

City of Mount Vernon, New York

1 ROOSEVELT SQ. RM. 104
CITY HALL, MOUNT VERNON, NEW YORK 10550
& VIA [FACEBOOK.COM/MOUNTVERNONNY](https://www.facebook.com/mountvernonny)



Referral Packet - Final

Tuesday, February 11, 2025

7:00 PM

**CITY COUNCIL CHAMBERS
CITY HALL**

City Council

**A REGULAR MEETING OF THE CITY OF THE MOUNT VERNON CITY COUNCIL
HELD ON TUESDAY, FEBRUARY 11, 2025.**

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

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

PRESIDING: Danielle Browne, President

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

CALL TO ORDER / PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

REFERRAL SESSION

Roll Call administered by Deputy City Clerk Nicole Bonilla

REPORTS OF STANDING COMMITTEES AND ACTION THEREON

To the Council:

LEGISLATION AND PUBLIC WORKS

1. Office of the Mayor: An Ordinance Authorizing a Budget Transfer to Cover Future Purchases Within the Office of the Mayor

Code: LPW

Attachments: [Referral Letter - Budget Transfer Request](#)

2. Office of the Mayor: An Ordinance Authorizing the Mayor and Chief of Staff to Attend the African American Mayors' Association (AAMA) Annual Conference in Washington, DC and Approving Related Expenditures (April 16th to April 18th, 2025)

Code: LPW

Attachments: [Referral Letter - AAMA Conference 2025](#)

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

Code: LPW

Attachments: [Referral.pdf](#)

4. Department of Public Works: An Ordinance Authorizing Curtis Woods, City Engineer to attend the New York State Buildings Officials Conference for Required In-Service Training (White Plains, NY on February 26 & 27th, 2025, and March 19 -20, 2025)

Code: LPW

Attachments: [2025 NYSBOC Municipal Code Enforcement Conference.pdf](#)

5. Department of Public Works: An Ordinance Imposing Fees in Addition to Fines and Request Reimbursement of Costs Incurred In Response to an Illicit Sewer Discharge Incident

Code: LPW

Attachments: [Fees in Addition to Fines-Request for Reimbursement of Costs Incurred In Response to Illicit Sewer Discharge Incident](#)

6. Department of Public Works: An Ordinance Authorizing the Selection of HVEA Engineers for Design and Construction Inspection Services for the South Fulton Avenue Bridge Rehabilitation Project (BIN 2225220)

Code: LPW

Attachments: [Requestfor Qualifications \(RFQ\) - Design and Construction Inspectton Services rorthe City Owned Bridge Rehabilitation- South Fulton Avenue Bridge \(BIN2225220- Constructed 1912](#)

7. Department of Public Works: An Ordinance Authorizing the Selection of Woodard and Curran for the South Third & South Columbus Avenues Flood Mitigation Project Under the Hazard Mitigation Grant Program (HMGP) Project #4615-0004 CMVNY

Code: LPW

Attachments: [FEMA-4615-DR-NY - Hazard Mitigation Grant Program \(HMGP\) Project #461S-0004 CMVNY South Third & South Columbus Avenues Flood Mitigation](#)

8. Department of Public Works: An Ordinance Authorizing the Budget Line Transfer Within the Department of Public Works to Cover the Cost of Additional Software Services from iWorQs Systems Inc.

Code: LPW

Attachments: [iWorq - Transfer of Funds Referral Letter](#)

9. Department of Public Works: An Ordinance Authorizing the Adoption of the iWorQ Technological and Inspection Solution for the Department of Public Works

Code: LPW

Attachments: [iworqs Upgrade](#)

10. Board of Water Supply: An Ordinance Establishing the Position of Senior Account Clerk within the Board of Water Supply

Code: LPW

Attachments: [01232025 Referral Letter - Senior Account Clerk.pdf](#)

11. City Council: A Resolution of the City Council of the City of Mount Vernon, New York Recognizing the Lifelong Dedication and Legacy of Billy Mitchell, affectionately known as "Mr. Apollo"

Code: LPW

12. City Council: A Resolution of the City Council of the City of Mount Vernon, New York Honoring the Legacy and Lifetime Achievement of Gus Williams (the "Wizard")

Code: LPW

13. City Council: A Resolution of the City Council of the City of Mount Vernon, New York Celebrating the Extraordinary Life of Deaconess Sarah Bush Howell on her 100th Birthday

Code: LPW

To the Council:

HUMAN RESOURCES

14. Department of Recreation: An Ordinance Authorizing the Department of Recreation to Accept Payments Via Automated Clearing House (ACH) and Wire Transfers for Memorial Field Revenue

Code: HR

Attachments: [Payment Acceptance ACH and Wire Transfers.pdf](#)

15. Department of Recreation: An Ordinance Authorizing the Department of Recreation to Sponsor the Annual Easter Egg Hunt Celebration in Hartley Park

Code: HR

Attachments: [easter egg hunt](#)
[PD Easter Egg Response](#)
[DPW Event Responses- Easter Egg](#)
[Hunt-Cinco de Mayo](#)

16. Department of Recreation: An Ordinance Authorizing the Establishment of the Summer Outdoor Movie Series as an Official Annual Event of the City of Mount Vernon Department of Recreation

Code: HR

Attachments: [summer outdoor movies](#)

17. Youth Bureau: An Ordinance Authorizing the Mayor to Enter into a Service Agreement with the Westchester Board of Legislators for the Funding and Operation of Safe Haven, Youth Empowerment Program, and Step Up through the Westchester County CBO Funding for \$180,718 - (commencing January 1, 2025, through December 31, 2025)

Code: HR

Attachments: [Referral letter updates](#)
[Supporting documents- BOL award letter](#)

To the Council:

PUBLIC SAFETY AND CODES

18. Department of Buildings: An Ordinance Requiring Code Enforcement Officials to Attend the New York State Building Officials Conference (NYSBOC) for Mandatory In-Service Training

Code: PSC

Attachments: [NYSBOC 2024](#)

19. Department of Public Safety: An Ordinance Authorizing the Mayor to Execute an Agreement with Interaction Insight Corporation for the Renewal of the Nice Inform V7 Plan for the Police Department

Code: PSC

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

20. Department of Public Safety: An Ordinance Authorizing the Attendance of Two (2) Members of Service at the FBI-LEEDA Supervisor Leadership Institute Training
- Code:** PSC
- Attachments:** [Request for Legislation- FBI LEEDA Training](#)
21. Department of Public Safety: An Ordinance Authorizing the Mayor to Enter into a Maintenance Agreement with Cummins Allison for the Period from February 19, 2025, to February 18, 2026
- Code:** PSC
- Attachments:** [Request for Legislation-Cummins Allison](#)
22. Office of the City Clerk: A Resolution Appointing Members to the Mount Vernon Economic Development Task Force
- Code:** FP
- Attachments:** [Referral Letter - Appointments for Economic Development Task Force](#)
23. Department of Public Safety: An Ordinance Authorizing the Purchase of the RIC I Livescan and Mugshot System Replacement from Data Works Plus for the Support Services Division of the Department of Public Safety
- Code:** PSC
- Attachments:** [Request for Legislation-RICI Livescan and Mugshot System](#)

To the Council:

FINANCE AND PLANNING

24. Industrial Development Agency (IDA): A Resolution Requesting New York State Senator Jamaal T. Bailey and Assembly Member James Gary Pretlow for introduction of Home Rule Legislation to Amend Tax Law to Authorize the Collection of Hotel Occupancy Tax in the City of Mount Vernon
- Code:** FP
- Attachments:** [Referral Letter Enact Hotel Occupancy Tax.pdf](#)
[Hotel Occupancy Tax - December 2024.pdf](#)

25. Law Department: An Ordinance to Authorize the Conveyance of 0 Vernon Avenue, Mount Vernon, NY, to Myrtle Jones and to Authorize the Mayor to execute all necessary documents
- Code:** FP
- Attachments:** [0 Vernon Avenue Referral Letter](#)
26. City Council: An Ordinance Authorizing the Establishment of Custodial Accounts for Property Development Projects - (22 W. First Street and the Boys and Girls Club)
- Code:** FP
- Attachments:** [Custodian Acct 22 W. First St. and Boys and Girls Club 2025](#)
27. City Council: An Resolution Adopting a Negative Declaration Pursuant to SEQRA for the Mount Vernon East Zoning Amendments
- Code:** FP
- Attachments:** [Negative Declaration Pursunt to SEQRA MV East Zoning Amendments Alexander EAF Part 2](#)
[Alexander EAF Part 3](#)
28. City Council: A Resolution Requesting New York State Senator Jamaal T. Bailey and Assembly Member James Gary Pretlow for Introduction of Home Rule Legislation to Increase Transfer Tax Fee
- Code:** FP
- Attachments:** [TRANSFER TAX FEE INCREASE.pdf](#)
[TransferTax.pdf](#)
29. City Council: An Ordinance Amending Chapter 267 of the Code of the City of Mount Vernon, New York, entitled "Zoning" (to Create a new Mount Vernon East TOD-1 District)
- Code:** FP
- Attachments:** [Amendment to Chapter 267 - MV East TOD-1 District](#)

ADD-ON

LEGISLATION AND PUBLIC WORKS

30. City Council: A Resolution of the City Council Appointing Karen Smith to the Cable Television Advisory Committee for two (2) years: February 13, 2025 - February 12, 2027)

Code: LPW

Attachments: [Referral Letter Karen Smith 02-11-2025](#)

OTHER BUSINESS/CLOSING COMMENTS



City of Mount Vernon, New York

Staff Report

1 ROOSEVELT SQ. RM.
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File #: TMP -1181

Agenda Date: 2/11/2025

Agenda #: 1.

City Council

AN ORDINANCE AUTHORIZING A BUDGET TRANSFER TO COVER FUTURE PURCHASES WITHIN THE OFFICE OF THE MAYOR

Whereas, by letter dated January 28, 2025, the Mayor has requested legislation authorizing the transfer of funds for \$5,000.00 within said office for future purchases and to prevent a negative balance; and

Whereas, funds are available in Budget Code A1210.405 (Contracted Outside Services); **Now, Therefore, Be It Resolved That**

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

Section 1. Transfer of Funds. The following budget line transfer is hereby authorized:

From:	Amount:	To:
Budget Code: A1210.405 Contracted Outside Service	\$5,000.00	Budget Code A1201.402 Travel Expense

Section 2. Purpose. The funds will cover future purchases and prevent a negative balance within the Mayor's Office.

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



CITY OF MOUNT VERNON, N.Y.

Mayor Office

SHAWYN PATTERSON-HOWARD

Mayor

City Hall, One Roosevelt Square

Mount Vernon, NY, 10550

(914) 665-2362 – Fax: (914) 665-6173

MALCOLM CLARK

Chief of Staff

KHENDRA DAVID

Deputy Chief of Staff

January 28, 2024

Honorable Members of the City Council
City Hall Room 104
One Roosevelt Square
Mount Vernon, NY 10550

RE: Transfer of Funds

Dear Honorable Members,

The following department budget line transfer is necessary to future purchases and prevent a negative balance in the Mayor's Office. We are requesting the amount below to be transferred from the Mayor's Office: - Contracted Outside Services: A1210.405 to Travel Expense – A1201.402.

From	Amount	To
A1210.405 Contracted Outside Services	\$5,000	A1201.402 Travel Expense

If this meets with the approval of Your Honorable Body, kindly have the necessary legislation enacted to transfer the funds.

In Service,

Shawyn Patterson-Howard

Mayor

"The Jewel of Westchester"



City of Mount Vernon, New York

Staff Report

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File #: TMP -1180

Agenda Date: 2/11/2025

Agenda #: 2.

City Council

AN ORDINANCE AUTHORIZING THE MAYOR AND CHIEF OF STAFF TO ATTEND THE AFRICAN AMERICAN MAYORS' ASSOCIATION (AAMA) ANNUAL CONFERENCE IN WASHINGTON, D.C. AND APPROVING RELATED EXPENDITURES

Whereas, by letter dated January 28, 2025, the Mayor has requested legislation authorizing herself and the Chief of Staff to attend the African American Mayors' Association (AAMA) Annual Conference in Washington, D.C. from April 16-18, 2025; and

Whereas, the AAMA is the largest convening of African American Mayors in the United States, bringing together municipal leaders, corporate executives, and stakeholders to discuss key issues impacting cities and communities across the country; and

Whereas, the 2025 AAMA Annual Conference, themed "*The Power of Now*," will provide valuable opportunities for engagement, collaboration, and knowledge-sharing on best practices and strategies for municipal leadership and governance; and

Whereas, attendance at this conference will enhance the City's leadership capabilities, foster critical partnerships, and inform the City's strategies on important municipal issues; and

Whereas, the cost for registration shall not exceed \$1,100.00 per person, and total associated travel expenses for the Mayor and Chief of Staff shall not exceed \$6,000.00; **Now, Therefore, Be It Resolved That**

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

Section 1. Authorization. The Mayor and Chief of Staff are hereby authorized to attend the African American Mayors' Association (AAMA) Annual Conference in Washington, D.C., from April 16-18, 2025.

Section 2. Appropriation and Expenditure. The City Council approves the expenditure of funds for this purpose as follows:

Section 3. Funding. The registration fees shall not exceed \$1,100.00 per person, and total expenditures for travel-related expenses (transportation, incidentals, and hotel) shall not exceed \$6,000.00, which will be charged to Budget Code A1210.402 (Travel).

Section 4. Purpose and Reporting. Participation in the conference is intended to enhance the City's governance and improve intergovernmental relations. Upon return, the Mayor or Chief of Staff shall provide the City Council with a summary report of key insights and opportunities identified

during the conference.

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



CITY OF MOUNT VERNON, N.Y.

Mayor Office

SHAWYN PATTERSON-HOWARD, MPA
Mayor

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

MALCOLM CLARK
Chief of Staff

KHENDRA DAVID
Deputy Chief of Staff

January 28, 2025

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

[African American Mayors Association (AAMA) – 2025 Annual Conference]

Dear Honorable Council Members,

This letter comes as a request to the City Council for the enactment of legislation authorizing the Mayor and Chief of Staff to attend the African American Mayors Association (AAMA) Annual Conference in Washington DC on April 16th to April 18th, 2025.

The cost of registration is not to exceed \$1,100.00 per person, with the entire trip including transportation, incidentals, and hotel should not exceed \$6,000.00. (Six thousand dollars). The cost of the travel, hotel fees, and incidentals will be expensed from budget A 1210.402 – Travel

The AAMA 2025 Annual Conference is the largest convening of African American mayors in the country, bringing together America's city executives of the most diverse communities and neighborhoods. This conference presents an occasion to converse with decision-makers in the public sector and an opportunity to share successful strategies and new ideas. In alignment with the theme, "The Power of Now", all in attendance, from mayors to corporate executives, will engage and connect with vital stakeholders about the collective power of municipal leadership and partnership to impact the future of our cities.

Please see the attached link for the most "up-to-date" schedule of events.

<https://www.aamaconference.com/schedule>

In Service,

Shawyn Patterson-Howard, MPA
Mayor

"The Jewel of Westchester"



City of Mount Vernon, New York

Staff Report

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File #: TMP -1151

Agenda Date: 2/12/2025

Agenda #: 3.

City Council

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

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

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

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

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

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

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

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

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

- e) Expedite consultant selection process for future projects.

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



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

SHAWYN PATTERSON-HOWARD
Mayor

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

DAMANI L. BUSH
Commissioner

ROBERT L. HACKETT
Deputy Commissioner

JOHN NUCULOVIC
Deputy Commissioner

January 6, 2025

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

Re: Establishing a List of Qualified Environmental/Sustainability Consultants

Dear Honorable City Council Members:

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

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

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

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

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

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

"The Jewel of Westchester"

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

Respectfully,



Shayne M. Brooks
Director of Sustainability
SMB/sb



Damani L. Bush
Commissioner of Public Works
DLB/db

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



City of Mount Vernon, New York

Staff Report

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File #: TMP -1167

Agenda Date: 2/12/2025

Agenda #: 4.

City Council:

AN ORDINANCE AUTHORIZING CURTIS WOODS, CITY ENGINEER, TO ATTEND THE MUNICIPAL CODE ENFORCEMENT OFFICIALS AT THE NEW YORK STATE BUILDINGS OFFICIALS CONFERENCE FOR REQUIRED IN-SERVICE TRAINING

Whereas, by letter dated January 14, 2025, the Commissioner of the Department of Public Works has requested legislation authorizing the attendance of Curtis Woods, the City Engineer, at the New York State Buildings Officials Conference (NYSBOC) to obtain the required in-service training as mandated by 19 NYCRR 1208-3.3; and

Whereas, the City of Mount Vernon is committed to ensuring that its Code Enforcement Officials (CEOs) maintain the highest level of professional competency and compliance with state-mandated training requirements; and

Whereas, under 19 NYCRR 1208-3.3, Code Enforcement Officials must complete twenty-four (24) hours of in-service training annually, including twelve (12) hours of Department of State, Division of Building Standards and Codes (DBSC) approved courses covering specific topics such as Code Enforcement and Administration, Uniform Fire Prevention and Building Code, and Energy Conservation Construction Code; and

Whereas, the New York State Buildings Officials Conference (NYSBOC) provides an opportunity for Code Enforcement Officials to obtain the required training to meet the state-mandated continuing education requirements; and

Whereas, the 2025 NYSBOC Conference will be held at the Westchester County Center on February 26 and 27, 2025, and March 19 and 20, 2025, from 8:30 a.m. to 4:30 p.m., providing essential in-service training; and

Whereas, the Annual Membership and Conference cost for each attendee is \$300.00, with sufficient funds available under Budget Code A.1440.403 (Membership Dues), and transportation will be provided via motor pool vehicles; and

Whereas, the participation of Curtis Woods, City Engineer, and other designated Code Enforcement Officials in this training will enhance their knowledge, efficiency, and compliance with regulatory requirements; and **Now, Therefore, Be It Resolved That**

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

Section 1. Authorization. The City Council authorizes the attendance of Curtis Woods, the City Engineer, at the New York State Buildings Officials Conference (NYSBOC) to obtain the required in-service training as mandated by 19 NYCRR 1208-3.3.

Section 2. Funding. The cost of attendance, including the Annual Membership and Conference registration fee of \$300.00 per attendee, shall be funded through Budget Code A.1440.403 (Membership Dues). Motorpool vehicles shall provide transportation to and from the conference.

Section 3. Compliance. All attendees must complete the required training hours as stipulated by the New York State Department of State, Division of Building Standards and Codes (DBSC), and provide documentation of completion to the City of Mount Vernon.

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



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

SHAWYN PATTERSON-HOWARD
Mayor

City Hall, One Roosevelt Square
Mount Vernon, NY. 10550
(914) 914-665-2343
email: dpwconcerns@mountvernonny.gov

DAMANI L. BUSH
Commissioner

ROBERT L. HACKETT
Deputy Commissioner

JOHN NUCULOVIC
Deputy Commissioner

January 14, 2025

Honorable City Council Members
City of Mount Vernon
Mt. Vernon, New York 10550

RE: 2025 NYSBOC Municipal Code Enforcement Conference

Dear Honorable Council Members,

I am respectfully requesting that the Municipal Code Enforcement Official's (ECO's- Curtis Woods, City Engineer) attend the required New York Buildings Officials Conference (NYSBOC). The mandatory NYSBOC 4-day conference for in service training will be held at the Westchester County Center on February 26 & 27th, March 19th & 20th of 2025 between the hours of 8:30am and 4:30pm respectively.

