOP consistent with the terms of the SEQRA Findings Statement (“Parking Agreement”); and

WHEREAS, the Parties are desirous of entering into this Parking Agreement to set forth their respective rights and obligations with respect to the Off-Site Spaces and PILOP; and

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WHEREAS, a form of the Parking Agreement has been presented to the members of the City Council for their consideration; **NOW, THEREFORE, BE IT**

RESOLVED, that the City Council of Mount Vernon approves the Off-Site Parking Lease Agreement; and **BE IT FURTHER**

RESOLVED, the City Council authorizes the Mayor of the City of Mount Vernon to execute the Off-Site Parking Lease Agreement on behalf of the City, and **BE IT FURTHER**

RESOLVED, the Mayor is authorized to do all things necessary, convenient or appropriate for the accomplishment of the purposes of this Resolution, and **BE IT FURTHER**

RESOLVED, the City Council determines that the Off-Site Parking Lease Agreement is a Type II Action pursuant to SEQRA, involving "continuing agency administration," which does not involve "new programs or major reordering of priorities that may affect the environment" (6 N.Y.C.R.R. §617.5(c)(26)) and therefore no findings or determination of significance are required under SEQRA; and **BE IT FURTHER**

RESOLVED, that this Resolution shall take effect immediately upon adoption by the City Council and subsequent approval by the Board of Estimate and Contract.

Handwritten initials

Vote Taken As Follows 12/10/25
Boxhill: Abstain Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM
[Signature]
Assistant Corporation Counsel

APPROVED

Date

BY _____
Mayor

Councilperson
**THIS ORDINANCE
ADOPTED BY CITY COUNCIL**
[Signature]
President

ATTEST:
[Signature]
City Clerk

15

OFF-SITE PARKING LEASE AGREEMENT

THIS OFF-SITE PARKING LEASE AGREEMENT (“Agreement”) is made this ___ day of _____, 2025 (“Effective Date”), by and between the **CITY OF MOUNT VERNON**, a New York municipal corporation with offices at City Hall, 1 Roosevelt Square N, Mount Vernon, New York, 10550 (“City”), and **20 S. 2ND SQUARE CMV LLC**, or its successors and assigns as permitted herein, a New York limited liability company with an office at 21 Lorraine Terrace, #141, Mount Vernon, New York 10553 (“Owner,” together with the City, the “Parties”).

WHEREAS, the City and Owner entered into a Land Disposition Agreement, dated July 2, 2021, as amended (“LDA”), in connection with the development of certain City-owned parcels having an address of 20 South Second Avenue, Mount Vernon, New York and 25 South Third Avenue, and known and designated on the Tax Map of the City of Mount Vernon as Section 165.70, Block 3112, Lot 11, 13, 37, and 39 (together, the “Development Site”); and

WHEREAS, the LDA provides, among other things, for the City to transfer the Development Site to the Owner based upon specific terms and conditions in furtherance of the development of the Development Site; and

WHEREAS, Owner intends to construct on the Development Site approximately 307,932 s.f. of mixed residential development and other amenities in two, 12-story buildings, including 272 mixed-income residential apartments, approximately 15,630 s.f. of community facility space (including outdoor courtyard space for the arts), and 109 parking spaces (“Development Project”); and

WHEREAS, in furtherance of the Development Project, Owner submitted a Zoning Petition for Zoning Map and Text Amendment, dated December 3, 2021, to the City Council of the City of Mount Vernon, seeking to rezone approximately forty-one tax parcels between East 1st and East 2nd Streets and between South 1st and South 3rd Avenue, including the Development Site, as a new, transit oriented district to be called the Downtown Transit Oriented Arts District (“Rezoning”); and

WHEREAS, on March 26, 2025, the City Council, as Lead Agency, adopted a Findings Statement pursuant to the New York State Environmental Quality Review Act and its implementing regulations (“SEQRA”), which completed the SEQRA environmental review process for the Rezoning (“SEQRA Findings Statement”); and

WHEREAS, also on March 26, 2025, the City Council adopted an ordinance amending Chapter 267 of the Code of the City of Mount Vernon to effectuate the Rezoning and establish the new Downtown Transit Oriented Arts District; and

