



**Planning and Community  
Development Department**  
ONE ROOSEVELT SQUARE  
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**James Rausse, FAICP, WEDG**  
Commissioner

**Pamela J. Tarlow, Esq.**  
Deputy Commissioner of Planning and  
Community Development

July 6, 2026

City Council  
City Hall  
One Roosevelt Square  
Mount Vernon, NY 10550

**RE: CFA GRANT APPLICATION –NEW YORK MAIN STREET PROGRAM.**

Honorable City Councilmembers,

Annually, New York State Homes and Community Renewal offers grants to assist jurisdictions in downtown revitalization efforts. This grant is for \$500,000 maximum per jurisdiction with a grant allocation of \$4,200,000. As required, the City Council must approve a resolution authorizing the grant application. The application is due July 31.

After discussion with the Buildings Department, Planning is recommending a targeted program that will help businesses in the Gramatan Avenue and South Fourth Avenue commercial corridor (Gramatan from Hartley Park to First Street and South Fourth Avenue from First Street to East Second Street) with two grant programs and a small infrastructure project:

1. The first grant awarded to businesses will be a code compliance grant. The City would provide up to a \$30,000 grant and the business will provide a 50% match. An example of possible uses include upgrading electrical, adding sprinklers, or issuing Certificate of Occupancies.
2. The second grant will be a façade program whereby there will be an architect that will create a palette, and the stakeholders may pick from there to upgrade their building. Examples may include paint, signage, or awnings. The City would provide up to a \$20,000 grant with a 50% match from the business.
3. A small amount of funds, managed by the City, will be used to beautify and upgrade the area. The City will use funds to provide a plan and add street trees, park benches and miscellaneous upgrades to be identified by the Architect.

With all programs, the City will commit to subsidized building fees and expedited applications.

The planned grant application budget request is as follows:

\$15,000 for streetscape enhancements (maximum allowed under the grant guidelines) Examples may include trees, benches, and bike racks. This should help provide beautification and continuity along the corridor.

\$37,500 for Administration of the program/Staff for direct program costs. This is the maximum allowable by the grant.

\$80,000 for soft costs (architectural design, filing fees for permits, et al) these are support costs and it the maximum allowable by the grant.

\$367,500 in grants awarded.



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The project will be a first come first serve. Total potential businesses helped (at \$30k grant) is 13 businesses or 7% of the properties in the targeted area. If we do this program other businesses may invest on their own volition.

This is an application for a grant, and funds may not be awarded. Should the City receive funds, there will be a marketing campaign to get the program moving which will include a meeting with local stakeholders. If the grant is approved, updated information will be provided to the City Council.

The potential benefits of the project is to make businesses code complaint, beautify and create uniformity in the area thereby making it more desirable to visit, and maximizing opportunities for state money into the City to leverage the City's economic shortfall.

As we target this area each year, and we can get more and more businesses to think about their property in this important corridor, we will begin to change the nature of the grants from the less noticeable code compliance to more beautification.

Sincerely,

JAMES RAUSSE, FAICP, WEDG

cc: Mayor Shawyn Patterson-Howard  
Comptroller Darren M. Morton  
Khendra David, Deputy Chief of Staff

Attachment