Code Enforcement Officials are required to complete 24 hours of In-Service training each calendar year. (January 1 to December 31). 12 of these hours must be obtained by completing training courses that are approved by the Department of State, Division of Building Standards and Codes (DBSC). Of the 12 hours of approved courses: at least 3 hours must be obtained in Topic 1. Code Enforcement and Administrative (19 NYCRR 1208-3 (b) (1)); at least 3 hours must be obtained in Topic 2, Uniform Fire Prevention and Building Code (19 NYCRR 1208-3.3(c) (2)); and at least 3 hours must be obtained in Topic 3, Energy Conservation Construction Code (19 NYCRR 1208-3.3(c) (2)). A maximum of 12 hours of Professional Development Electives may be applied toward the 24 hours of annual In-Service training.

The Annual Membership and Conference cost for this is \$300.00 per member and is not expected to exceed \$300.00 for 1 Code Enforcement Official. Monies are available under Budget Code A.1440.403 (Membership and Dues) Transportation will be provided motor pool vehicles.

Thank you,

Damani Bush
Commissioner
Department of Public Works



City of Mount Vernon, New York

Staff Report

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File #: TMP -1186

Agenda Date: 2/11/2025

Agenda #: 5.

City Council:

AN ORDINANCE IMPOSING FEES IN ADDITION TO FINES AND REQUEST REIMBURSEMENT OF COSTS INCURRED IN RESPONSE TO AN ILLICIT SEWER DISCHARGE INCIDENT

Whereas, by letter dated January 28, 2025, the Commissioner of the Department of Public Works has requested legislation authorizing additional fees and requests reimbursement for costs incurred by the City of Mount Vernon in responding to illicit sewer discharge incidents; and

Whereas, the City of Mount Vernon is committed to maintaining a safe and clean municipal separate storm sewer system (MS4) to protect public health and environmental quality; and

Whereas, on January 17, 2025, the Department of Public Works Emergency Sewer Bureau (E.S.B.) identified an illegal sewer discharge by Aid & J Hood Cleaners, a vendor hired by Chicken Hut, at 10 North 3rd Ave, cross: 17-1 East Prospect Ave, Mount Vernon, NY 10550; and

Whereas, the vendor was observed discharging fats, oils, and grease (F.O.G.) directly into the MS4 system in violation of city code §154-6; and

Whereas, the Department of Public Works (D.P.W.), in coordination with the Public Works Deputy Commissioner, the Building Department, and the New York State Department of Environmental Conservation (N.Y.S.D.E.C.) Spill Response, took immediate corrective measures to mitigate the contamination; and

Whereas, the response necessitated the deployment of personnel and equipment, incurring costs totaling \$1,938.54; and

Whereas, this is the third documented incident within twenty-four months involving Chicken Hut in violation of §154-6; **Now, Therefore, Be It Resolved That**

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

Section 1. Purpose. This Ordinance establishes additional fees and requests reimbursement for costs incurred by the City of Mount Vernon in responding to illicit sewer discharge incidents.

Section 2. Authority. This Ordinance is enacted pursuant to the City of Mount Vernon's authority to regulate and enforce environmental and public health laws, including but not limited to City Code §154-6.

Section 3. Imposition of Fees. Any entity found violating §154-6 shall be responsible for reimbursing the City for all costs incurred in responding to and mitigating the illicit discharge. Such fees shall include but are not limited to:

<u>Employee Name</u>	<u>Hours of Operation</u>	<u>Employee Rate</u>	<u>Apparatus / Equipment</u>	<u>Equipment Rate (Hour)</u>	<u>Total</u>
Nuculovic, J	1.5	\$57.16	C-3	\$27.78	\$127.41
Carretta, J.	1.0	\$63.36	C-3	--	\$63.36
Bennett, R.	4.0	\$46.88	E-1	\$27.78	\$298.64
Davis, G.	4.0	\$28.73	E-23	\$22.91	\$246.56
Butler, K.	4.0	\$35.98	E-23	--	\$143.92
Kendall, T.	3.5	\$38.73	E-4	\$109.97	\$520.45
Lewis, R.	3.0	\$38.73	E-2	\$107.72	\$439.35
Stevenson, D.	3.0	\$38.73	E-2	--	\$98.85

Section 4. Assessment of Costs. The following costs incurred in response to January 17, 2025, Chicken Hut shall reimburse illicit discharge: (a) Employee wages and hours worked; (b) Equipment usage rates and hours operated; and (c) Total assessed cost: \$1,938.54.

Section 5. Enforcement. Failure to remit payment within thirty (30) days of notice shall result in additional penalties, including but not limited to (a) Additional fines as per City Code, (b) Suspension or revocation of relevant business permits, and (c) Civil enforcement action to recover outstanding costs.

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



CITY OF MOUNT VERNON, N.Y.

DEPARTMENT of PUBLIC WORKS

SHAWYN PATTERSON-HOWARD
Mayor

City Hall, One Roosevelt Square
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email:dpwconcerns@mountvernonny.gov

DAMANI L. BUSH
Commissioner

ROBERT L. HACKETT
Deputy Commissioner

JOHN NUCULOVIC
Deputy Commissioner

January 28, 2025

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

RE: Fees In Addition To Fines [Request For Reimbursement Of Costs Incurred In Response To Illicit Sewer Discharge Incident]

Dear Honorable Members of the City Council,

1. PURPOSE. This memorandum informs recipients of an incident at 10 North 3rd Ave, cross: 17-1 East Prospect Ave, Mount Vernon, NY 10550 the commercial establishment known as "Chicken Hut" and response by department of public works.

2. BACKGROUND. On the morning of January 17, 2025, at approximately 8:30 am, the department of public works emergency sewer bureau (E.S.B.) identified and halted an illegal sewer discharge by aid & j hood cleaners. Our sewer crew witnessed this vendor, hired by chicken hut, to perform routine maintenance on the restaurant's commercial hood and grease traps. They were observed discharging F.O.G. (fats, oils, and grease) directly into the MS4 system (municipal separate storm sewer system), compromising the safety and cleanliness of our community, and counter to any best practices and city §154-6. Sewer foreman was summoned, who summoned the Public Works Deputy Commissioner, who contacted the building department and simultaneously gave the order to contact N.Y.S.D.E.C. spill response, who deemed it serious enough for a spill number, and also ordered the municipality to take immediate measures to rectify the situation.

3. ACTION. The C.M.V. D.P.W. did take corrective measures resulting in the quick operations of the following personnel and apparatus:

// please see next page for graph //

"The Jewel of Westchester"

EMPLOYEE NAME	HOURS OF OPERATION	EMPLOYEE RATE (HOUR-USD)	APPARATUS / EQUIPMENT	EQUIPMENT RATE (HOUR)	TOTAL (USD)
NUCULOVIC,J.	1.5	57.16	C-3	27.78	127.41
CARRETTA,J.	1	63.36	C-3	-	63.36
BENNETT,R.	4	46.88	E-1	27.78	298.64
DAVIS,G.	4	28.73	E-23	22.91	246.56
BUTLER,K.	4	35.98	E-23	-	143.92
KENDALL,T.	3.5	38.73	E-4	109.97	520.45
LEWIS,R.	3	38.73	E-2	107.72	439.35
STEVENSON,D.	3	32.95	E-2	-	98.85

4. CHARGE. The business was cited for §154-6 by Sewer Foreman. This is the third incident within twenty-four months with regarding this infraction by this business. We seek compensation/restitution in the amount of 1938.54USD.

5. POINT OF CONTACT for this communique is the undersigned at [914]665-2343, or at dpwcommissioner@mountvernonny.gov.



Damani L. Bush
Commissioner of Public Works
DB/jn

Enclosure: Violation



CITY OF MOUNT VERNON, NEW YORK
DEPARTMENT of PUBLIC WORKS

SHAWYN PATTERSON-HOWARD
Mayor

City Hall
One Roosevelt Square – Room 108
Mount Vernon, NY, 10550
(914) 665-2300 – Fax: (914) 665-2476

DAMANI L. BUSH
Commissioner
ROBERT L. HACKETT
Deputy Commissioner

STATE OF NEW YORK: COUNTY OF WESTCHESTER CITY
COURT: CITY OF MOUNT VERNON

THE PEOPLE OF THE STATE OF NEW YORK

Against

JNR REALTY CORP. DANIELLA REALTY CORP C/O DEFRIN
217 E. 85TH ST. #174
NEW YORK, NY 10028

Defendant(s)

Be it known that the complainant herein, Ramone Bennett of the DEPARTMENT OF PUBLIC WORKS accuses the defendant(s) named above, in violation of the Mount Vernon City Code Section as shown below.

Said offense committed at: 4 THIRD AV ,N. IN MT. VERNON on 01/17/2025, at about 8:22 AM.

COUNT ONE: The offense of the violation shown below, of the code of the CITY OF MOUNT VERNON, NEW YORK and, in support of the foregoing, your complainant under penalty of Section 210.45 of the penal law state as follows:

ACCUSATORY PART:

§ 154-6 Discharge prohibitions - Prohibition of Illegal Discharges. No person shall discharge or cause to be discharged into the City's MS4 any materials other than stormwater except as provided in § 154-6A. The commencement, conduct or continuance of any illicit (illegal) discharge to the MS4 is prohibited except as described as follows:

A. The following discharges are exempt from discharge prohibitions established by this chapter, unless they are subsequently determined to be substantial contributors of pollutants: water line flushing or other potable water sources, uncontaminated landscape irrigation or lawn watering, existing diverted stream flows, rising groundwater, uncontaminated groundwater infiltration to storm drains, uncontaminated pumped groundwater, foundation or footing drains, uncontaminated crawl space or basement sump pump discharges, air conditioning condensate, uncontaminated irrigation water, springs, water from individual residential car washing, natural riparian habitat or wetland flows, dechlorinated swimming pool discharges, residential street wash water, water from firefighting activities, and any other water source not containing pollutants. Such exempt discharges shall be made in accordance with an appropriate plan for reducing pollutants.

Penalties. In addition to or as an alternative to any penalty provided herein or by law, any person who violates the provisions of this chapter shall be guilty of a violation punishable by a fine not exceeding \$1,000 or imprisonment for a period not to exceed two months, or both for conviction of a first offense; for conviction of a second offense both of which were committed within a period of five years, punishable by a fine not less than \$1,000 nor more than \$2,000 or imprisonment for a period not to exceed two months, or both; and upon conviction for a third or subsequent offense all of which were committed within a period of five years, punishable by a fine not less than \$2,000 nor more than \$5,000 or imprisonment for a period not to exceed two months, or both. However, for the purposes of conferring jurisdiction upon courts and judicial

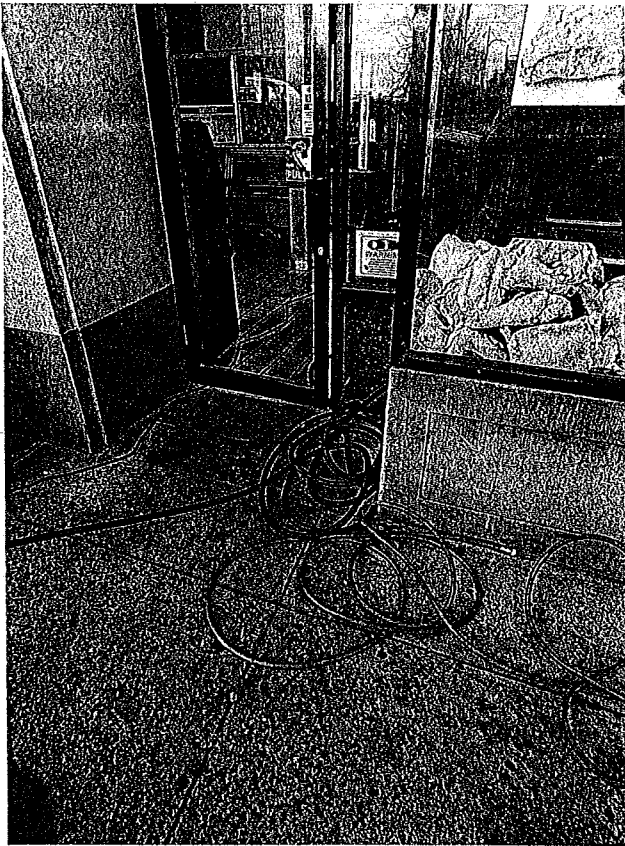
officers generally, violations of this chapter shall be deemed misdemeanors and for such purpose only all provisions of law relating to misdemeanors shall apply to such violations. Each week's continued violation shall constitute a separate additional violation.

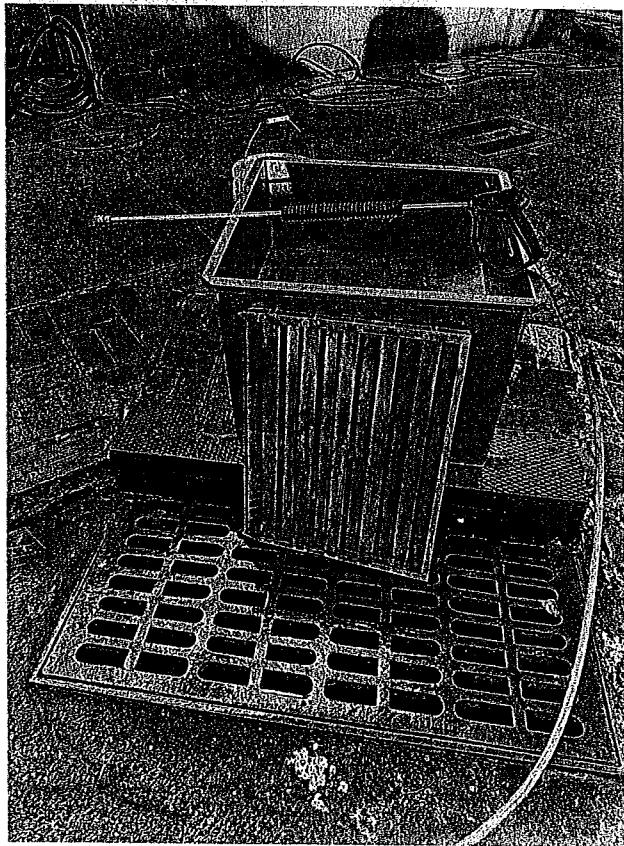
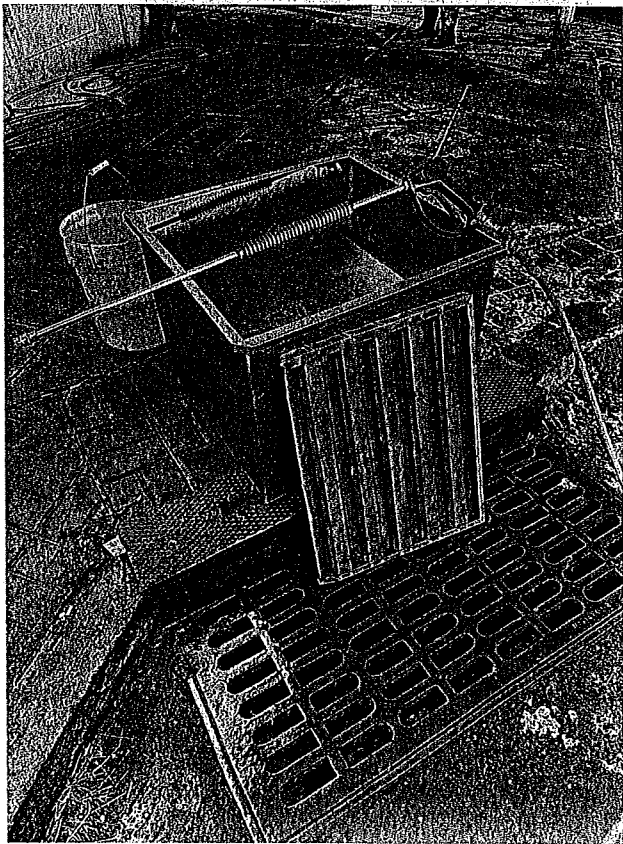
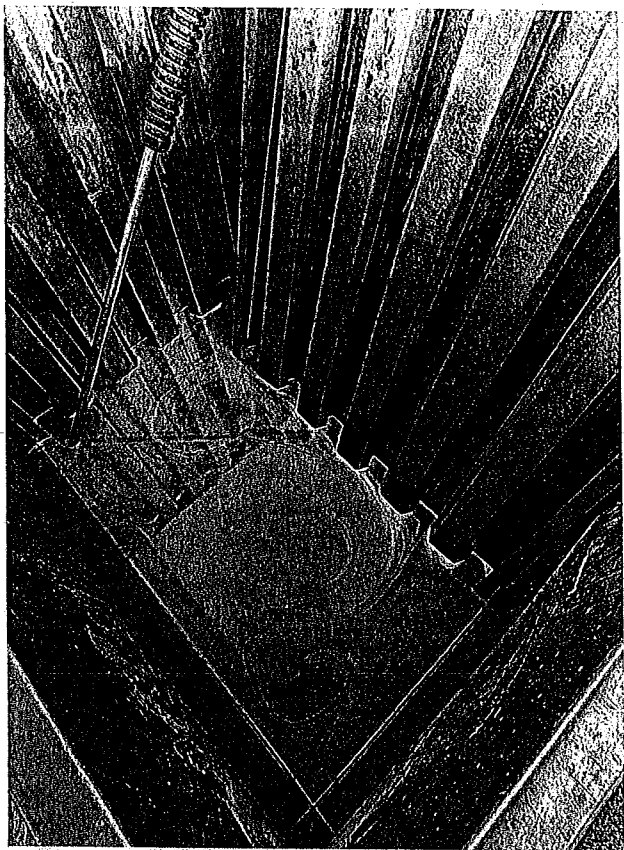
FACTUAL PART: I Ramone Bennett, officer/agent of the Department of Public Works, witnessed on 01/17/2025 at about 8:22 AM an Illicit sewer discharge located at 4 THIRD AV,N. The owner of Chicken Hut hired Aid & J Hood Cleaning to clean their grease traps and filters and dispose of them into oil drums, Aid & J Hood employees, were witnessed by Sewer Foreman Ramone Bennett pressure washing the grease traps directly above the Cities MS4 system allowing all run-off to illegally discharge into the system. This is the 3rd encounter where Chicken Hut employees or agents authorized by Chicken Hut owners were caught illegally discharging into the Cities MS4 system. The Department of Environmental Conservation was notified about the illegal discharge and provided us with this spill # for record (Spill # 2408605).

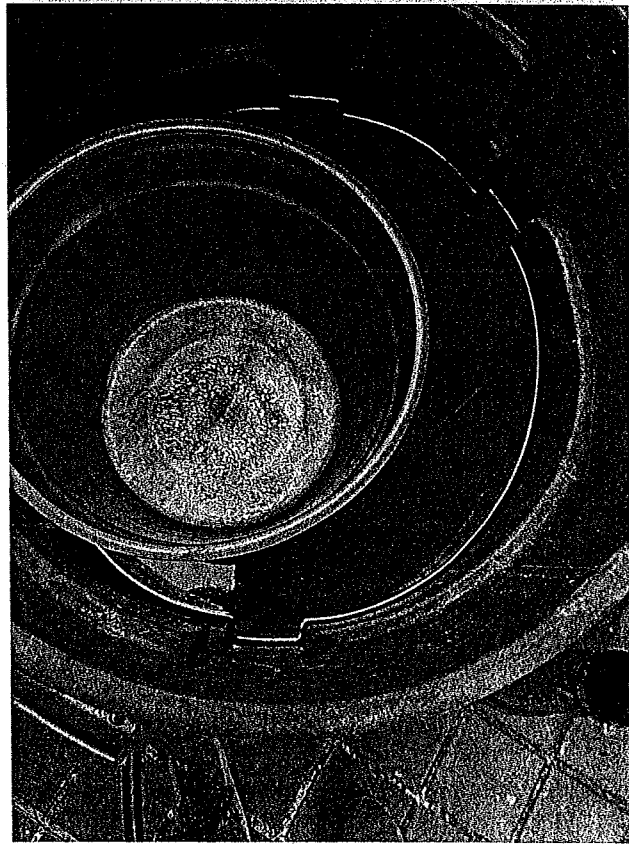
The above allegations of fact are made by the complainant herein on direct knowledge.