WHEREAS, as set forth in the SEQRA Findings Statement, the Development Project includes 59 parking spaces on-site, and requires 40 parking spaces off-site within the City-owned parking lot (“Off-Site Spaces”) located at the corner of Prospect Avenue and North 3rd Avenue (Section 165.62, Block 1116, Lots 5 & 6) (“City-Owned Parking Lot”), and 10 parking spaces through the Payment in Lieu of Parking (“PILOP”) provisions within the DTOAD zoning; and

WHEREAS, as described in the SEQRA Findings Statement, the City Council determined that the Off-Site Spaces and PILOP, together with the on-site spaces, satisfy the parking demand and DTOAD zoning requirements for the Development Project, given its transit-oriented characteristics, and that no significant adverse parking impact would result from the Development Project; and

WHEREAS, the SEQRA Findings Statement and the City Council’s Resolution adopting the SEQRA Findings Statement require the Owner and City to enter into this Agreement governing the Off-Site Spaces and PILOP consistent with the terms of the SEQRA Findings Statement; and

WHEREAS, the Parties are desirous of entering into this Agreement to set forth their respective rights and obligations with respect to the Off-Site Spaces and PILOP.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the Parties, their successors, legal representatives, assigns, and transferees, covenant and agree, as follows:

1. Lease of Off-Site Parking Spaces. Owner hereby leases from the City, and the City leases to and shall make available to the Owner, the number of parking spaces required for zoning compliance, which number shall not exceed forty (40) identified parking spaces within the City-Owned Parking Lot, subject to the terms and conditions

outlined in this Agreement. The precise location of the Off-Site Parking Spaces within the City-Owned Parking Lot shall be mutually agreed upon by the Parties prior to the issuance of a Certificate of Occupancy for the second building to be constructed as part of the Development Project ("Second Building"), and shall be shown and identified on a drawing to be prepared by Owner and the City ("Parking Space Drawing") at such time. The Parking Space Drawing shall be attached as Exhibit "A" to an amendment to this Agreement and thereafter shall become a part of this Agreement. Also prior to the issuance of a Certificate of Occupancy for the Second Building, the Owner, at its sole cost and expense, shall clearly designate the Off-Site Parking Spaces as shown on the Parking Space Drawing by appropriate signage as approved by the City Department of Buildings following consultation with the Department of Planning and Community Development, which approval shall not be unreasonably withheld, delayed or conditioned. The Off-Site Parking Spaces shall be reserved within the City-Owned Parking Lot for the exclusive use of the Development Project. Owner shall be responsible for entering into individual leases with tenants of the Development Project utilizing the Off-Site Parking Spaces. Notwithstanding anything to the contrary in this Agreement, the City shall not be responsible for and shall not be required to, under any circumstances, enter into any lease, license, or other agreement with any tenant of the Development Project related to its use of the Off-Site Parking Spaces.

2. Relocation of Off-Site Parking Spaces. During the Term of this Agreement (as defined below), the City shall have the sole discretion to relocate the designated Off-Site Parking Spaces within the City-Owned Parking Lot upon prior written notice to and consultation with the Owner, in which case: (a) the City shall prepare and distribute an updated Parking Space Drawing, which shall then be attached as a revised Exhibit "A" to an amendment to this Agreement and thereafter shall become a part of this Agreement, and (b) the City shall relocate the signage, at its sole cost and expense, accordingly. In the event the City redevelops, disposes of, or otherwise changes the use of the City-Owned Parking Lot, the City shall provide the Off-Site Parking Spaces for the Development Project within a distance similar in kind to the existing spaces and similar proximity to the Development Site, upon prior written notice to the Owner and the execution of an amended lease agreement to be prepared by the City and to be agreed

upon between the Parties on the same terms of this Agreement, with the exception of the defined term "City-Owned Parking Lot" and Exhibit "A", or as the Parties may otherwise agree.

3. Use. Owner's sole use of the City-Owned Parking Lot and Off-Site Parking Spaces shall be for the parking of all vehicles allowed to use the parking under existing zoning requirements and used by its tenants. Except with respect to the Owner's obligation to clearly designate the Off-Site Parking Spaces with signage, Owner agrees not to make any improvements or alterations to the City-Owned Parking Lot and Off-Site Parking Spaces without the prior written approval of the City.

4. Rent for Off-Site Parking Spaces. On or before January 15th each year, the Owner shall pay the City annual rent in the sum of One Thousand Dollars (\$1,000.00) for each Off-Site Parking Space, for a total payment not to exceed Forty Thousand Dollars (\$40,000.00) per year ("Rent"). Notwithstanding the Effective Date, the requirement for Owner to pay Rent shall commence upon the Commencement Date (as defined below). The City shall not be required to provide Owner with a monthly statement or invoice regarding the annual required Rent payment.