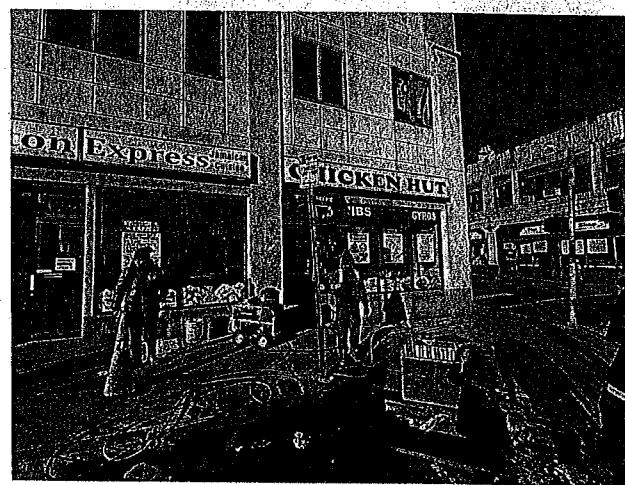
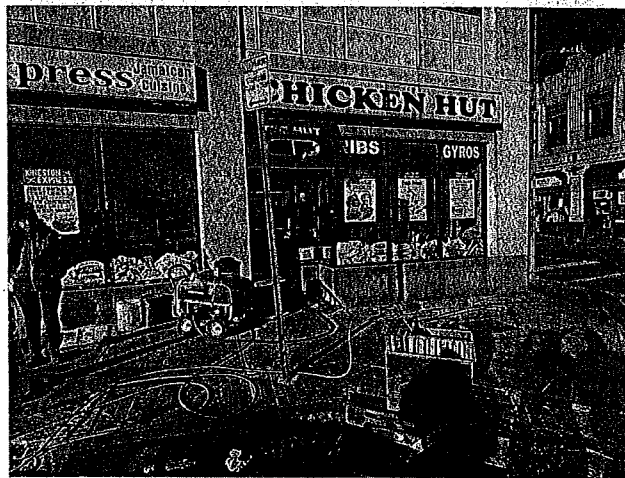
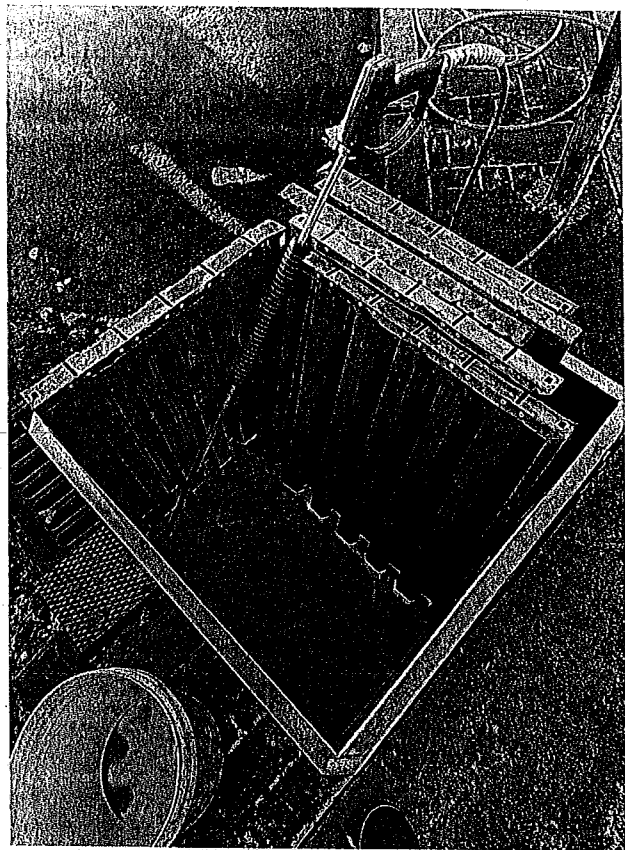
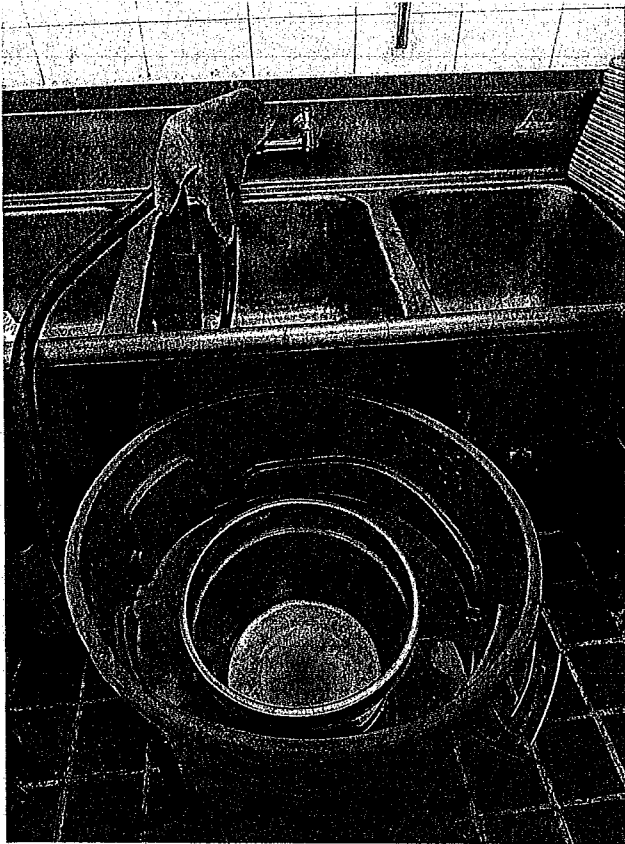
NOTICE: PURSUANT TO THE PENAL LAW, SECTION 210.45, IT IS A CRIME PUNISHABLE AS A CLASS A MISDEMEANOR TO KNOWINGLY MAKE A FALSE STATEMENT HEREIN.

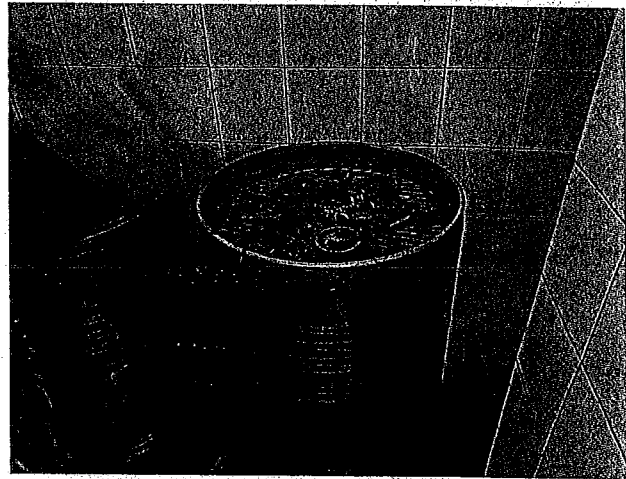
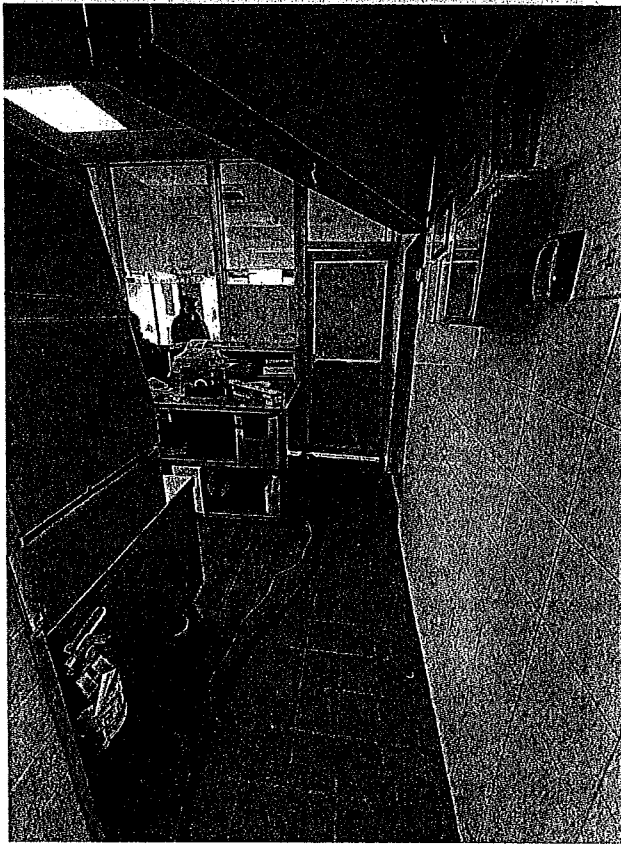
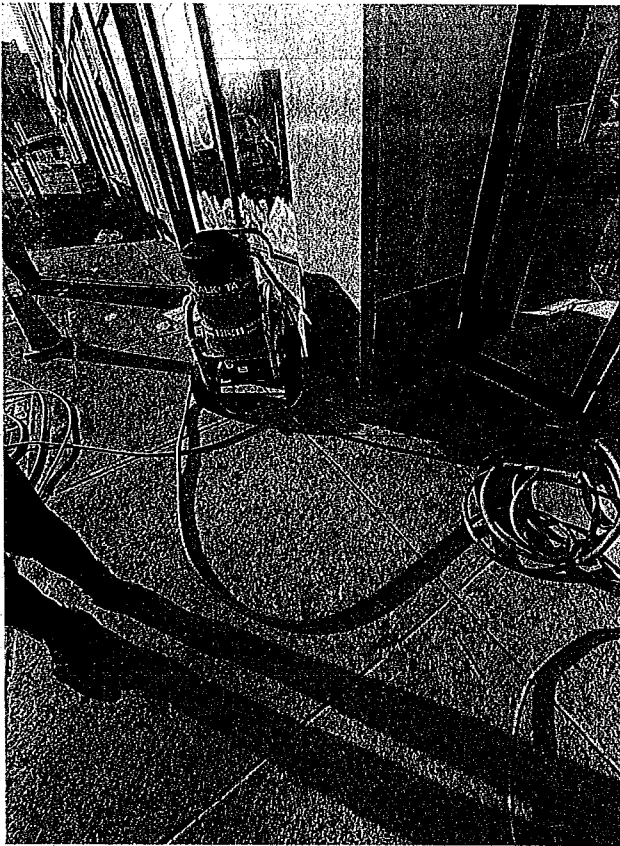
Signed *Ramone Bennett*

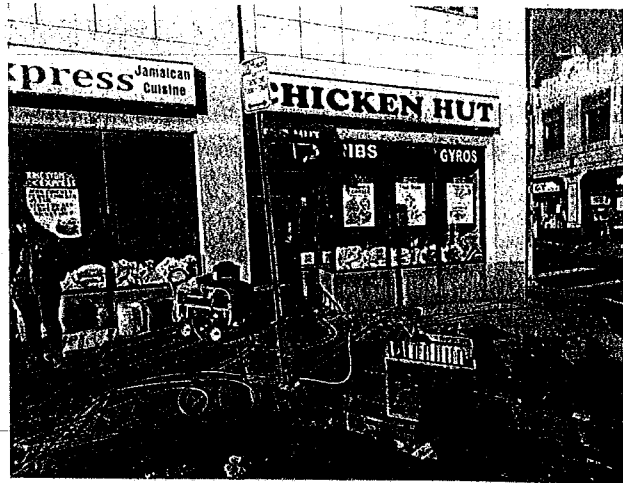














City of Mount Vernon, New York

Staff Report

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

File #: TMP -1192

Agenda Date: 2/11/2025

Agenda #: 6.

City Council:

AN ORDINANCE AUTHORIZING THE SELECTION OF HVEA ENGINEERS FOR DESIGN AND CONSTRUCTION INSPECTION SERVICES FOR THE SOUTH FULTON AVENUE BRIDGE REHABILITATION PROJECT

Whereas, by letter dated February 6, 2025, the Commissioner of the Department of Public Works has requested legislation authorizing the selection of HVEA Engineers to provide design and construction inspection services for the rehabilitation of the South Fulton Avenue Bridge; and

WHEREAS, the South Fulton Avenue Bridge (BIN 2225220) was initially constructed in 1912 to support rail operations of the “New York, Westchester, Boston Railway” and has since undergone various structural reinforcements; and

WHEREAS, the bridge has been subject to ongoing inspections and maintenance by the City of Mount Vernon Department of Public Works (C.M.V.D.P.W.) in coordination with the New York State Department of Transportation (N.Y.S.D.O.T.); and

WHEREAS, the City of Mount Vernon has been awarded funding for \$4.9 million under the Bridge NY Program to support the rehabilitation of the South Fulton Avenue Bridge; and

WHEREAS, a Request for Qualifications (RFQ) was issued to identify a qualified firm to provide design and construction inspection services for the bridge rehabilitation project; and

WHEREAS, after a thorough review and analysis of the proposals submitted, including consideration of (1) understanding of work to be done, (2) experience with similar projects, (3) quality of proposed staff, (4) familiarity with state and federal requirements, (5) organizational and financial responsibility, and (6) logistical familiarity with the area, the Department of Public Works has determined that HVEA Engineers is the most qualified firm to undertake the project; **Now, Therefore, Be It Resolved That**

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

Section 1. Purpose. The purpose of this Ordinance is to authorize the selection of HVEA Engineers to provide design and construction inspection services for the rehabilitation of the South Fulton Avenue Bridge.

Section 2. Selection of Consultant. The City Council hereby authorizes the engagement of HVEA Engineers for the provision of professional services related to the design and construction inspection of the South Fulton Avenue Bridge. The selection is based on the firm's qualifications, experience, and adherence to the evaluation criteria established in the RFQ process.

Section 3. Funding. Funding for this project will come from the \$4.9 million award granted to the City under the Bridge NY Program, which is administered by the N.Y.S.D.O.T.

Section 4. Execution of Agreement. The Mayor, or an authorized designee, is hereby directed to negotiate and execute all necessary agreements with HVEA Engineers to facilitate the timely commencement of

the project.

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



CITY OF MOUNT VERNON, N.Y.

DEPARTMENT of PUBLIC WORKS

SHAWYN PATTERSON-HOWARD

Mayor

City Hall, One Roosevelt Square

Mount Vernon, NY. 10550

(914) 914-665-2343

email:dpwconcerns@mountvernonny.gov

DAMANI L. BUSH

Commissioner

JOHN NUCULOVIC

Deputy Commissioner

06 February 2025

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

Re: Request for Qualifications (RFQ) – Design and Construction Inspection Services for the City Owned Bridge Rehabilitation [South Fulton Avenue Bridge (BIN 2225220) - Constructed 1912]

Dear Honorable City Council Members,

1. PURPOSE. This memo is to impart a selection/determination by Public Works regarding the Design and Construction Inspection bid for the South Fulton Avenue Bridge.

2. BACKGROUND. The South Fulton Avenue Bridge was constructed in 1912 in support of Rail Operations of the "New York, Westchester, Boston Railway (1912-1937). It has accepted significant effort from the C.M.V.D.P.W since 2010 with ongoing Heavy Timber Bracing (vertical), in order to assist the corrosion of the columns, which was annually inspected by N.Y.S.D.O.T. We were then awarded 4.9million USD via the *Bridge NY* Program.

3. ANALYSIS. Our decision was based on several key factors, which will be subject to verification by N.Y.S.D.O.T. during the *Bridge NY* Process, as follows: (1) understanding of work to be done; (2) experience with similar projects as relatable to our needs of the instant matter; (3) quality of proposed staff; (4) familiarity with state and federal requirements; (5) organization and financial responsibility; and (6) logistics posture regarding familiarity with the area.

4. SELECTION. When placing the technical proposals in juxtaposition with each other as well as our analytical criterion, the Department of Public Works has identified HVEA Engineers as the most qualified firm to meet the needs of the City of Mount Vernon's upcoming project.

Thank you for your consideration.

Respectfully,

Damani L. Bush

Commissioner of Public Works

DLB/jn

"The Jewel of Westchester"



City of Mount Vernon, New York

Staff Report

1 ROOSEVELT SQ. RM.
104
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VERNON, NEW YORK
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File #: TMP -1193

Agenda Date: 2/11/2025

Agenda #: 7.

City Council:

AN ORDINANCE AUTHORIZING THE SELECTION OF WOODWARD & CURRAN FOR THE SOUTH THIRD & SOUTH COLUMBUS AVENUES FLOOD MITIGATION PROJECT UNDER THE HAZARD MITIGATION GRANT PROGRAM (HMGP) PROJECT #461S-0004 CMVNY

Whereas, by letter dated February 6, 2025, the Commissioner of the Department of Public Works has requested legislation authorizing the City of Mount Vernon to engage Woodward & Curran to study and plan the South Third & South Columbus Avenues Flood Mitigation Project under FEMA's Hazard Mitigation Grant Program; and

Whereas, the City of Mount Vernon has identified a critical need to mitigate persistent flooding issues at the intersection of South Third and South Columbus Avenues; and

Whereas, a significant flood event caused an explosion due to water pressure in a manhole, leading to ongoing safety and infrastructure concerns in the affected area; and

Whereas, subsequent mitigation efforts, including the addition of a retention area and new sump structures, have not sufficiently alleviated the risk of road closures during severe storm events; and

Whereas, the City has been awarded Nine Hundred Fifty Thousand Dollars (\$950,000) in federal funding under the Federal Emergency Management Agency's (FEMA) Hazard Mitigation Grant Program (HMGP) to conduct a comprehensive study and develop solutions for the intersection, outfall, structures, substructures, surrounding areas, and watersheds; and

Whereas, the Department of Public Works has conducted a thorough evaluation of potential firms based on their understanding of the scope of work, experience with similar projects, quality of proposed staff, familiarity with state and federal requirements, organizational and financial responsibility, and logistical familiarity with the area; and

Whereas, based on this evaluation, the Department of Public Works has determined that Woodward & Curran is the most qualified firm to execute the necessary study and mitigation planning; **Now, Therefore, Be It Resolved That**

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

Section 1. Purpose. This ordinance authorizes the City of Mount Vernon to engage Woodward & Curran to study and plan the South Third & South Columbus Avenues Flood Mitigation Project under FEMA's Hazard Mitigation Grant Program.

Section 2. Project Scope. The selected firm, Woodward & Curran, shall comprehensively assess the flooding issues at South Third and South Columbus Avenues, including but not limited to: a. Evaluating the intersection's drainage capacity and structural integrity; b. Analyzing the outfall system and the impact of tidal changes on drainage efficiency; c. Studying stormwater volume and impact under changing climate conditions; d. Assessing potential mitigation strategies, including infrastructure improvements, e. Providing recommendations for long-term flood prevention measures.

Section 3. Authorization to Enter into Agreement. The Mayor and the Commissioner of the Department of Public Works are hereby authorized to enter into an agreement with Woodward & Curran to execute the study mentioned above, with funding provided by the Hazard Mitigation Grant Program.

Section 4. Implementation. The Department of Public Works shall oversee the study's implementation and ensure compliance with all applicable local, state, and federal regulations.

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



CITY OF MOUNT VERNON, N.Y.

DEPARTMENT of PUBLIC WORKS

SHAWYN PATTERSON-HOWARD
Mayor

City Hall, One Roosevelt Square
Mount Vernon, N.Y. 10550
(914) 914-665-2343
email:dpwconcerns@mountvernonny.gov

DAMANI L. BUSH
Commissioner
JOHN NUCULOVIC
Deputy Commissioner

06 February 2025

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

Re: **FEMA-4615-DR-NY - Hazard Mitigation Grant Program (HMGP) Project #4615-0004 CMVNY
South Third & South Columbus Avenues Flood Mitigation**

Dear Honorable City Council Members,


1. PURPOSE. This memo is to impart a selection/determination by Public Works regarding the Study of the South Third & South Columbus Avenues Flood Mitigation.

2. BACKGROUND. This intersection, and area, underwent an explosion caused by water pressure in the manhole. Since then, a retention area has been added to an adjacent property, and the addition of new structures acting as a sump. The issues are: (1) at high tide the entire outfall pipe is submerged, preventing outfall/run; and (2) with the change in storms in recent years (more volume of downfall at a much shorter amount of time), we still are forced to close the road during storms. We have been awarded 950,000 USD from Hazard Mitigation Grant Program (HMGP) Project under the Federal Emergency Management Agency in order to conduct a much-needed study of the intersection, outfall, structures/sub-structures, surrounding areas and watershed.

3. ANALYSIS. Our decision was based on several key factors, as follows: (1) understanding of work to be done; (2) experience with similar projects as relatable to our needs of the instant matter; (3) quality of proposed staff; (4) familiarity with state and federal requirements; (5) organization and financial responsibility; and (6) logistics posture regarding familiarity with the area.

4. SELECTION. When placing the technical proposals in juxtaposition with each other as well as our analytical criterion, the Department of Public Works has identified Woodward & Curran as the most qualified firm to meet the needs of the City of Mount Vernon's upcoming project.

Thank you for your consideration.

Respectfully,

Damani L. Bush
Commissioner of Public Works
DLB/jn



City of Mount Vernon, New York

Staff Report

1 ROOSEVELT SQ. RM.
104
CITY HALL, MOUNT
VERNON, NEW YORK
10550
& VIA
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File #: TMP -1206

Agenda Date: 2/11/2025

Agenda #: 8.

City Council:

AN ORDINANCE AUTHORIZING A BUDGET LINE TRANSFER WITHIN THE DEPARTMENT OF PUBLIC WORKS TO COVER THE COST OF ADDITIONAL SOFTWARE SERVICES FROM IWORQ SYSTEMS INC.

Whereas, by letter dated February 6, 2025, the Commissioner of the Department of Public Works has requested legislation authorizing the transfer of funds in the amount of \$50,000 to be utilized exclusively for acquiring and implementing additional software services from iWorq Systems Inc. to support DPW operations, including Fleet Management, Municipal Facilities Management, Sewer Asset Management, and Roadway Assessment; and

Whereas, the City of Mount Vernon recognizes the need to improve the efficiency and effectiveness of its Department of Public Works (DPW) operations through enhanced digital asset management and infrastructure monitoring; and

Whereas, iWorq Systems Inc. provides specialized software services, including but not limited to Fleet Management, Municipal Facilities Management, Sewer Asset Management, and Roadway Assessment, which are essential for optimizing DPW operations; and

Whereas, the City of Mount Vernon has determined that a budget line transfer is necessary to cover the costs associated with acquiring and utilizing these additional software services; and

Whereas, the total amount of the required budget line transfer is Fifty Thousand Dollars (\$50,000.00) to reallocate funds from various DPW accounts to ensure adequate funding for the contracted services; **Now, Therefore, Be It Resolved That**

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

Section 1. Authorization of Budget Line Transfer. The City Comptroller is hereby authorized and directed to make the following budget transfers within the Department of Public Works accounts:

FROM:	AMOUNT:	TO:	TOTAL AMOUNT OF TRANSFER:
8120.405 Contracted Outside Services (Sanitary & Storm Sewers)	\$25,000.00	A1440.405 Contracted Outside Services (Engineering)	\$50,000.00
A1640.434 Motor Vehicle Control & Garage Buildings	\$25,000.00		

Section 2. Purpose of Transfer. The funds transferred pursuant to this ordinance shall be utilized exclusively for acquiring and implementing additional software services from iWorq Systems Inc. to support DPW operations, including Fleet Management, Municipal Facilities Management, Sewer Asset Management, and Roadway Assessment.

Section 3. Effective Date. This ordinance shall take effect immediately upon its adoption by the Board of Estimate & Contract.



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

SHAWYN PATTERSON-HOWARD
Mayor

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

DAMANI L. BUSH
Commissioner
JOHN NUCULOVIC
Deputy Commissioner

February 6, 2025

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

Re: Transfer of Funds – iWorq Systems Inc.

Dear Honorable City Council Members,

The following Department of Public Works budget line transfer is necessary to cover the additional cost(s) in the subsequent legislation to acquire and utilize additional software services by iWorq Systems Inc. including Fleet Management, Municipal Facilities Management, Sewers Asset Management, Roadway Assessment, Etc.

FROM	AMOUNT	TO	AMOUNT
A8120.405 Contracted Outside Services (Sanitary & Storm Sewers)	\$25,000	A1440.405 Contracted Outside Services (Engineering)	\$50,000
A1640.434 Motor Vehicle Control & Garage Buildings	\$25,000		

Respectfully,

Damani L. Bush
Commissioner of Public Works
DLB/db

Cc: Comptroller's Office
Law Department
Contractual File

"The Jewel of Westchester"



City of Mount Vernon, New York

Staff Report

1 ROOSEVELT SQ. RM.
104
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VERNON, NEW YORK
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& VIA
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COM/MOUNTVERNONNY

File #: TMP -1194

Agenda Date: 2/11/2025

Agenda #: 9.

City Council:

AN ORDINANCE AUTHORIZING THE ADOPTION OF THE IWORQ TECHNOLOGICAL AND INSPECTION SOLUTION FOR THE DEPARTMENT OF PUBLIC WORKS

Whereas, by letter dated February 6, 2025, the Deputy Commissioner of the Department of Public Works has requested legislation authorizing the adoption of iWorQ, a workflow management system, to enhance the efficiency and effectiveness of Public Works operations, including asset management, pavement inspection, stormwater tracking, fleet monitoring, and other critical municipal services; and

Whereas, the City of Mount Vernon recognizes the need to improve efficiency, accountability, and productivity in its Public Works operations; and

Whereas, the iWorQ system has been identified as a comprehensive workflow management solution that streamlines municipal processes across multiple divisions; and

Whereas, after a thorough analysis conducted by the Public Works Commissioner, iWorQ has been determined to be the most cost-effective and robust solution for improving the city's asset management and service delivery; and

Whereas, iWorQ provides cross-platform accessibility, ensuring real-time data collection and decision-making for municipal staff across various locations; and

Whereas, the adoption of iWorQ aligns with the city's objectives of enhancing infrastructure management, increasing transparency, and reducing manual inefficiencies; and

Whereas, funding for the implementation of iWorQ is available from the established budget line A1440.405 Contracted Services (Engineering); **Now, Therefore, Be It Resolved That**

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

Section 1. Purpose. This ordinance authorizes the adoption of iWorQ, a workflow management system, to enhance the efficiency and effectiveness of Public Works operations, including asset management, pavement inspection, stormwater tracking, fleet monitoring, and other critical municipal services.

Section 2. Approval and Implementation.

(a) The City of Mount Vernon hereby approves the purchase of additional iWorQ modules, which will increase the city's capabilities in asset and infrastructure management.

(b) The Public Works Commissioner shall oversee the implementation and integration of iWorQ into the city's operations.

(c) A three-year contract shall be entered into with iWorQ for the provision of services, including technical assistance, user training, and system support.

Section 3. Application and Scope. The iWorQ system shall provide comprehensive solutions in the following key areas:

(a) **Stormwater Management** - Tracking and managing stormwater systems, ensuring compliance with environmental regulations.

(b) **Workflow Management** - Assigning and tracking work orders, improving overall task completion and productivity.

(c) **Pavement Management and Inspection** - Maintaining an updated inventory of road conditions and conducting a professional pavement analysis.

(d) **Sign Management** - Monitoring signage across the city to ensure regulatory compliance and interdepartmental coordination.

(e) **Sewer Management** - Proactively maintaining the sewer infrastructure to prevent costly repairs.

(f) **Fleet Management** - Tracking vehicle conditions, maintenance schedules, and operational efficiency.

(g) **Facilities and Buildings Management** - Ensuring timely maintenance and safety of municipal buildings.

(h) **Automated Scheduled Reports** - Generating real-time reports to improve decision-making.

(i) **Customizable Workflows** - Adapting system functionalities to meet the city's needs.

Section 4. Funding and Procurement.

(a) The first-year cost for implementing the iWorQ system, including the one-time pavement analysis, shall be \$88,000.

(b) The ongoing annual cost for subsequent years shall be \$83,000.

(c) Funding shall be allocated from line item A1440.405 Contracted Services (Engineering).

Section 5. Effective Date. This ordinance shall take effect immediately upon its adoption by the Board of Estimate & Contract.



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

SHAWYN PATTERSON-HOWARD
Mayor

City Hall, One Roosevelt Square
Mount Vernon, NY. 10550
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email:dpwconcerns@mountvernonny.gov

DAMANI L. BUSH
Commissioner
JOHN NUCULOVIC
Deputy Commissioner

06 February 2025

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

Re: **Proposal -- [iWorQ Workflow Upgrade for Software-as-a-Service]**

Dear Honorable City Council Members,

1. PURPOSE. This communique has been penned to propose the adoption of a comprehensive technological and inspection solution iWorQ, which can significantly enhance the efficiency and effectiveness of our municipality's Public Works Operations. iWorQ is a robust workflow management system designed to streamline processes across multiple division in the departments, increase accountability and productivity, provide nonrepudiation, and we very strongly believe its implementation will bring tremendous value to our municipality.

2. BACKGROUND. The Public Works Commissioner's thorough analysis after extensive examination, which has been ongoing since last summer, has yielded a single-source and sole source (please see Enclosure 2) rectification of some issues regarding D.P.W. This solution would be to purchase more modules in the current Software-as-a-Service that we employ, but currently under-utilize: iWorQ, which came in as the lowest quote in 2023 (please see Enclosure 3).

iWorQ is a powerful, cross-platform software that can be accessed from any device, whether desktop, tablet, or smartphone. This flexibility will enable our staff to manage critical municipal tasks efficiently, irrespective their physical location, as well as being able to easily provide real-time data while in the field. In addition, the customizable workflows and the fact that the information would rest with us, the client, ensures a Mount Vernon based methodology, in which we are not permanently confined by some external entity or lose information to some proprietary information language or location of information. All pertinent information appears to be exportable to ways that we can manipulate and used, if necessary, outside of the program.

By implementing iWorQ, we can enhance our ability to manage infrastructure, drastically positively impact our asset management posture, improve efficiency, and ultimately provide better service to our residents. This software would significantly reduce manual tasks, possibly increase but definitely ease transparency, and provide better insight into the overall health of our municipality's operations.

3. APPLICATION. This solution requires no upgrade to our physical I.T. infrastructure, and in addition to the system's powerful features, this iWorQ three-year contract offers a full range of support services, including technical assistance, user training, and implementation services. These resources would ensure a smooth transition and full adoption of the system across our teams.

In addition to the iWorQ application, this contract contributes something that we cannot do due to time and personnel constraints – a city-wide proper pavement analysis of our roads, by the iWorQ specialists at their practiced and professional Pavement Maintenance team.

"The Jewel of Westchester"

The system itself provides comprehensive solutions for several key areas, as delineated in the following subparagraphs:

3.A. Stormwater Management. Track and manage stormwater systems and related workorders, improving our ability to address drainage issues and ensure compliance with environmental standards, and possess the capability to make real-time decisions from information received from boots on the ground.

3.B. Workflow Management. Streamline task management, ensuring that work orders, tasks, and responsibilities are efficiently assigned and tracked, improving overall productivity.

3.C. Pavement Management and Pavement Inspection. Maintain a detailed inventory of pavement conditions, historical analysis, helping to plan preventative maintenance and repairs to extend the life of our roadways, as well as the aforementioned Pavement Inspection and Analysis report/ratings.

3.D. Sign Management. Track and manage the status of signage across the municipality, ensuring compliance with safety and regulatory standards and to elucidate and alleviate problems with multiple city departments.

3.E. Sewer Management. Monitor sewer infrastructure, allowing for proactive maintenance and identification of potential issues before they become costly problems.

3.F. Fleet Management. Keep track of the condition, maintenance schedules, and operational status of our fleet, ensuring that vehicles are running efficiently and safely.

3.G. Facilities and Buildings Management. Manage municipal buildings and facilities, including routine maintenance and repairs, to ensure all spaces remain functional and safe for public use.

3.H. Automated Schedule Reports. Generate reports automatically, reducing manual effort and ensuring that our team has access to accurate, real-time data on operations and maintenance.

3.I. Customizable Workflows. Tailor workflows, reports, and to meet the specific needs of each division, improving flexibility and enabling departments to operate according to their unique requirements.

4. FUNDING/PROCUREMENT. The Public Works Commissioner seeks to purchase these new modules with our established vendor. We currently remit 30,000.00USD annually, and with the proposed services (stormwater, asset management, facilities management, sewer management, street light management, fleet enterprise package, workflows, activity codes and automated scheduled reports for work management) increase totals 53,000USD for a new annual total of 83,000USD, plus the one-time pavement inspection/analysis of 5,000USD. This means for the **first year we would spend 88,500USD** and then **83,000USD every year after**, unless otherwise altered. Funding for this solution will be available from the line as follows: **A1440.405 Contracted Services [Engineering]**.

Respectfully Submitted,



John Nuculovic
Deputy Commissioner of Public Works

Enclosure: (1) iWorQ Proposal
(2) iWorQ Sole Source Letter
(3) iWorQ Approved Legislation 2023

IWORQ SERVICE(S) AGREEMENT

For iWorQ application(s) and service(s)

Mount Vernon, NY hereafter known as ("Customer"), enters into THIS SERVICE(S) AGREEMENT ("Agreement") with iWorQ Systems Inc. ("iWorQ") with its principal place of business 1125 West 400 North, Suite 102, Logan, Utah 84321.

1. SOFTWARE AS A SERVICE (SaaS) TERMS OF ACCESS:

iWorQ grants Customer a non-exclusive, non-transferable limited access to use iWorQ service(s), application(s) on iWorQ's authorize website for the fee(s) and terms listed in Appendix A. This agreement will govern all application(s) and service(s) listed in the Appendix A.

2. CUSTOMER RESPONSIBILITY:

Customer acknowledges that they are receiving only a limited subscription to use the application(s), service(s), and related documentation, if any, and shall obtain no titles, ownership nor any rights in or to the application(s), service(s), and related documentation, all of which title and rights shall remain with iWorQ. Customer shall not permit any user to reproduce, copy, or reverse engineer any of the application(s), service(s) and related documentation.

iWorQ is not responsible for the content entered into iWorQ's database or uploaded as a document or image.

3. TRAINING AND IMPLEMENTATION:

Customer agrees to provide the time, resources, and personnel to implement iWorQ's service(s) and application(s). iWorQ will assign a senior account manager and an account management team to implement service(s) and application(s). Typical implementation will take less than 60 days. iWorQ account managers will call twice per week, provide remote training once per week, and send weekly summary emails to the customer implementation team. iWorQ can provide project management and implementation document upon request.

iWorQ will do ONE import of the Customer's data. This import consists of importing data, sent by the Customer, in an electronic relational database format.

Customer must have clear ownership of all forms, letters, inspections, checklists, and data sent to iWorQ.



4. CUSTOMER DATA:

Customer data will be stored on AWS GovCloud. iWorQ will use commercially reasonable efforts to backup, store and manage Customer data. iWorQ does backups twice per week and offsite backups twice per week.

Customer can run reports and export data from iWorQ application(s) at any time.

Customer can pay iWorQ for additional data management service(s), onsite backups, application(s) and other service(s).

Data upload and storage is provided to every Customer. This includes uploading files up to 25MB and 100GB of managed data storage on AWS GovCloud. Additional upload file sizes and managed data storage sizes can be provided based on the application(s) and service(s) listed in Appendix A.

Customer can upload and store images with personal information like driver's license, and more. This Data can be used by the customer to complete the permitting, licensing, or code enforcement processes. Customer understands that the data must be uploaded and stored in the Sensitive Data Upload section of the iWorQ software for access and security purposes.

iWorQ is not responsible: (1) For the content entered into iWorQ's database, (2) For images or documents scanned locally and uploaded by the iWorQ users, (3) For documents or images uploaded by citizens over the web, and (4) For backup data sent to the Customer by iWorQ.

5. CUSTOMER SUPPORT:

Customer support and training are FREE and available Monday-Friday, from 6:00 A.M. to 5:00 P.M. MST, for any authorized user with a login. iWorQ provides unlimited remote Customer training (through webinars), phone support, help files, and documentation. Basic support request is typically handled the same day. iWorQ provides "Service NOT Software".

6. BILLING:

iWorQ will invoice Customer on an annual basis. iWorQ will send invoice by mail and by email to the address(s) listed in Appendix A. Terms of the invoice are net 30 days from the date of the invoice. Any billing changes will require that a new Service(s) Agreement be signed by Customer.

Any additional costs imposed by the Customer including business licenses, fees, or taxes will be added to the Customer's invoice yearly. Support and services fees may increase in subsequent years but will increase no more than 5% per year.

Customer pricing is based on a 3 Year Term and reflects a discounted annual price. Changes to the Term or the Termination Policy (Section 7. Termination:), will affect the annual pricing and could double your annual cost. Customer reserves the right to pay the 3 Year Term upfront to secure discounted annual pricing.

7. TERMINATION:

Prior to the expiration of the initial 3-YEAR TERM (the "Initial Term"), either party may terminate this Agreement, by providing the other party with a Sixty (60) days' written notice prior to the effective date of the expiration. Should Customer terminate any part of the application(s) and or service(s) the remaining balance will immediately become due. Should Customer terminate any part of the application(s) and or service(s) a new Service(s) Agreement will need to be signed. Upon expiration of the Initial Term, this Agreement shall automatically renew for successive one (1) year terms unless either party provide notice of termination or non-renewal no less that sixty (60) days prior to expiration of the then-current term.

Upon termination of this Agreement, iWorQ will discontinue all application(s) and or service(s); iWorQ will provide customer with an electronic copy of all of Customer's data, if requested by the Customer (within 3-5 business days).

During the term of the Agreement, the Customer may request a copy of all of Customer's data, which shall be provided to Customer for a cost of no more than \$2500 per copy. Please note, if Customer is not in compliance with the material terms and conditions of this Agreement, iWorQ will not be required to provide Customer with the data.

8. ACCEPTABLE USE:

Customer represents and warrants that the application(s) and service(s) will only be used for lawful purposes, in a manner allowed by law, and in accordance with reasonable operating rules, and policies, terms, and procedures. iWorQ may restrict access to users upon misuse of application(s) and service(s).

9. MISCELLANEOUS PROVISIONS:

This Agreement will be governed by and construed in accordance with the laws of the State of Utah. Any legal action or proceeding related to this Agreement must be brought and determined in the State of Utah and may not be brought or determined in any other forum or Jurisdiction.

Customer recognizes that iWorQ Systems is a software company located in Utah. Any changes to this section, including changes to the Venue or Forum, will be subject to an increase in their annual pricing.



10. CUSTOMER IMPLEMENTATION INFORMATION:

Primary Implementation Contact _____ Title _____

Office Phone _____ Cell _____ Email _____

Secondary Implementation Contact _____ Title _____

Office Phone _____ Cell _____ Email _____

11. CUSTOMER BILLING INFORMATION:

Billing Contact _____ Title _____

Office Phone _____ Cell _____ Email _____

PO# _____ (if required) Tax Exempt ID # _____

12. ACCEPTANCE:

The effective date of this Agreement is listed below. Authorized representative of Customer and iWorQ have read the Agreement and agree and accept all the terms.