5. Term of Lease for Off-Site Parking Spaces. The term for the leasing of the Off-Site Parking Spaces shall be for a period of thirty (30) years ("Term"), commencing upon the issuance of a Certificate of Occupancy for the Second Building (the units in the Second Building need such spaces for the Development Project to comply with the DTOAD parking requirements) ("Commencement Date"). The Term shall automatically renew for additional ten-year periods, provided that the Owner is not in default under this Agreement. The Owner, in its sole discretion, may elect to advance the Commencement Date so that it coincides with the financial closing of the Second Building, but in no event may it use the Off-Site Parking Spaces until a Certificate of Occupancy is issued for the Second Building.

6. PILOP. Owner shall make a one-time payment to the City in the amount of Two Hundred Thousand Dollars (\$200,000.00) as a Payment in Lieu of Parking for 10 spaces in connection with the Development Agreement ("PILOP Payment"). The PILOP Payment shall be paid to the City prior to the issuance of a Building Permit for the first building to be constructed as part of the Development Project. The City shall use the

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PILOP payment to fund specific capital improvements in the City-Owned Parking Lot (“City-Owned Parking Lot Improvements”). The City shall consult with and work cooperatively with Owner regarding the timing and scope of the City-Owned Parking Lot Improvements; however, the final decision regarding the timing and scope of such Improvements shall be within the City’s sole discretion.

7. Maintenance Obligations. The City shall be solely responsible for the maintenance, upkeep and repair of the Off-Site Parking Spaces and City-Owned Parking Lot (with the exception of the signage Owner is required to install), including, but not limited to, snow removal, security, insurance, and other reasonable measures to ensure the Off-Site Parking Spaces are accessible, usable, and in good condition. Notwithstanding anything to the contrary, Owner shall be solely responsible to reimburse the City for any maintenance or repairs to the Off-Site Parking Spaces and/or City-Owned Parking Lot resulting from any damage to the Off-Site Parking Spaces and/or City-Owned Parking Lot that is reasonably shown to be caused by Owner or any tenants of the Development Project relating to their use and occupancy of the Off-Site Parking Spaces. Owner shall also be responsible for maintaining commercially reasonable insurance policy(ies) (which shall be determined by the City in its sole discretion) covering the Off-Site Parking Spaces, which shall name the City as an additional insured. Owner shall provide the City with a certificate of insurance evidencing such coverage prior to receiving a Certificate of Occupancy for the Second Building.

8. Assignment and Subleasing. This Agreement, and all of the rights and obligations provided herein, may not be assigned or subleased by the Owner, except to a qualified successor in interest to the Development Project and with the prior written approval of the City, which approval shall not be unreasonably withheld, delayed or conditioned. Any such approval shall not become effective until the assignee submits to the City Council a sworn statement in writing that it has received a copy of this Agreement and the SEQRA Findings Statement, that it understands all of the terms and conditions of this Agreement and the SEQRA Findings Statement, and that it agrees to be bound by all of the terms and conditions of this Agreement and the SEQRA Findings Statement. In the event the Owner elects to assign its rights herein to an affiliated or related entity, the City’s approval shall not be required, but the Owner shall require prior

written notice to the City with sufficient evidence that such entity is affiliated or related to the Owner.

9. Amendments; Waivers. This Agreement may not be amended, modified, altered or waived without the express written approval of the City Council, and except by an instrument in writing signed by each of the Parties. No failure or delay in exercising any right, power, or privilege hereunder shall operate as a waiver thereof, nor shall any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any right, power, or privilege hereunder.

10. Governing Law. This Agreement and any amendments hereto shall be governed by and construed in accordance with the laws of the State of New York, without regard to the principles of conflicts of laws. Each of the Parties consents to the exclusive jurisdiction of the federal or state courts sitting in State of New York, County of Westchester for the decision of any disputes relating to this Agreement, and each agrees not to assert by way of motion, as a defense or otherwise, in any such suit, action or proceeding, any claim that such party is not personally subject to the jurisdiction of such court, that the suit, action, or proceeding brought in such court is an inconvenient forum, that the venue of the suit, action, or proceeding is improper, or that this Agreement may not be litigated in or by such court.