Signature _____

Effective Date: _____

Printed Name _____

Title _____

Office Number _____

Cell Number _____



iWorQ Service(s) Agreement APPENDIX A



iWorQ Cost Proposal

Mount Vernon, NY	Population- <u>68300</u>
1 Roosevelt Square Mount Vernon, NY 10550	Prepared by: Beth Moak

Annual Subscription Fees

<u>Application(s) and Service(s)</u>	<u>Package Price</u>	<u>Billing</u>
Capital Asset - Stormwater Management - Available on any computer, tablet, or mobile device using Chrome browser - Track up to 5 asset types - Track maintenance history for MS4 compliance - OpenStreetMap with point and line layers - Track conditions and descriptions - Configurable dashboard, fields, and reports	\$0.00	Annual
Public Works Package (Asset) Sewer Package includes: * Work Management * Sign Management * Pavement Management * Sewer Management - Track and manage work by location using OpenStreetMap - Work order scheduling and templates - Track labor, inventory, parts, and material - Track work completed and maintenance history - Set maintenance, inspection, and work order schedules - Track sign location, MUTCD, condition, reflectivity, work orders etc. - Remaining service life (RSL), next treatment, 5-year budget etc. - Road layer on OpenStreetMap with color by lookup - Sign layer displayed on OpenStreetMap - Sewer Asset layers on OpenStreetMap (Lines, Manholes, Pumps etc.) (up to 5 asset types) * Available on any computer, tablet, or mobile device using Chrome browser * OpenStreetMap – Ability to track point and line layers * Quarterly GIS Updates * Configurable dashboard, fields, and reports	\$65,500.00	Annual
Capital Asset - Street Lights - Track work completed and maintenance history - Track location using OpenStreetMap - Manage and track all street lights - Configurable dashboard, fields, and reports	\$0.00	Annual
Facilities Management - Available on any computer, tablet, or mobile device - Track up to 5 asset types - Maintenance schedules - Inventory management - Configurable dashboard, fields, and reports	\$0.00	Annual
Fleet Management Enterprise Package *Fleet Management *Work Order Dashboard	\$15,000.00	Annual

*Internal Fleet Request *Fleet Trip Inspection Fleet Management: -Available on any computer, tablet, or mobile device using Chrome Browser -Fuel log tracking and uploads with a CSV or TXT file -Work orders for employee cost, inventory, and purchase order tracking -Manage and maintain a maintenance schedule -Inventory management – having the capability to track and maintain parts you keep on hand -Configurable dashboard, fields, and reports -3 scheduled reports -3 Web form/link for employees to enter trip inspections Fleet Request: -Mechanics/Employees have the ability to put in a vehicle maintenance request through the portal. -Web form/Link for mechanics/employees. -Search ability for mechanics/employees for previous maintenance requests. -Ability to create work orders from the vehicle maintenance requests. -Configure reports from maintenance requests. -Includes Sensitive File Uploads (if needed)		
Workflows - Custom workflows with required stages - Automated emails on status changes	\$1,000.00	Annual
Automated Scheduled Reports - Includes 3 scheduled reports - Sent via email	\$1,500.00	Annual
Subscription Fee Total (This amount will be invoiced each year)	\$83,000.00	

One-Time Setup, GIS integration, and Data Conversion Fees

<u>Service(s)</u>	<u>Full Price Cost</u>	<u>Package Price</u>	<u>Billing</u>
One-Time Setup Total (This amount will be added year 1)	\$32,160.00	\$500.00	Year One

NOTES SERVICE(S) DESCRIPTION

- I. Invoice for the (Annual Subscription Fee Total + One-Time Total) will be sent out 2 weeks after signature and Effective Date
- II. This subscription Fee and Agreement have been provided at the Customer's request and is valid for 25 days
- III. This cost proposal cannot be disclosed or used to compete with other companies.
- IV. Workflows (with Activity Codes) and Automated scheduled reports is for Work Management.
- V. This agreement combines existing services (public works basic package) totaling \$30,000 with proposed services (stormwater asset management, facilities management, sewer management, street light management, fleet enterprise package, workflows, activity codes

and automated scheduled reports for work management) totaling \$53,000 for a new annual total of \$83,000. Added services may be prorated.

PublicWorks1 Agreement For Asset & Data Tracking Services

City of Mount Vernon here, known as (“Customer”), enters into THIS SERVICE (S) AGREEMENT (“Agreement”) with PublicWorks1 Inc. (“PW 1”) with its principal place of business 1125 West 400 North, Suite 102, Logan, Utah 84321.

Recitals

Whereas the Customer is seeking onsite data collection services provided by Public Works 1.

Whereas the Customer is seeking technical support and software provided by iWorQ Systems Inc.

Therefore, in consideration of the mutual promises contained in this agreement, the parties agree as follows:

1. Data Tracking Services

PW 1 will send staff member(s) onsite to track requested street-level imagery, assets, and GPS data points utilizing our Trimble MX7 high resolution camera and / or a pavement condition assessment if requested. The price in Appendix A is based on the mileage provided by the Customer.

2. Customer Responsibility

Customer agrees to provide the time, implementing personnel to assist in scheduling and completing the onsite assessment, and to implement iWorQ’s service(s) and application(s). iWorQ will assign a senior account manager and an account management team to implement service(s) and application(s). Typical implementation will take less than 60 days. iWorQ account managers will call twice per week, provide remote training once per week, and send weekly summary emails to the implementation team. iWorQ can provide project management and implementation documents upon request.

3. Customer Data & Software Terms of Access

Customer acknowledges that an iWorQ Service(s) Agreement is required in conjunction with this agreement for a term of 3 years, and that customer is authorized to access and track the converted PW 1 data in the associated iWorQ software applications.

Customer data will be stored on AWS GovCloud. iWorQ will use commercially reasonable efforts to backup, store and manage Customer data. iWorQ does backups twice per week and offsite backups twice per week. The subscription will renew each year on the anniversary date of this Agreement unless terminated (see 6. TERMINATION).

Customer can run reports and export data from iWorQ application(s) at any time.

Customer can pay iWorQ for additional data management service(s), onsite backups, application(s) and other service(s).

Street Level imagery is provided through iWorQ. Street Level imagery (360 Degree JPG) will not be downloadable through iWorQ. PW1 will make the imagery publicly available.

Data upload and storage is provided to every Customer. This includes uploading files up to 3MB and 10 GB of managed data storage on AWS GovCloud. Additional upload file sizes and managed data storage sizes can be provided based on the application(s) and service(s) listed in Appendix A.

Customer can upload and store images with personal information like driver's license, and more. This Data can be used by the customer to complete the permitting, licensing, or code enforcement processes. Customer understands that the data must be uploaded and stored in the Sensitive Data Upload section of the iWorQ software for access and security purposes.

iWorQ is not responsible: (1) For the content entered iWorQ's database, (2) For images or documents scanned locally and uploaded by the iWorQ users, (3) For documents or images uploaded by citizens over the web, and (4) For backup data sent to the Customer by iWorQ.

Billing:

PW 1 will invoice Customer after the team has come onsite and completed the data collection and/or assessment. The invoice will be generated and sent 2 weeks after the fieldwork has been completed. PW 1 will send the invoice by mail and by email to the address listed in Appendix A. Terms of the invoice are net 30 days. Any billing changes will require that a new Service Agreement be signed by the Customer.

Any additional costs imposed by the Customer including business licenses, fees, or taxes will be added to the Customer's invoice yearly.

4. TERMINATION:

Either party may terminate this agreement, after the initial 3-YEAR TERM, without cause if the terminating party gives the other party sixty (60) days written notice. Should the Customer terminate any application(s) and or service(s) the remaining balance will immediately become due. Should the Customer terminate any part of the application(s) and or service(s) a new Service(s) Agreement will need to be signed.

Termination will discontinue all application(s) and or service(s) under this Agreement; PW1 will provide customer with an electronic copy of all of Customer's data, if requested by the Customer. Backups will be completed within 3-5 business days.

During the term of the Agreement, the Customer may request a copy of all of Customer's data for a cost of no more than \$2500; and all provisions of this Agreement will continue.

5. CUSTOMER SUPPORT:

Customer support and training are FREE and available Monday-Friday, from 6:00 A.M. to 5:00 P.M. MST, for any authorized user with a login. iWorQ provides unlimited remote Customer training (through webinars), phone support, help files, and documentation. Basic support requests are typically handled the same day. iWorQ provides "Service NOT Software".

6. ACCEPTABLE USE:

Customer represents and warrants that the applications and services will only be used for lawful purposes, in a manner allowed by law, and in accordance with reasonable operating rules, and policies, terms and procedures. iWorQ may restrict access to users upon misuse of applications and services.

7. CUSTOMER IMPLEMENTATION INFORMATION:

Primary Implementation Contact _____ Title _____

Office Phone _____ Cell(required) _____ Email _____

Secondary Implementation Contact _____ Title _____

Office Phone _____ Cell(required) _____ Email _____

8. CUSTOMER BILLING INFORMATION:

Billing Contact _____ Title _____

Office Phone _____ Cell _____ Email _____

PO# _____ (if required) Tax Exempt ID # _____

9. ACCEPTANCE:

The effective date of this Agreement is listed below. Authorized representatives of Customer and iWorQ have read the Agreement and agree and accept all the terms.

Signature _____ Effective Date: _____

Printed Name _____

Title _____

Office Number _____ Cell Number: _____

PublicWorks1 Service(s) Agreement
APPENDIX A

PublicWorks1 Price Proposal

Mount Vernon	Centerline Miles: 101
1 Roosevelt Square, Mount Vernon, NY 10550	Prepared by: Jose Lopez and Joel Perkins

Service & Travel Fees

PublicWorks1 Services	Package Price	Billing
Pavement Condition Assessment -Pavement Condition Assessment using distress severity and extent -A pavement distress identification based on remaining service life (RSL), and the SHRP distress (alligator, transverse, edge, patching and potholes, longitudinal) -A condition for each segment, and a network pavement condition distribution is part of the deliverable. -A recommended treatment for each pavement segment -A complete data set entered the iWorQ Pavement Management application (Purchase of the software is required) -The information and data required for budgeting and planning is part of the deliverable	Included	One-Time
Data Collection and Asset Conversion Package includes: -Trimble MX7 Image Collection -Data Conversion -Presented/Delivered Data Shapefile for the following assets: -Sign	Included	One-Time
Travel Fees:		
Services Total (This amount will be invoiced once)	\$5,000	One-Time
	\$5,000	One-Time Total

NOTES & SERVICE(S) DESCRIPTION

- I. Invoice for the Service(s) will be sent out the day work on this project starts.
- II. *This Agreement has been provided at the Customer's request and is valid until 03/31/2025.*
- III. This Contract cannot be used to compete with other companies.



February 6, 2025

Mount Vernon
1 Roosevelt Square
Mount Vernon, NY 10550

Dear Commissioner Bush,

Thank you for your interest in iWorQ solutions. iWorQ Systems has been providing community development and public works software solutions for more than 20 years and serve more than 2,200 agencies throughout the United States and Canada. iWorQ System's was the first in this market to provide a web-based solution to local government. The system's graphical user interface, including all screens and dashboards, is natively touch screen enabled allowing your staff the flexibility to determine the best device to utilize inside the office or in the field.

Our software is a uniquely designed platform that enables us to provide you a sole source contract. Our platform provides our customers the ability to easily configure and add data (numeric, lookup, text, and date fields) on the fly, which requires zero technical understanding or development background to perform. Combining this ability with iWorQ's integrated report builder automatically adds the new data field(s) and circumvents the need for a technical resource with database administration and report writing skills (i.e., Microsoft SQL, SSRS, Crystal, etc.) to do this process manually.

This unique approach allows your County to create new fields and have accompanied ad-hoc or saved reports for a fraction of the cost and time required when working with other 3rd party vendors or relying on in-house technical resources. This process substantially reduces the total cost of ownership with the iWorQ platform compared to any other market available programs. iWorQ is the sole vendor/supplier/distributor/provider of our services and is available as a sole source product.

Thank you for this opportunity,

A handwritten signature in black ink, appearing to read "Ty Pebley". The signature is stylized with a large, sweeping "T" and a cursive "P" followed by "ebley".

Ty Pebley
Vice President, Business Development
iWorQ Systems, Inc.

MAY 24 2023

5

AN ORDINANCE REQUESTING PERMISSION FOR THE
MAYOR VIA THE DEPARTMENT OF PUBLIC WORKS
("DPW") TO ENTER INTO A THREE (3) YEAR AGREEMENT
WITH IWORQ SYSTEMS INC.

WHEREAS, by letter dated May 19, 2023, the Commissioner of the Department of Public Works ("DPW") has requested legislation authorizing the Mayor to enter into a three (3) year Agreement with iWorq Systems Inc. via the Department of Public Works for the purpose of implementing a DPW Workflow Management and Code Enforcement System. The three (3) year contractual agreement shall commence on June 1, 2023, and expires on May 31, 2026, with a first-year pricing of \$49,000.00, followed by \$30,000.00 annually thereafter; and

WHEREAS, DPW has the responsibility of overseeing various agencies and bureaus within the City of Mount Vernon such as Sanitation, Street Cleaning, Highway Maintenance, Building Maintenance, Motor Vehicle Control, Parks, Engineering, Sewers and Stormwater Management, Street Lighting and Traffic. The daily tasks and duties within these sub-sectors require a substantial amount of intricate coordination and scheduling to ensure the daily functions of the city are completed in a timely manner. For many years, the City has operated on a "pen and paper" system to fulfill these responsibilities, which has resulted in incomplete tasks, financial & operational deficiencies and lack of detailed reporting to capture the overall progress, or lack thereof within the Department; and

WHEREAS, we have searched and identified a system that can assist in streamlining the internal workflow and code enforcement within DPW. iWorq Systems, Inc ("iWorq"), has provided a suitable web-based platform proposal to fulfill these needs and become the digital foundation for DPW's daily operations. Some of the application(s) and service(s) features iWorq will provide, include the following:

Public Works Package

- Track and manage work by location using OpenStreetMap
- Work order scheduling and templates;
- Track labor, inventory, parts, and material; and
- Track work completed and maintenance history.

Code Enforcement

- Field issuance of summonses and violations, along with associated fees;
- Customizable letter template for summonses and violations;
- Identify chronic violators of housing standards; and
- Configurable reporting

WHEREAS, the following companies have been contacted to provide proposals for similar services:

Company Name	Pricing
iWorq Systems Inc.	\$30,000.00 annually (plus a one-time setup fee of \$19,000.00)
Central Square	\$36,250.00 annually (plus a one-time setup fee \$116,920.00)
Tyler Technologies	\$44,313.00 annually (plus a on-time setup fee of \$139,020.00)

NOW, THEREFORE,

5

MAY 24 2023

5

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

Section 1. Permission is hereby granted to Mayor to enter into a three (3) year Agreement with iWorQ Systems Inc. via the Department of Public Works for the purpose of implementing a DPW Workflow Management and Code Enforcement System. The three (3) year contractual agreement shall commence on June 1, 2023, and expires on May 31, 2026, with a first-year pricing of \$49,000.00, followed by \$30,000.00 annually thereafter.

Section 2. Funding for this three (3) year contractual agreement is available within the 2023FY Annual Budget Code A1440.405 (Engineering Office: Contracted Outside Service).

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

Vote Taken As Follows: 5/25/2023
Copeland: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM


Assistant Corporation Counsel

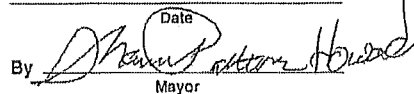
THIS ORDINANCE
ADOPTED BY CITY COUNCIL


Councilperson

ATTEST: 
City Clerk

APPROVED
MAY 23 2023

APPROVED
Dept. _____

Date
By 
Mayor



City of Mount Vernon, New York

Staff Report

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

File #: TMP -1171

Agenda Date: 2/12/2025

Agenda #: 10.

City Council:

AN ORDINANCE ESTABLISHING THE POSITION OF SENIOR ACCOUNT CLERK WITHIN THE BOARD OF WATER SUPPLY

Whereas, by letter dated January 23, 2025, the Commissioner of the Board of Water Supply has requested legislation authorizing the position of Senior Account to be established within the Board of Water Supply; and

Whereas, the Board of Water Supply has identified the need for a Senior Account Clerk position to ensure compliance with mandated internal controls and rigorous accounting requirements; and

Whereas, the Senior Account Clerk will work under the direct supervision of the Chief Accountant to oversee the daily accounting operations of clerical and technical accounting staff; and

Whereas, this position will be critical in safeguarding against potential accounting discrepancies and ensuring compliance with applicable regulations and policies; and

Whereas, the addition of this position aligns with recommendations made in previous audits to strengthen financial oversight and operational efficiency; and

Whereas, the necessary funds for this position, with an annual salary of \$59,630.87 at Grade 7B Step 1, have been allocated within the Board of Water Supply's 2025 budget under code 001-521-521002;
Now, Therefore, Be It Resolved That

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

Section 1. Establishment of Position. The position of Senior Account Clerk is hereby established within the Board of Water Supply.

Section 2. Duties and Responsibilities. The Senior Account Clerk shall perform duties including, but not limited to: a) Proof checking daily cash entries to ensure accuracy and integrity of transactions; b) Verifying deposits and reconciling cash received at the end of each business day; c) Managing customer service functions such as processing credit refunds, addressing misapplied payments, and reviewing requests to waive interest and penalties; d) Reviewing entries prepared by clerical and technical accounting staff to ensure correctness and compliance with established policies.

Section 3. Supervision. The Senior Account Clerk shall report directly to the Chief Accountant of the Board of Water Supply and shall assist in overseeing clerical and technical accounting staff in the execution of financial operations.

Section 4. Compensation. The annual salary for the Senior Account Clerk position shall be \$59,630.87, corresponding to Grade 7B Step 1, as provided in the Board of Water Supply's 2025 budget under code 001-521-521002.

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



BOARD OF WATER SUPPLY

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

MAYOR SHAWYN PATTERSON HOWARD

COMMISSIONER CARLTON C. SPRUILL

SUPERINTENDENT JOHN F. ARENA

CITY HALL – ROOM 2
MOUNT VERNON, NY 10550

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

January 23, 2025

VIA EMAIL:

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

RE: REQUEST TO ADD A POSITION OF SENIOR ACCOUNT CLERK TO THE BOARD
OF WATER SUPPLY

Dear Honorable Mayor Patterson-Howard:

The Board of Water Supply respectfully requests that legislation be enacted to establish the position of Senior Account Clerk within the Board of Water Supply. This position is essential to ensuring the department's compliance with mandated internal controls and to fulfilling the rigorous accounting requirements necessary to maintain the integrity of our financial operations.

Under the direct supervision of the Chief Accountant, the Senior Account Clerk will be instrumental in overseeing the daily accounting operations of clerical and technical accounting staff. Some key responsibilities of this position include:

- Proofchecking Daily Cash Entries: Ensuring the accuracy and integrity of all cash entries for the day.
- Deposit Reconciliation: Verifying the deposits by counting and reconciling cash received at the end of each business day.
- Facilitating Customer Requests: Managing customer service functions such as processing credit refunds, addressing misapplied payments, and reviewing requests to waive interest and penalties.
- Reviewing Entries: Carefully reviewing entries prepared by clerical and technical accounting staff

The addition of this position will significantly enhance the department's ability to maintain robust internal controls, as mandated by recommendations in previous audits. The Senior Account Clerk will also act as a safeguard against potential accounting discrepancies and ensure compliance with applicable regulations and policies. We believe that creating this position will reinforce the department's capacity to meet its financial oversight obligations effectively and improve overall operational efficiency.