11. Authority to Execute. Each Party represents and warrants that it has full power, authority, and legal right to execute, deliver, and perform all required actions of this Agreement.

12. Notice. All notices, demands, and requests which may be given or are required to be given by either Party to the other must be in writing (unless otherwise permitted under the Agreement). All notices, demands, and requests by the City or the Owner shall be either personally delivered or forwarded by recognized overnight courier or by United States certified mail, postage prepaid, return receipt requested, or electronic mail (provided that following electronic mail, receipt is confirmed by a reply email) and addressed as follows:

City: The Office of the Mayor
1 Roosevelt Square N
Mount Vernon, NY 10550

With a copy to: The Commissioner of Planning
and Community Development
1 Roosevelt Square N
Mount Vernon, NY 10550

The Office of the Corporation Counsel
1 Roosevelt Square N
Mount Vernon, NY 10550

Zarin & Steinmetz LLP
81 Main Street, Suite 415
White Plains, New York 10601
Attn: Brad K. Schwartz, Esq.
bschwartz@zarin-steinmetz.com

20 S 2nd Square CMV LLC:

c/o: Trinity Financial, Inc.
75 Federal Street, 4th Floor
Boston, MA 02110
Attention: Rebecca Hemenway; Chief Operating
Officer

c/o: Comrie Enterprises, LLC:
P.O. Box 8023
Pelham, NY 10803
Attention: Diana Williams, Chief Executive Officer

With a copy to: The Blanchard Law Group, PLLC
35 East Grassy Sprain Road, Suite 400
Yonkers, NY 10710
Attn: Mark W. Blanchard, Esq.

13. Indemnification. Owner agrees to indemnify and hold the City, its agents, representatives and employees, harmless from and against any and all claims, damages, losses or expenses, including, but not limited to, reasonable attorneys' fees, arising out of or resulting from Owner's and its tenants' use and occupancy of the Off-Site Parking Spaces and use of the City-Owned Parking Lot pursuant to this Agreement.

14. Default. Any breach of this Agreement shall permit the non-breaching party to enforce the Agreement by seeking relief by legal action or proceeding in a Court of competent jurisdiction. In addition to the remedies available to the City set forth herein, should the Owner default in its payment of Rent due and owing to the City pursuant to Section 3 of this Agreement, and such default continues for a period of 15 days following Owner's receipt from the City of a written notice of such default, such Rent owed to the City hereunder shall: (a) bear interest from the date due until paid, at the lesser of the maximum rate permitted by law or 10% per annum; and (b) constitute a lien against the

Development Site and shall be collectable against the Development Site in the same manner as real property taxes.

15. Surrender. Owner shall: (a) on the last day of the Term hereof; (b) upon any earlier termination permitted under this Agreement; or (c) upon any permitted entry or re-entry by the City upon the Off-Site Parking Spaces, peaceably leave and surrender the Off-Site Parking Spaces into the possession and use of the City without fraud or delay in good order, condition and repair, without violations, reasonable wear and tear, and casualty excepted.

16. Incorporation: The Parties acknowledge and agree that the above-referenced "Whereas" paragraphs shall be incorporated in the Agreement and given the same force and effect as if fully set forth at length.

17. Counterpart Signatures. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Electronic signatures shall be deemed acceptable for purposes of execution of this Agreement.

18. Cooperation. The Parties agree to cooperate fully, to execute any and all supplementary documents, and to take all additional actions that may be reasonable, necessary, or appropriate to give full force and effect to the terms and intent of this Agreement to the extent permitted by law, including but not limited to a Memorandum of Lease.

19. Effective Date. This Agreement is effective as of the execution and delivery of this fully executed Agreement.

20. Recording. Owner shall promptly record this Agreement or a Memorandum of Lease pertaining to this Agreement, at its cost, in the Office of the Westchester County Clerk, Division of Land Records, so that the Agreement is indexed against the Development Site and the City-Owned Parking Lot.

[intentionally left blank; signature page follows]

IN WITNESS WHEREOF, the City and Owner have executed this Off-Site Parking Agreement as of the date first above written.