This new position will have an annual salary of 59,630.87, Grade 7B Step 1. The necessary funds for this position are included in the Board of Water Supply's 2025 budget code 001-521-521002.

Thank you for your attention to this matter. Please do not hesitate to contact me if further information or clarification is required.

Respectfully submitted,


Carlton C. Spruill
Commissioner



MOUNT VERNON
THE GREAT AMERICAN TOWN



City of Mount Vernon, New York

Staff Report

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

File #: TMP -1177

Agenda Date: 2/11/2025

Agenda #: 11.

City Council:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, NEW YORK RECOGNIZING THE LIFELONG DEDICATION AND LEGACY OF BILLY MITCHELL (MR. "APPOLO")

Whereas, the great City of Mount Vernon, NY, joins together to recognize the lifelong dedication and legacy of **BILLY MITCHELL**, affectionately known as "Mr. Apollo," and

Whereas, **BILLY MITCHELL** has dedicated his life to uplifting the community and preserving the cultural legacy of Harlem and the Apollo Theater, serving as an actor, director, voice-over artist, mentor, youth group sponsor, producer, lecturer, and historian. He is a Bronx native, born in Mount. Vernon, NY, and one of 14 children who overcame the challenges of foster care and later gave back to the foster care system by becoming a foster parent himself; and

Whereas **BILLY MITCHELL**, affectionately known as "Mr. Apollo," has been an integral part of the Apollo Theater since 1965, beginning at the age of 15 as an errand runner for legendary artists such as the Motown performers, BB King Band, Moms Mabley, Flip Wilson, James Brown, Marvin Gaye, and witnessing pivotal moments such as the Jackson 5's first Amateur Night win. He has worked in nearly every department at the Apollo Theater since 1984, ultimately becoming the Apollo's Director of Tours, In-House Historian, and Apollo Ambassador, educating thousands of visitors from around the globe about this iconic institution's rich history and cultural impact. He has been recognized for his extraordinary contributions to the community and culture by being a sponsor for the Mount Vernon Boys and Girls Club, Playing on the Edge Basketball Program in Harlem, Big Apple Leadership Academy in Brooklyn, *Creative Art Works* in NYC, and *Families United for Solutions* in the Bronx. He is also a recipient of the prestigious *Harlem Honors 2023 Award*; **Now, Therefore, be it**

Resolved, that **BILLY MITCHELL** is celebrated for his unwavering commitment to the arts, education, mentorship, and cultural preservation, and is recognized as a vital figure in the history and legacy of the Apollo Theater and Harlem; **and be it further**

Resolved, that the City Council joins with the citizens of Mount Vernon, NY, and many friends and family in recognition and celebration of **Billy Mitchell's** lifelong dedication and spirit of service are honored as an enduring example of leadership, resilience, and community engagement, inspiring generations to come.



City of Mount Vernon, New York

Staff Report

1 ROOSEVELT SQ. RM.
104
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File #: TMP -1189

Agenda Date: 2/11/2025

Agenda #: 12.

City Council:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, NEW YORK HONORING THE LEGACY AND LIFETIME ACHIEVEMENT OF GUS WILLIAMS (*THE "WIZARD"*)

Whereas, the great City of Mount Vernon, NY, joins together to honor the legacy and lifetime achievement of **GUS WILLIAMS**, *affectionately known as "The Wizard"*; and

Whereas, **GUS WILLIAMS** is a native son of Mount Vernon, NY, who demonstrated exceptional basketball talent from an early age. He played high school basketball at Mount Vernon High, where he was named Player of the Year in 1971 by the New York State Sportswriters Association. Williams continued his basketball career at the University of Southern California, showcasing his skills at the collegiate level; and

Whereas the Golden State Warriors selected **GUS WILLIAMS** in the second round of the 1975 NBA Draft and the Spirits of St. Louis in the first round of the 1975 American Basketball Association Draft, ultimately signing with the Warriors for the 1975-76 season. In his first NBA season, he was named to the NBA All-Rookie Team, highlighting his immediate impact on professional basketball. Williams went on to build an illustrious NBA career, playing for notable teams such as the Seattle SuperSonics as a free agent, where he became a key player in leading the team to the NBA Championship in 1979, the Washington Bullets, and the Atlanta Hawks. His unbelievable speed, athleticism, and elite scoring ability earned him the nickname "The Wizard." He completed an impressive career by achieving a career-high scoring average of 23.4 points per game. His friend of 40 years and Seattle SuperSonics teammate, James Donaldson, says, "No one will ever forget "The Wizard" and his unique way of tying his shoelaces on the back of his ankles instead of the front." He recalls his friend by saying, "He was gregarious, funny, always upbeat, and very charitable with his time and money. He was always friendly with fans, and they loved him in return"; **Now, Therefore, be it**

Resolved, that the City Council joins the citizens of Mount Vernon, NY, and many friends and family to honor and celebrate the lifetime achievements and contributions of **GUS WILLIAMS** to the game of basketball and to acknowledge his legacy as a son of Mount Vernon, who continues to be an inspiration to the future generations.



City of Mount Vernon, New York

Staff Report

1 ROOSEVELT SQ. RM.
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File #: TMP -1196

Agenda Date: 2/11/2025

Agenda #: 13.

City Council:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, NEW YORK CELEBRATING THE EXTRAORDINARY LIFE OF DEACONESS SARAH BUSH HOWELL, ON HER 100TH BIRTHDAY

Whereas, the great City of Mount Vernon, NY, joins together the extraordinary life of **DEACONESS SARAH BUSH HOWELL** in honor of her 100th birthday; and

Whereas, **DEACONESS SARAH BUSH HOWELL** was born on February 5, 1925, in Williston, South Carolina, a small town in Barnwell County, South Carolina, and was named after her grandmother. She was the sixth of ten children born to Jesse and Euler Bush and is the last surviving child. Sarah was raised in a family of sharecroppers, working the land under brutal and unjust conditions, experiencing firsthand the hardships imposed by systemic racism and economic oppression; and

Whereas, despite limited access to formal education due to agricultural labor demands, Sarah demonstrated resilience and a strong desire to learn. She attended a one-room schoolhouse before enrolling in boarding school to complete her high school education and beauty school. She endured the challenges of growing up in the segregated South, witnessing the injustices of Jim Crow laws and the terror inflicted by the Ku Klux Klan, which directly impacted her family and community. Seeking more significant opportunities, **Deaconess Howell** moved to Mount Vernon, NY, where she built a life rooted in faith, perseverance, and family, becoming an active member of Macedonia Baptist Church. She met and married the love of her life, Sterland Howell, with whom she raised two children and achieved the American Dream of homeownership; and

Whereas, **Deaconess Howell** and her husband remained devoted members of Macedonia Baptist Church, where she served as Deaconess and her husband as a Deacon, instilling strong values of faith and service in their family. In 2009, Deaconess Howell moved her church membership to Mount Zion Christian Church in Mount Vernon, NY, where she maintains her Deaconess status. **Deaconess Howell** is blessed with three grandchildren and has witnessed historic societal changes, including the election of the first African American President, and the first African American female Vice President of the United States, milestones she never imagined possible; and

Whereas, at 100 years old, **Deaconess Sarah Bush Howell** stands as a living testament to history, having endured and overcome adversity while maintaining an unshakable faith in God; **Now, Therefore, be it**

Resolved, that the City Council joins friends, loved ones, and the community to honor and celebrate the remarkable life and legacy of **Deaconess Sarah Bush Howell**, recognizing her resilience, faith, and contributions to her community and acknowledging her as an inspiration for future generations.

We extend our deepest gratitude and admiration for her unwavering strength and perseverance, and we celebrate her milestone of 100 years with heartfelt joy and appreciation.



City of Mount Vernon, New York

Staff Report

1 ROOSEVELT SQ. RM.
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File #: TMP -1175

Agenda Date: 2/12/2025

Agenda #: 14.

City Council:

AN ORDINANCE AUTHORIZING THE DEPARTMENT OF RECREATION TO ACCEPT PAYMENTS VIA AUTOMATED CLEARING HOUSE (ACH) AND WIRE TRANSFERS FOR MEMORIAL FIELD REVENUE

Whereas, by letter dated January 23, 2025, the Deputy Commissioner of the Department of Recreation has requested legislation authorizing the Department to accept payments for Memorial Field revenue via Automated Clearing House (ACH) and wire transfers; and

Whereas, the City of Mount Vernon seeks to modernize its financial operations and enhance the efficiency of revenue collection; and

Whereas, Memorial Field generates revenue that must be collected in a secure and timely manner to support ongoing recreational programs and facility maintenance; and

Whereas, permitting the Department of Recreation to accept payments via Automated Clearing House (ACH) and wire transfers will provide an efficient and secure alternative to traditional payment methods; and

Whereas, businesses and entities utilizing Memorial Field increasingly rely on electronic banking and prefer digital payment methods for financial transactions; and

Whereas, electronic payment methods mitigate the risk of returned or insufficient funds checks, ensuring the timely receipt and recording of revenue in Revenue Code A2001.21; and

Whereas, the City Comptroller's Office will establish and oversee the necessary guidelines and procedures to ensure compliance with all financial regulations and operational efficiency; and
Now, Therefore, Be It Resolved That

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

Section 1. Authorization. The Department of Recreation is authorized to accept payments for Memorial Field revenue via Automated Clearing House (ACH) and wire transfers.

Section 2. Revenue Deposit. All funds received through ACH and wire transfers shall be deposited directly into Revenue Code A2001.21 to ensure proper accounting and financial management.

Section 3. Procedural Framework. The City Comptroller's Office shall develop and implement detailed guidelines and procedures for processing ACH and wire transfer payments. These guidelines shall ensure compliance with applicable financial regulations and internal control measures.

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



CITY OF MOUNT VERNON, NY

DEPARTMENT OF RECREATION

SHAWYN PATTERSON-HOWARD

Mayor

City Hall, One Roosevelt Square

Mount Vernon, NY, 10550

(914) 665-2420 – Fax: (914) 665-2421

KATHLEEN WALKER- PINCKNEY

Commissioner

ANDRÉ G. EARLY

Deputy Commissioner

January 23, 2025

Honorable City Council
Of the City of Mount Vernon
City Hall
Mount Vernon, NY

Dear Council Members:

I am writing to formally request that the City Council enact legislation authorizing the Department of Recreation to accept payments via Automated Clearing House (ACH) and wire transfers for Memorial Field revenue. These electronic payment options will allow funds to be deposited directly into revenue code **A2001.21**, ensuring both timely receipt and enhanced financial security by mitigating the risk of returned or insufficient-funds checks.

In addition to improving cash flow management, this measure will accommodate businesses that have transitioned to online banking and prefer electronic payment methods. Implementing this capability supports modern financial practices and offers convenience to our vendors and contractors.

The specific guidelines and procedural framework for processing these payments will be developed and overseen by the Comptroller's Office to ensure compliance and efficiency.

Thank you for your attention to this request. I am confident this initiative will enhance the City's financial operations and look forward to working with the Council to bring this improvement to fruition.

Respectfully,


André G. Early

Deputy Commissioner

cc: Office of the Mayor
Office of the Comptroller
Corporation Council
File



City of Mount Vernon, New York

Staff Report

1 ROOSEVELT SQ. RM.
104
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VERNON, NEW YORK
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File #: TMP -1190

Agenda Date: 2/11/2025

Agenda #: 15.

City Council:

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

Whereas, by letter dated January 15, 2025, the Commissioner of the Department of Recreation has requested legislation authorizing said Department to sponsor and host the Annual Easter Egg Hunt Celebration in Hartley Park on Saturday, April 12, 2025, from 12:00 PM to 3:00 p.m., with a rain date of Saturday, April 19, 2025; and

Whereas, the Annual Easter Egg Hunt Celebration is a long-standing tradition within the community, providing children and families with a day of fun-filled activities, including face painting, a bouncy house, arts and crafts, and the much-anticipated Easter Egg Hunt on the great lawn in the center of the park; and

Whereas, the City of Mount Vernon recognizes the importance of community engagement and recreational activities that foster a sense of togetherness and joy among residents; and

Whereas, funds for this event will be expended from budget code A7620.464 (Cultural Civic Adult Education) and shall not exceed the allocated amount of \$2,500.00, in addition to any revenue received; and

Whereas, the Department of Recreation requests the support of the Mount Vernon Police Department (MVPD) by providing a patrol supervisor and assigned sector to monitor the event, with assistance from the Auxiliary Police Department within the park. Additionally, the Police Department is authorized to hire extra officers at the organizers' expense if increased police presence is needed. The Department of Public Works (DPW) is also requested to assist with post-event cleanup and the placement of barricades as necessary; **Now, Therefore, Be It Resolved That**

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

Section 1. Authorization. The Department of Recreation is authorized to sponsor and host the Annual Easter Egg Hunt Celebration in Hartley Park on Saturday, April 12, 2025, from 12:00 PM to 3:00 p.m., with a rain date of Saturday, April 19, 2025.

Section 2. Funding. The funding for this event shall be drawn from budget code A7620.464 (Cultural Civic Adult Education) and shall not exceed \$2,500.00 in addition to any revenue received.

Section 3. Safety and Logistical Support. The Mount Vernon Police Department is requested to have a patrol presence in the area, and, if applicable, the Auxiliary Police Department shall assist within the park. Additionally, the Police Department is authorized to hire extra officers at the organizers' expense if increased police presence is needed. The Department of Public Works shall assist with clean-up following the event and place barricades within the park at the discretion of the event leadership on duty.

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



CITY OF MOUNT VERNON, NEW YORK

DEPARTMENT of RECREATION

Shawyn Patterson-Howard
Mayor

City Hall
One Roosevelt Square – Room 11
Mount Vernon, NY, 10550
(914) 665-2420 – Fax: (914) 665-2421

Kathleen Walker-Pinckney
Commissioner

André G. Early
Deputy Commissioner

January 15, 2025

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

Re: Annual Easter Egg Hunt

Honorable Councilmembers:

The Department of Recreation requests that the City Council enact Legislation enabling us to sponsor the Annual Easter Egg Hunt Celebration in Hartley Park on Saturday, April 12, 2025, from 12:00 pm to 3:00 pm (Rain Date Saturday, April 19, 2025).

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

Funds for this event will be expended from budget code A7620.464 (Cultural Civic Adult Education) and will not exceed the \$2,500.00 allocation plus revenue received.

Recreation requests that MVPD have a patrol car in the area and Auxiliary PD in the park (if applicable). In addition, we request that DPW assist in the clean-up after the event and place barricades within the park at the discretion of the event leadership on duty.

Thank you for being so cooperative in this matter.

Respectfully submitted,

Kathleen Walker-Pinckney, Commissioner

Department of Recreation



**CITY OF MOUNT VERNON
POLICE DEPARTMENT
SUPPORT SERVICES DIVISION**

(914) 665-2500 FAX (914) 665-2559



*Captain Michael Goldman
Commanding Officer*

Executive Officer

Date: February 10, 2025

To: Office of the Police Commissioner

From: Sgt De Benedictis, Support Services Division

Subject: 2025 Annual Easter Egg Hunt (Hartley Park)

At your direction, the undersigned has reviewed the attached Easter Egg Hunt application sponsored by the Department of Recreation. The event is scheduled for Saturday April 12th 2025 from 12:00PM – 3PM with A (Rain date of Saturday April 19,2025). The organizer requested to have said event in Hartley Park.

The Department of Public Safety has no objection to this event. The undersigned recommends that the patrol supervisor and assigned sector should monitor the event with the help of Auxiliary PD and be authorized to hire additional officers at the organizers' expense as needed should the event require additional police presence.

A handwritten signature in black ink, appearing to be "Sgt De Benedictis #3", written over a horizontal line.

Sgt De Benedictis #3
Support Services Division

**CC: Patrol Division
Parking Bureau**



CITY OF MOUNT VERNON, N.Y.
[DEPARTMENT NAME]

SHAWYN PATTERSON-HOWARD
Mayor

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

DAMANI L. BUSH
Commissioner

ROBERT L. HACKETT
Deputy Commissioner

JOHN NUCULOVIC
Deputy Commissioner

February 10, 2025

To: City Clerk's Office
City of Mount Vernon, NY

RE: Annual Easter Egg Hunt April 12,2025 (Rain Date April 19,2025)

Replying to your memo regarding the Annual Easter Egg Hunt, please be advised that the Department of Public Works will assist in assist in the following manner:

1. DPW will pick up bagged trash post event.
2. DPW will drop the wooden barricades off the day before, so recreation can set up.
3. DPW will pick up wooden barricades post event.

Best Regards,

Damani Bush
Commissioner of Public Works

"The Jewel of Westchester"



CITY OF MOUNT VERNON, N.Y.
[DEPARTMENT NAME]

SHAWYN PATTERSON-HOWARD
Mayor

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

DAMANI L. BUSH
Commissioner

ROBERT L. HACKETT
Deputy Commissioner

JOHN NUCULOVIC
Deputy Commissioner

February 11, 2025

To: City Clerk's Office
City of Mount Vernon, NY

RE: Cinco de Mayo (May 4,2025)

Replying to your memo regarding the Cinco de Mayo Event please be advised that the Department of Public Works will assist in assist in the following manner:

1. DPW will pick up bagged trash post event.
2. DPW will drop the wooden barricades off the day before, so recreation can set up.
3. DPW will pick up wooden barricades post event.

Best Regards,

Damani Bush
Commissioner of Public Works

"The Jewel of Westchester"



City of Mount Vernon, New York

Staff Report

1 ROOSEVELT SQ. RM.
104
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File #: TMP -1191

Agenda Date: 2/11/2025

Agenda #: 16.

City Council:

AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF THE SUMMER OUTDOOR MOVIE SERIES AS AN OFFICIAL ANNUAL EVENT OF THE CITY OF MOUNT VERNON DEPARTMENT OF RECREATION

Whereas, by letter dated January 31, 2025, the Deputy Commissioner of the Department of Recreation has requested legislation authorizing the establishment of the Summer Outdoor Movie Series as an official annual event sponsored by the City of Mount Vernon Department of Recreation; and

Whereas, the City of Mount Vernon recognizes the importance of recreational and cultural events in fostering community spirit, engagement, and economic vitality; and

Whereas, the Summer Outdoor Movie Series has been a cherished tradition, providing high-quality, age-appropriate entertainment to residents and visitors free of charge; and

Whereas, formalizing this event as an officially sponsored annual program will ensure its sustainability and continued impact on community well-being; and

Whereas, the City Council finds it in the best interest of the residents of Mount Vernon to enact legislation establishing the Summer Outdoor Movie Series as an ongoing program under the auspices of the Department of Recreation; **Now, Therefore, Be It Resolved That**

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

Section 1. Establishment of the Summer Outdoor Movie Series. The Summer Outdoor Movie Series is hereby established as an official, annual event sponsored by the City of Mount Vernon Department of Recreation.

Section 2. Event Schedule and Locations:

(a) The Summer Outdoor Movie Series shall commence on the first Monday of July and conclude on the last Monday of August each year.

(b) The event shall be held at one designated location: The Doles Center Green, Fleetwood Playground, Hartley Park, or Memorial Field.

(c) In the case of inclement weather on a scheduled Monday, the rain date shall be the Wednesday of the same week.

Section 3. Funding:

- (a) The cost of the Summer Outdoor Movie Series shall be \$5,000 annually.
- (b) The funding for this event shall be allocated from Budget Code A7620.464.

Section 4. Security and Crowd Management:

(a) The City of Mount Vernon shall request the support of the Mount Vernon Auxiliary Police for security and crowd management at each scheduled event date.

(b) The provision of security services shall be contingent upon the availability of the Mount Vernon Auxiliary Police.

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



CITY OF MOUNT VERNON, NY
DEPARTMENT OF RECREATION

SHAWYN PATTERSON-HOWARD
Mayor

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

KATHLEEN WALKER- PINCKNEY
Commissioner
ANDRÉ G. EARLY
Deputy Commissioner

January 31, 2025

Honorable City Council
Of the City of Mount Vernon
City Hall
Mount Vernon, NY

Dear Council Members:

On behalf of the Mount Vernon Department of Recreation, I respectfully request that the City Council enact legislation to establish the **Summer Outdoor Movie Series** as an official, annually sponsored event of the City of Mount Vernon Department of Recreation.

This free series is designed to provide high-quality, age-appropriate entertainment to residents and visitors. The event will take place the first **Monday in July** and conclude the last week (**Monday**) of **August** and will be held at one of the following locations: **The Doles Center Green, Fleetwood Playground, Hartley Park**, or Memorial Field. In the case of inclement weather on the scheduled **Monday**, the rain date will be set for **Wednesday of the same week**.

The cost for this series will be \$5,000 and will come from budget code A7620.464

The **Summer Outdoor Movie Series** has been a cherished tradition in our community, promoting unity, cultural appreciation, and economic vitality. By enacting legislation to formally and annually sponsor this event, the City of Mount Vernon's Department of Recreation will ensure its sustainability for years to come, demonstrating our commitment to arts, recreation, and community engagement.

Additionally, we request that the **Mount Vernon Auxiliary Police** provide security and crowd management support for each scheduled day of the concert series, pending their availability.

Thank you for your time and dedication to enriching the cultural landscape of Mount Vernon.

Respectfully,

André G. Early
Deputy Commissioner

cc: Office of the Mayor
Office of the Comptroller
Department of Public Works



City of Mount Vernon, New York

Staff Report

1 ROOSEVELT SQ. RM.
104
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File #: TMP -1188

Agenda Date: 2/11/2025

Agenda #: 17.

City Council:

**AN ORDINANCE AUTHORIZING THE MAYOR TO
ENTER INTO A SERVICE AGREEMENT WITH
THE WESTCHESTER BOARD OF LEGISLATORS
FOR THE FUNDING AND OPERATION OF
SAFE HAVEN, YOUTH EMPOWERMENT PROGRAM,
AND STEP UP THROUGH THE WESTCHESTER
COUNTY CBO FUNDING FOR \$180,718**

Whereas, by letter dated January 30, 2025, the Executive Director of the Youth Bureau has requested legislation authorizing the Mayor to enter into a service agreement with the Westchester Board of Legislators to accept the funding of \$180,718 for the operation of the Safe Haven, Youth Empowerment Program, and Step Up programs; and

Whereas, the City of Mount Vernon recognizes the importance of youth development programs that provide academic support, job readiness training, employment opportunities, mentoring, and socio-emotional development for the City's youth; and

Whereas, the Mount Vernon Youth Bureau has successfully administered these programs in compliance with prior service agreements, ensuring continued support and opportunities for the City's youth; and

Whereas, the Westchester Board of Legislators has allocated funding through the Westchester County CBO funding for \$180,718 to support the Safe Haven, Youth Empowerment Program, and Step Up initiatives; and

Whereas, the City Council finds it in the best interest of the City of Mount Vernon to authorize the Mayor to enter into a service agreement with the Westchester Board of Legislators to accept and administer said funds to operate these programs; **Now, Therefore, Be It Resolved That**

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

Section 1. Authorization. The Mayor of the City of Mount Vernon is hereby authorized to enter into a service agreement with the Westchester Board of Legislators to accept the funding of \$180,718 for the operation of the Safe Haven, Youth Empowerment Program, and Step Up programs.

Section 2. Program Funding Allocation. The allocated funds shall be distributed as follows:

1. Safe Haven Programs (After-school, Summer Program, and Saturday STEAM) - \$94,935

- Provides free academic support, trips, socio-emotional development, and STEAM activities to children in grades 3 through 6 at Grimes and Parker elementary

schools.

2. Youth Empowerment Program (After-school & summer) - \$45,783

- Provides a 6-week paid job readiness training and hands-on work experience to youth ages 14-21.

3. Step-Up Programs (Push-in & Summer) - \$40,000

- Provides counseling, job readiness training, 6 weeks of paid employment, mentoring, exposure to community service, photography, and conflict resolution tools.

Section 3. Budget Code Appropriations. Funds received shall be accounted for in revenue code A2229.8 and appropriated as follows:

1. Safe Haven:

- A7326.104 (Salaries)
- A7326.803 (Fringe Benefits)
- A7326.458 (Contractors, Consumables, Stipends, Program Supplies, Travel & Trips)

2. Youth Empowerment Program:

- A7319.101 (Salaries)
- A7319.803 (Fringe Benefits)
- A7319.458 (Stipends)

3. Step-Up:

- A7336.101 (Salaries)
- A7336.803 (Fringe Benefits)
- A7336.458 (Contractors, Consumables, Stipends, Program Supplies, Trips & Travel)

Section 4. Term of Agreement. The service agreement shall be effective from January 1, 2025, through December 31, 2025, contingent upon continued contract compliance and appropriation of funds to the Youth Bureau.

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



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

SHAWYN PATTERSON-HOWARD
Mayor

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

DEBBIE BURRELL-BUTLER, MBA
Executive Director

DENA T. WILLIAMS, MPA
Deputy Director

January 30th, 2025

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

Dear Honorable Members:

This letter comes to respectfully request that the Honorable City Council enact legislation that will enable the mayor to enter into a service agreement with the Westchester Board of Legislators via the Westchester County CBO funding in the amount of **\$180,718** which will afford the Executive Director to operate the following programs: Safe Haven, Youth Empowerment Program, and Step Up. Anticipated service agreements commence **January 1st 2025, through December 31st 2025**. This is based upon the Mount Vernon Youth Bureau continuance of the contract compliance, appropriation of funds to the Youth Bureau and the execution of the service agreement.

The Safe Haven Programs (After-school, Summer Program, and Saturday STEAM -**\$94,935**) provides free academic support, trips, socio-emotional development, and STEAM activities to children grades 3 through 6 at Grimes and Parker elementary schools. Youth Empowerment Program (After-school & summer - **\$45,783**) provides 6-week paid job readiness training and hands on work experience to youth ages 14-21. The Step-Up Programs (Push-in & Summer -**\$40,000**) provides counseling, job readiness training, 6 weeks paid employment, mentoring, exposure to community service, photography, and conflict resolution tools.

Funds are to be accounted for in revenue code A2229.8 and with appropriations in the following budget codes: **Safe Haven:** A7326.104 (Salaries), A7326.803 (Fringe Benefits) and A7326.458 (Contractors, Consumables, Stipends, Program Supplies, Travel & Trips). **Youth Employment Program:** A7319.101 (Salaries), A7319.803 (Fringe Benefits) and A7319.458 (Stipends). **Step-Up:** A7336.101 (Salaries), A7336.803 (Fringe Benefits) and A7336.458 (Contractors, Consumables, Stipends, Program Supplies, Trips, & Travel).

Should you require any further information, please feel free to contact me at (914) 665-2347 or via email at Dburrell@mountvernonny.gov.

Warm regards,

Debbie Burrell-Butler
Executive Director, MBA

Encl: Award letter from Westchester County Board of Legislators

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



1/27/25

Dear Mount Vernon Youth Bureau,

Congratulations, your organization was awarded \$ 180,718 via the Westchester County CBO Funding Program 2025. You will be contacted by the Director of Contracts Alessandra Restiano when information for this year's contract has to be signed and returned by mail or in-person. This outreach is expected to start February 2025. Once you have completed all relevant paperwork you can continue to conduct the programs and keep invoices according to your reimbursement request. To receive the reimbursement of funds, submit the invoices for the program(s) for the year 2025 after they have been completed. If you have any questions or need further assistance, contact me at the office phone number 914-995-4429 or contact Ms. Alessandra Restiano 914-995-2803.

Sincerely,

A handwritten signature in black ink, appearing to read "Tyrae Woodson-Samuels".

Tyrae Woodson-Samuels

Majority Leader

Westchester Board of Legislators

SCHEDULE B - Budget Request
WESTCHESTER COUNTY YOUTH BUREAU
PROGRAM BUDGET

For the Period of Operation: January 1, 2025 - December 31, 2025			
Agency Name: Mount Vernon Youth Bureau			Program Title: Step Up
1. PERSONAL SERVICES			
Position/Title	Rate of Pay	Basis: (H,W,BW, SM)	Budget Requested
1 STEP UP DIRECTOR	\$ 28	H	\$ 9,000
1 COMMUNITY WORKER - SUMMER	\$ 20	H	\$ 3,240
2 COMMUNITY WORKER - SUMMER	\$ 18	H	\$ 5,832
4 COMMUNITY WORKER AIDE - FALL	\$ 16.5	H	\$ 3,960
4 COMMUNITY WORKER AIDE - WINTER	\$ 16.5	H	\$ 3,960
TOTAL SALARIES AND WAGES:			\$ 25,992
TOTAL FRINGE BENEFITS:			\$ 1,988
TOTAL PERSONAL SERVICES (1)			\$ 27,980

2. CONTRACT / CONSULTANT SERVICES AND STIPENDS

Type of Service or Contractor (Consultant Title)	Contract Amount or Rate of Pay	Basis: (H,W, BW, SM)	Budget Requested
9 YOUTH - STEP UP ACADEMY-SUMMER (12-13)	\$250 per/lyth		2,250
7 YOUTH - STEP UP ACADEMY-SUMMER (11)	\$225 per/lyth		1,575
14 YOUTH - STEP UP ACADEMY-SUMMER (9-10)	\$200 per/lyth		2,800
TOTAL CONTRACTED SERVICES AND STIPENDS (2)			\$ 6,625

3. OTPS (OTHER THAN PERSONAL SERVICES complete B-1)

Category	Budget Requested
Supplies	\$ 1,000
Rent	
Utilities	
Telecommunications	
Travel	\$ 3,400
Insurance	
Other Costs (Consumables)	\$ 995
TOTAL OTPS (3)	\$ 5,395

	Budget Requested
TOTAL PROGRAM AMOUNT (1)+(2)+(3)	40,000
TOTAL WCYB FUNDS REQUESTED @ 100%	40,000
TOTAL CASH MATCH @ 0%	-

SCHEDULE B - Budget Request
WESTCHESTER COUNTY YOUTH BUREAU
PROGRAM BUDGET

For the Period of Operation: January 1, 2025 - December 31, 2025	
Agency Name: Mount Vernon Youth Bureau	Program Title: Safe Haven

1. PERSONAL SERVICES

Position/Title	Rate of Pay	Basis: (H,W,BW, SM)	Budget Requested
2 TEACHER AIDE (10HRS*31WKS)	\$ 30.00	H	\$ 9,300
1TEACHER AIDE (10HRS*31WKS)	\$ 25.00	H	\$ 7,750
4 TEACHER AIDE (10HRS*31WKS)	\$ 20.00	H	\$ 24,800
STEAM TEACHER AIDE (24HRS*6 WKS)	\$ 25.00	H	\$ 3,600
2 STEAM TEACHER AIDE (24HRS*6 WKS)	\$ 20.00	H	\$ 5,760
SUMMER TEACHER AIDE (35HRS*6 WKS)	\$ 30.00	H	\$ 6,300
3 SUMMER TEACHER AIDE (35HRS*6 WKS)	\$ 20.00	H	\$ 12,600
PROGRAM DIRECTOR	\$ 34.15	H	\$ 5,000
SWIMMING INSTRUCTOR (36 HRS *6 WKS)	\$50.00	H	\$ 1,800
SWIMMING INSTRUCTOR (36 HRS *6 WKS)	\$ 25.00	H	\$ 900
TOTAL SALARIES AND WAGES:			\$ 77,810
TOTAL FRINGE BENEFITS:			6,225
TOTAL PERSONAL SERVICES (1)			\$ 84,035

2. CONTRACT / CONSULTANT SERVICES AND STIPENDS

Type of Service or Contractor (Consultant Title)	Contract Amount or Rate of Pay	Basis: (H, W, BW, SM)	Budget Requested
6 SUMMER STIPEND	350.00	Session	\$ 2,100
MIXED MARTIAL ARTS INSTRUCTOR (10)	200.00	Session	\$ 2,000
TOTAL CONTRACTED SERVICES AND STIPENDS (2)			\$ 4,100

3. OTPS (OTHER THAN PERSONAL SERVICES) complete B-1)

Category	Budget Requested
Supplies	\$ 1,500
Rent	
Utilities	
Telecommunications	
Trips	\$ 4,300
Insurance	
Other Costs (Consumables)	1,000
TOTAL OTPS (3)	\$ 6,800

	Budget Requested
TOTAL PROGRAM AMOUNT (1)+(2)+(3)	94,935
TOTAL WCYB FUNDS REQUESTED @ 100%	94,935
TOTAL CASH MATCH @ 0%	-

SCHEDULE B - Budget Request
WESTCHESTER COUNTY YOUTH BUREAU
PROGRAM BUDGET
Invest-In- Kids - 100%

For the Period of Operation: January 1, 2025 - December 31, 2025	
Agency Name: Mount Vernon Youth Bureau	Program Title: Yth Empwr

1. PERSONAL SERVICES

Position/Title	Rate of Pay	Basis: (H,W,BW, SM)	Budget Requested
1 TEACHER AIDE (14HRS*9WKS)	\$ 20	H	\$ 2,800
10 YOUTH (10*6 WKS) SUMMER	\$ 16.5	H	\$ 19,800
10 YOUTH-AFTER-SCHOOL (10*6 WKS) FALL	\$ 16.5	H	\$ 9,900
10 YOUTH-AFTER-SCHOOL (10*6 WKS) WINTER	\$ 16.5	H	\$ 9,900
TOTAL SALARIES AND WAGES:			\$ 42,400
TOTAL FRINGE BENEFITS:			3,244
TOTAL PERSONAL SERVICES (1)			\$ 45,644

2. CONTRACT / CONSULTANT SERVICES AND STIPENDS

Type of Service or Contractor (Consultant Title)	Contract Amount or Rate of Pay	Basis: (H,W, BW, SM)	Budget Requested
TOTAL CONTRACTED SERVICES AND STIPENDS (2)			\$ -

3. OTPS (OTHER THAN PERSONAL SERVICES complete B-1)

Category	Budget Requested
Supplies	\$ 139
Rent	
Utilities	
Telecommunications	
Trips	
Consumables	
Miscellaneous	
TOTAL OTPS (3)	\$ 139

	Budget Requested
TOTAL PROGRAM AMOUNT (1)+(2)+(3)	45,783
TOTAL WCYB FUNDS REQUESTED @ 100%	45,783
TOTAL CASH MATCH @ 0%	-



City of Mount Vernon, New York

Staff Report

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File #: TMP -1185

Agenda Date: 2/11/2025

Agenda #: 18.

City Council:

AN ORDINANCE REQUIRING CODE ENFORCEMENT OFFICIALS TO ATTEND THE NEW YORK STATE BUILDING OFFICIALS CONFERENCE (NYSBOC) FOR MANDATORY IN-SERVICE TRAINING

Whereas, by letter dated January 22, 2025, the Commissioner of the Department of Buildings has requested legislation authorizing Code Enforcement Officials employed by the City of Mount Vernon to attend the NYSBOC Conference to fulfill the mandatory in-service training requirements established by the State of New York; and

Whereas, the City of Mount Vernon recognizes the importance of maintaining a well-trained and knowledgeable staff of Code Enforcement Officials (CEOs) to ensure compliance with state and local building codes; and

Whereas, the New York State Building Officials Conference (NYSBOC) provides essential in-service training courses approved by the Department of State, Division of Building Standards and Codes (DBSC), ensuring compliance with 19 NYCRR 1208 training requirements; and

Whereas, Code Enforcement Officials are required to complete 24 hours of in-service training annually, of which 12 hours must be obtained through courses approved by DBSC, including:

- At least 3 hours in Code Enforcement and Administration (19 NYCRR 1208-3.3(b)(1));
- At least 3 hours in the Uniform Fire Prevention and Building Code (19 NYCRR 1208-3.3(c)(1));
- At least 3 hours in the Energy Conservation Construction Code (19 NYCRR 1208-3.3(c)(2)); and
- Up to 12 hours in Professional Development Electives;

Whereas, the NYSBOC Conference will be held at the Westchester County Center on February 26, February 27, March 19, and March 20, 2025, between the hours of 8:30 AM and 4:30 PM; and

Whereas, the City of Mount Vernon has allocated funds under Budget Code A 3620.451 (Training) to cover the cost of attendance for 11 Code Enforcement Officials at a total cost not exceeding \$3,300; and

Whereas, transportation to and from the conference will be provided by motor pool vehicles;
Now, Therefore, Be It Resolved That

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

Section 1. Mandatory Attendance. All Code Enforcement Officials employed by the City of Mount Vernon must attend the NYSBOC Conference to fulfill the mandatory in-service training requirements established by the State of New York.

Section 2. Funding Allocation. The City of Mount Vernon shall allocate and utilize funds from Budget Code A 3620.451 (Training) to cover the cost of registration and attendance, which shall not exceed \$3,300 for 11 attendees.

Section 3. Transportation. Transportation to and from the conference shall be provided via motor pool vehicles to ensure the timely attendance of Code Enforcement Officials.

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



CITY OF MOUNT VERNON, NY
DEPARTMENT OF BUILDINGS

SHAWYN PATTERSON-HOWARD
Mayor

City Hall – One Roosevelt Square, Room 210
Mount Vernon, NY 10550
(914) 665-2483 Fax (914) 465-2988
Email: DOB@cmvny.com
Website: www.cmvny.com

Patrick G. Holder, R.A.
Commissioner

Hediye Mamak
1st Deputy Commissioner

January 22, 2025

Honorable City Council Members
City of Mount Vernon
City Hall
Mount Vernon, New York 10550

Through the Office of The Mayor

Dear Honorable Council Members:

I am respectfully requesting that the Municipal Code Enforcement Officials (CEO'S) attend the required New York Building Officials Conference (NYSBOC). The mandatory NYSBOC 4-day conferences for in-service training, which will be held at the Westchester County Center on February 26th, February 27th, March 19th, and March 20th of 2025 between the hours of 8:30 am – 4:30 pm respectively.

Code Enforcement Officials are required to complete 24 hours of In-Service training required each calendar year (January 1 to December 31). 12 of these hours must be obtained by completing training courses that are approved by the Department of State, Division of Building Standards and Codes (DBSC). Of the 12 hours of approved courses: at least 3 hours must be obtained in Topic 1, Code Enforcement and Administration ([19 NYCRR 1208-3.3\(b\)\(1\)](#)); at least 3 hours must be obtained in Topic 2, Uniform Fire Prevention and Building Code ([19 NYCRR 1208-3.3\(c\)\(1\)](#)); and at least 3 hours must be obtained in Topic 3, Energy Conservation Construction Code ([19 NYCRR 1208-3.3\(c\)\(2\)](#)). A maximum of 12 hours of Professional Development Electives may be applied toward the 24 hours of annual In-Service training.

The Annual Membership and Conference cost for this is \$300.00 per member and is not expected to exceed \$3,300 for 11 Code Enforcement Officials. Monies are available under Budget Code A 3620.451 (Training). Transportation will be provided by motor pool vehicles.