CITY OF MOUNT VERNON

Honorable Shawyn Patterson-Howard
Title: Mayor

20 S 2ND SQUARE CMV LLC

By: 20 S 2ND SQUARE MM LLC

By: TRINITY S 2ND SQUARE MEMBER LLC

By: _____
Rebecca Hemenway
Authorized Signatory

APPROVED AS TO FORM:

By: _____
Name: Brian G. Johnson
Title: Corporation Counsel

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) ss.:

On the __ day of _____, in the year 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Hon. Shawyn Patterson-Howard, personally known to me or proved to me based on satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) ss.:

On the __ day of _____, in the year 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared Rebecca Hemenway, personally known to me or proved to me based on satisfactory evidence to be the individual(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Notary Public

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AN ORDINANCE AUTHORIZING THE IMPLEMENTATION OF COMP2025-24 – A TAX INTEREST AMNESTY PROGRAM FOR RESIDENTIAL AND COMMERCIAL PROPERTIES

Whereas, in correspondence dated December 9, 2025, the Comptroller formally requested authorization for the City of Mount Vernon to establish a Tax Interest Amnesty Program (“the Program”) for qualified residential and commercial properties with delinquent real property tax liens outstanding for specified periods as set forth herein; and

Whereas, the City Council of the City of Mount Vernon previously authorized Tax Amnesty Programs for owner-occupied residential properties in 2023, 2024, and early 2025, and later extended similar relief to commercial properties in June 2025; and

Whereas, these initiatives have provided temporary relief from all or a portion of accrued interest and penalties and have resulted in improved revenue collection, particularly for commercial parcels; and

Whereas, in addition to these amnesty programs, the City has offered payment plans and conducted tax lien sales with moderate success; and

Whereas, the Comptroller’s Office has recently received numerous inquiries from both residential and commercial property owners requesting further relief through a renewed tax interest amnesty initiative; and

Whereas, the City continues to experience significant levels of tax arrears, which contribute to ongoing cash-flow challenges that impact the City’s fiscal stability; and

Whereas, a renewed Tax Interest Amnesty Program encouraging payment of delinquent real property tax liens in exchange for partial forgiveness of accrued interest and penalties would generate immediate cash flow, reduce longstanding arrears, and provide meaningful relief to taxpayers struggling to remain compliant; and

Whereas, it is in the best interest of the City of Mount Vernon to implement a tax interest amnesty initiative under the parameters recommended by the Comptroller in COMP2025-24;

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

Section 1. Establishment of Tax Interest Amnesty Program. The City of Mount Vernon hereby establishes a Tax Interest Amnesty Program (“the Program”) for qualified residential and commercial properties with delinquent real property tax liens outstanding for specified periods as set forth herein.

Section 2. Eligibility Requirements. A property owner shall be eligible to participate in the Program provided that:

1. The property has outstanding City and County real property taxes owed before 2023; and
2. The property has outstanding School District taxes owed before 2020; and
3. The property owner is fully current on:
 - a. City and County taxes for tax years 2023 through 2026, and
 - b. School taxes for tax years 2020 through 2025.

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Section 3. Amnesty Terms and Parameters.

1. Eligible property owners shall be permitted to settle outstanding City, County, and School real property tax liens by:
 - a. Paying 100% of the principal tax balance, and
 - b. Paying at least 50% of all accrued interest assessed after the tax lien date.
2. Upon satisfaction of the above requirements, the City shall waive the remaining 50% of accrued interest associated with the eligible tax liens.
3. Penalties, where applicable, shall be treated as interest for the purpose of calculating the 50% abatement.

Section 4. Program Administration.

1. The Comptroller's Office, in coordination with the Department of Assessment and the Corporation Counsel, is authorized to develop forms, guidelines, and procedures necessary to implement this Program.
2. The Comptroller shall verify eligibility, certify compliance, and authorize application of interest abatements and payments under the Program.
3. No property shall receive amnesty unless all eligibility and payment conditions are fully satisfied.

Section 5. Program Period. The Tax Interest Amnesty Program shall be in effect from the date of adoption of this Ordinance through the close of business on February 13, 2026. No applications or payments submitted after this date shall qualify for amnesty unless the City Council formally extends the Program.

Section 6. — Severability. If any Section, subSection, paragraph, or provision of this Ordinance is declared unconstitutional, invalid, or unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

Section 7. Effective Date. This Ordinance shall take effect immediately upon adoption by the City Council and subsequent approval by the Board of Estimate and Contract.

Vote Taken As Follows 12/10/25
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Abstain Ordinance Adopted

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED
DEC 11 2025

Date

BY

Mayor

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Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

President

ATTEST:

City Clerk