Thank you,


Patrick Holder, R.A.
Commissioner

Department of Buildings

cc: Law Department
Comptroller's Office

INCLUDES THE FOLLOWING CEO'S:

Patrick Holder	Commissioner	_____
Hediye Mamak	1 st Deputy Commissioner	_____
John Royce	Plumbing Superintendent	_____
Jamie Pessin	Code Enforcement Manager	_____
Lysanne Szabo	Plan Examiner	_____
Omondi Odera	Building Inspector	_____
Roberto Amigon	Building Inspector	_____
Chimezie Ihedioha	Building Inspector	_____
Kim Knotts	Housing Inspector	_____
Kathy Porter	Housing Inspector	_____
Lakia Perkins	Housing Inspector	_____



City of Mount Vernon, New York

Staff Report

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File #: TMP -1139

Agenda Date: 1/22/2025

Agenda #: 19.

City Council:

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

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

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

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

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

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

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

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

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

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

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

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

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



DEPARTMENT OF PUBLIC SAFETY

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

DAVID GIBSON
INTERIM POLICE COMMISSIONER

JENNIFER LACKARD
DEPUTY COMMISSIONER

MARCEL OLIFIERS
CHIEF OF OPERATIONS

SHAWYN PATTERSON - HOWARD
MAYOR

01/07/2025

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

Subject: Legislation for Contract renewal - Interaction Insight Corporation

Dear Council Members:

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

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

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

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

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

David Gibson
Interim Commissioner of Public Safety

Juan Perez, Commissioner
Management Services

cc: Mayor
Law Department
Comptroller



City of Mount Vernon, New York

Staff Report

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File #: TMP -1182

Agenda Date: 2/11/2025

Agenda #: 20.

City Council:

AN ORDINANCE AUTHORIZING THE ATTENDANCE OF TWO MEMBERS OF SERVICE AT THE FBI-LEEDA SUPERVISOR LEADERSHIP INSTITUTE TRAINING

Whereas, by letter dated January 28, 2025, the Commissioner of the Department of Public Safety has requested legislation authorizing two (2) Members of Service to attend the FBI-LEEDA Supervisor Leadership Institute Training at the Westchester County Police Academy from February 17, 2025, to February 21, 2025; and

Whereas, the City of Mount Vernon is committed to ensuring that its law enforcement personnel receive high-quality training to enhance leadership and supervisory skills; and

Whereas, the Federal Bureau of Investigation - Law Enforcement Executive Development Association (FBI-LEEDA) Supervisor Leadership Institute Training is a nationally recognized program that fosters leadership development among law enforcement personnel; and

Whereas, the Department of Justice has recommended that specific training requirements be met as part of a recent investigation, emphasizing the need for leadership training for law enforcement personnel; and

Whereas, the FBI-LEEDA Supervisor Leadership Institute Training will be conducted at the Westchester County Police Academy, located at 2 Dana Road, Valhalla, NY 10595, from February 17, 2025, to February 21, 2025; and

Whereas, the total cost of training for two (2) Members of Service will not exceed One Thousand Five Hundred Ninety Dollars (\$1,590), to be funded from Budget Line A3120.451 (Training); and

Whereas, it is necessary to authorize the use of a Department Vehicle for travel to and from the training location; **Now, Therefore, Be It Resolved That**

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

Section 1. Authorization. The City Council authorizes two (2) Members of Service to attend the FBI-LEEDA Supervisor Leadership Institute Training at the Westchester County Police Academy from February 17, 2025, to February 21, 2025.

Section 2. Funding. The total cost of the training, not to exceed One Thousand Five Hundred Ninety Dollars (\$1,590), shall be funded through Budget Line A3120.451 (Training).

Section 3. Transportation. The two (2) Members of Service attending the training shall be authorized to utilize a Department Vehicle for travel to and from the training location.

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



DEPARTMENT OF PUBLIC SAFETY

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

DAVID GIBSON
COMMISSIONER

JENNIFER LACKARD
DEPUTY COMMISSIONER of Reform

MARCEL OLIFIER
CHIEF OF OPERATIONS

SHAWYN PATTERSON - HOWARD
MAYOR

1/28/2025

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

Subject: Training – Two (2) Officers to attend FBI LEEDA Supervisor Leadership Institute Training

Dear Honorable Council Members,

This letter comes to request that legislation be enacted that will enable two (2) Members of Service to attend the following ***FBI-LEEDA Supervisor Leadership Institute Training*** to be conducted at the: **Westchester County Police Academy: 2 Dana Road, Valhalla, NY 10595** on the following dates:

February 17, 2025 to February 21, 2025

As part of the most recent Department of Justice investigation, it was highlighted that certain training requirements need to be completed. Considering this advisement, we are requesting approval for the completion of this training for the two Members of Service. The total cost for the training, for **two (2) Members of Service, will not exceed \$1,590**. These expenses will be covered from budget line **A3120.451 (Training)**. Additionally, the Members of Service are authorized to use a Department Vehicle for travel to and from the course.

If this meets with the approval of Your Honorable Body, kindly have the necessary legislation enacted.

Sincerely,

David Gibson
Commissioner of Public Safety

Cc: Mayor
Law Department
Comptroller



City of Mount Vernon, New York

Staff Report

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File #: TMP -1183

Agenda Date: 2/11/2025

Agenda #: 21.

City Council:

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A MAINTENANCE AGREEMENT WITH CUMMINS ALLISON FOR THE PERIOD FROM FEBRUARY 19, 2025, TO FEBRUARY 18, 2026

Whereas, by letter dated January 28, 2025, the Commissioner of the Department of Public Safety has requested legislation authorizing the Mayor to enter into a maintenance agreement with Cummins Allison for the maintenance of the Parking Bureau's coin-handling equipment for the term beginning February 19, 2025, and ending February 18, 2026, at a total cost of \$1,832.00; and

Whereas, the City of Mount Vernon operates a Parking Bureau responsible for the collection and processing of coins from parking meters throughout the city; and

Whereas, the Parking Bureau utilizes specialized coin handling and counting equipment provided by Cummins Allison to ensure accurate and efficient processing of collected coins; and

Whereas, the continued maintenance and servicing of this equipment are necessary to maintain the accuracy and efficiency of coin processing operations; and

Whereas, Cummins Allison has provided a maintenance agreement for the period beginning February 19, 2025, and ending February 18, 2026, for \$1,832.00, which shall be satisfied from Budget Line A1130.416 (Technology & Upgrades); and

Whereas, it is in the best interest of the City of Mount Vernon to approve and authorize this agreement to ensure the continued functionality **and** reliability of the Parking Bureau's coin-handling equipment; **Now, Therefore, Be It Resolved That**

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

Section 1. Authorization. The Mayor is hereby authorized to enter into a maintenance agreement with Cummins Allison for the maintenance of the Parking Bureau's coin-handling equipment for the term beginning February 19, 2025, and ending February 18, 2026, at a total cost of \$1,832.00.

Section 2. Funding. Budget Line A1130.416 (Technology & Upgrades) will cover the cost of this agreement.

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



DEPARTMENT OF PUBLIC SAFETY

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

DAVID GIBSON
COMMISSIONER

JENNIFER LACKARD
DEPUTY COMMISSIONER of Reform

MARCEL OLIFIER
CHIEF OF OPERATIONS

SHAWYN PATTERSON - HOWARD
MAYOR

January 28, 2025

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

Subject: Legislation for Contract– Cummins Allison

Dear Honorable City Council Members,

This letter comes to request that the City Council approve legislation authorizing the Mayor to enter into a new maintenance agreement with Cummins Allison. The proposed contract will be effective from February 19, 2025, to February 18, 2026.

Cummins Allison specializes in currency and coin handling systems, including machines that count coins. The Parking Bureau uses these machines to count the coins collected from parking meters throughout the city. This system ensures accurate and efficient processing of all coins received.

This agreement will run from **February 19, 2025 to February 18, 2026**, with the cost being **\$1,832.00**. The funds will be satisfied from **Budget Line A1130.416 (Technology & Upgrades)**.

Vendor Name	Maintenance Contract-Agreement Date	Price of Maintenance Agreement	Budget Code
Cummins Allison	February 19,2025- February 18, 2026	\$1,832.00	A1130.416 (Technology & Upgrades)

Cc: Mayor
Comptroller
Law Department

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

Sincerely,


David Gibson

Commissioner of Public Safety



City of Mount Vernon, New York

Staff Report

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File #: TMP -1195
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Agenda Date: 2/11/2025

Agenda #: 24 -

City Council:

A RESOLUTION APPOINTING MEMBERS TO THE MOUNT VERNON ECONOMIC DEVELOPMENT TASK FORCE

Whereas, by letter dated February 6, 2025, the Deputy City Clerk has requested legislation according to the Mayor's recommendation to appoint the following people listed below to the Mount Vernon Economic Development Task Force for a term commencing upon the adoption of this Resolution; and

Whereas, Chapter 24, Section 24-7 of the Mount Vernon City Code provides for the appointment of members to the Economic Development Task Force by the Mayor; and

Whereas, the Economic Development Task Force plays a crucial role in fostering economic growth, workforce development, and business expansion within the City of Mount Vernon; and

Whereas, the Mayor of the City of Mount Vernon, the Honorable Shawyn Patterson-Howard, has identified and recommended individuals who possess the requisite expertise and commitment to serve on the Economic Development Task Force; and

Whereas, the individuals nominated represent a diverse cross-section of expertise in manufacturing, workforce development, business advocacy, and community representation, ensuring a balanced and practical approach to economic growth; and

Whereas, it is in the best interest of the City of Mount Vernon to approve the appointments to the Economic Development Task Force to further the city's economic development goals; now, therefore, be it

Resolved, that the City Council of Mount Vernon hereby enacts this Resolution to appoint the following individuals to the Mount Vernon Economic Development Task Force for the terms specified:

1. **Robin Mack** - (Term: 2 years)
2. **Kyle Munoz** - Manufacturing/Industrial Representative (Term: 3 years)
3. **Dr. Belinda S. Miles** (Westchester Community College) - Educational/Workforce Representative (Term: 2 years)
4. **Marsha Gordon** (Business Council of Westchester) - Non-Profit with Economic Development Representative (Term: 3 years)
5. **Jeffery Deitrich** - Resident Representative (Term: 3 years)

Resolved, that the appointed members shall fulfill their duties following the responsibilities and

objectives outlined in Chapter 24 of the Mount Vernon City Code, and be it further

Resolved, that the Economic Development Task Force shall work in collaboration with city officials, local businesses, educational institutions, and community stakeholders to develop and implement initiatives that promote sustainable economic growth in Mount Vernon; and be it further

Resolved, this Resolution shall take effect immediately upon adoption by the City Council.



CITY OF MOUNT VERNON, NEW YORK
OFFICE OF THE CITY CLERK
ONE ROOSEVELT SQUARE, ROOM 104
MOUNT VERNON, NY 10550
(914) 665-2352
Fax (914) 668-6044
www.cmvny.com

City Clerk

NICOLE BONILLA, MBA
Deputy City Clerk

February 6, 2025

Re: Mayoral Recommendations - Mount Vernon Economic Development Task Force

Honorable City Council Members,

Mayor Patterson-Howard would like to recommend the following to the Mount Vernon Economic Development Task Force, under chapter 24, section 24-7, which provides for the appointment of members by the Mayor.

1. **Robin Mack** – Mayor/Designee (2 years)
2. **Kyle Munoz** – Manufacturing/Industrial (Mayor 3 years)
3. **Dr. Belinda S. Miles** (Westchester Community College) – Educational/Workforce (Mayor 2 years)
4. **Marsha Gordon** (Business Council of Westchester) – Non-Profit with Economic Development (Mayor 3 years)
5. **Jeffery Deitrich** – Resident (Mayor 3 years)

This letter requests that the City Council enact legislation to appoint the above-named to the Mount Vernon Economic Development Task Force.

Sincerely,

Nicole Bonilla, MBA
Deputy City Clerk



CITY OF MOUNT VERNON, N.Y.

Mayor Office

SHAWYN PATTERSON-HOWARD, MPA
Mayor

City Hall, One Roosevelt Square
Mount Vernon, NY. 10550
(914) 665-2362 – Fax: (914) 665-6173

MALCOLM CLARK
Chief of Staff
KHENDRA DAVID
Deputy Chief of Staff

February 4, 2025

Honorable City Council
City Hall, 1 Roosevelt Square
Mount Vernon, NY 10552

Appointments for Economic Development Task Force

Honorable City Councilmembers:

In accordance with Chapter 24, section 24-7 of the Mount Vernon City Code, which provides for the appointment of members to the Economic Development Task Force by the Mayor; this letter requests the enactment of legislation to appoint the following to the Mount Vernon Economic Development Task Force.

1. **Robin Mack** -Mayor/Designee (2 years)
2. **Kyle Munoz** – Manufacturing/Industrial Biz (Mayor- 3 Years)
3. **Dr. Belinda S. Miles (Westchester Community College)** – Educational/Workforce (Mayor – 2 Years)
4. **Marsha Gordon, (Business Council of Westchester)** – Non-Profit W/ Economic Development (Mayor - 3 Years)
5. **Jeffery Deitrich** – Resident (Mayor – 3 Years)

In Service,

Shawyn Patterson-Howard, MPA
City of Mount Vernon

An Ordinance to Establish the Mount Vernon Economic Development Task Force

Section 1: Title

This ordinance shall be known as the "Mount Vernon Economic Development Task Force Establishment Ordinance."

Section 2: Purpose

The purpose of this ordinance is to establish the Mount Vernon Economic Development Task Force (MV-EDTF), aimed at promoting economic growth, creating job opportunities, attracting and retaining businesses, and improving the overall economic quality of life in the City of Mount Vernon.

Section 3: Definitions

For the purposes of this ordinance, the following terms shall be defined as follows:

- "Task Force": Refers to the Mount Vernon Economic Development Task Force.
- "Member": An appointed individual serving on the Task Force.

Section 4: Composition

The Task Force shall consist of the following members, with staggered terms to ensure continuity:

1. Two members of the City Council, appointed by the City Council for terms of two years; one member's term will expire on even years, and the other on odd years.
2. The Mayor or a designated representative, appointed by the Mayor for a term of two years.
3. One Board Member of the Mount Vernon Chamber of Commerce, appointed by the City Council for a term of three years.
4. Four business leaders from the Mount Vernon business community, with two appointed by the Mayor for terms of three years, one of whom must be an owner of a manufacturing or industrial business. The remaining two business leaders will be appointed by the City Council for terms of two years each.
5. Two representatives from local educational institutions or workforce development organizations, appointed by the Mayor for terms of two years.
6. One representative from a local non-profit organization with economic development expertise, appointed by the Mayor for a term of three years.
7. Two residents of the City of Mount Vernon, with one appointed by the Mayor for a term of three years and one appointed by the City Council for a term of two years.

The initial appointments may be of shorter duration to establish a staggered schedule. Thereafter, appointments shall be for the full term as specified or until successors are appointed.

Section 5: Responsibilities

The Task Force shall:

1. Advise the City Council on economic development policies and strategies.

2. Develop and recommend a strategic plan for economic development.
3. Foster partnerships with local businesses, educational institutions, and community organizations.
4. Promote business development and retention.
5. Identify and recommend potential funding sources for economic development projects.
6. Provide an annual report to the City Council on its activities and progress.

Section 6: Meetings

The Task Force shall meet at least quarterly or as needed. Meetings shall be open to the public in accordance with local government transparency guidelines.

Section 7: Duration

The Task Force shall exist for a period of 5 years from the date of its establishment, after which its continuation will be reviewed by the City Council.

Section 8: Effective Date

This ordinance shall take effect immediately upon passage and approval.

Section 9: Severability If any part of this ordinance is declared invalid or unconstitutional, such declaration shall not affect the validity of the remaining portions.



City of Mount Vernon, New York

Staff Report

1 ROOSEVELT SQ. RM.
104
CITY HALL, MOUNT
VERNON, NEW YORK
10550
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File #: TMP -1184

Agenda Date: 2/11/2025

Agenda #: 23.

City Council:

AN ORDINANCE AUTHORIZING THE PURCHASE OF THE RIC I LIVESCAN AND MUGSHOT SYSTEM REPLACEMENT FROM DATA WORKS PLUS FOR THE SUPPORT SERVICES DIVISION OF THE DEPARTMENT OF PUBLIC SAFETY

Whereas, by letter dated January 28, 2025, the Commissioner of the Department of Public Safety has requested legislation authorizing the Department of Public Safety to purchase the RIC I Livescan and Mugshot System Replacement from Data Works Plus for the total amount of Forty-Five Thousand Four Hundred Dollars (\$45,400.00); and

Whereas, the City of Mount Vernon recognizes the need to maintain a practical and fully operational fingerprinting and mugshot system for the Department of Public Safety's Support Services Division; and

Whereas, the current fingerprinting and mugshot capturing system is no longer fully functional due to its reliance on an outdated Windows 7 operating system, which presents operational inefficiencies and security vulnerabilities; and

Whereas, the Department of Public Safety has identified the RIC I Livescan and Mugshot System Replacement from Data Works Plus as the necessary and suitable upgrade to ensure continued efficiency in fingerprinting and mugshot capture; and

Whereas, the new Record Management System (TYLER) requires proper configuration to transmit arrest data to the RIC I Livescan Fingerprinting system, making the upgrade essential for seamless operations; and

Whereas, the total cost for the purchase and implementation of the RIC I Livescan and Mugshot System Replacement is Forty-Five Thousand Four Hundred Dollars (\$45,400.00), which shall be funded from Budget Code A3120.414 (Repairs to Plant & Equipment); and

Whereas, it is in the best interest of the City of Mount Vernon to authorize this purchase to ensure that the Department of Public Safety can continue to fulfill its obligations effectively and efficiently; **Now, Therefore, Be It Resolved That**

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

Section 1. Authorization. The City Council authorizes the Department of Public Safety to purchase the RIC I Livescan and Mugshot System Replacement from Data Works Plus for the total amount of Forty-Five Thousand Four Hundred Dollars (\$45,400.00).

Section 2. Funding. The total cost of the purchase shall be allocated from Budget Code A3120.414 (Repairs to Plant & Equipment).

Section 3. Implementation. The Department of Public Safety is authorized to take all necessary actions to implement the purchase, installation, and configuration of the RICI Livescan and Mugshot System Replacement to ensure seamless integration with the new Record Management System (TYLER).

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



DEPARTMENT OF PUBLIC SAFETY

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

DAVID GIBSON
COMMISSIONER

JENNIFER LACKARD
DEPUTY COMMISSIONER of Reform

MARCEL OLIFIER
CHIEF OF OPERATIONS

SHAWYN PATTERSON - HOWARD
MAYOR

January 28, 2025

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

Subject: Request to Purchase RICI Livescan and Mugshot System Replacement (OGS P768771)

Dear Honorable Council Members,

The Department of Public Safety requests that the City Council **approve the request to purchase the RICI Livescan and Mugshot System Replacement from DataWorks Plus** for the Support Services Division in the amount of **\$45,400.00**.

The current system, which supports fingerprinting for new arrests and mugshot capturing, is no longer fully functional due to its reliance on an outdated Windows 7 operating system. In addition, our new Record Management System (TYLER) requires configuration to transmit arrest data to the RICI Livescan Fingerprinting system, necessitating an upgrade to the computer system. This replacement will ensure continued efficiency in fingerprinting and mugshot capture for our department.

The cost of **\$45,400.00** will be satisfied from **Budget Code A3120.414 (Repairs to Plant & Equipment)**. If this request meets the approval of your Honorable Body, please enact legislation granting this approval.

Sincerely,

David Gibson
Commissioner of Public Safety

Cc: Mayor
Law Department
Comptroller



City of Mount Vernon, New York

Staff Report

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

Agenda Date: 1/22/2025

Agenda #: 24.

City Council

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

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

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

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

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

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

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

RESOLVED, that the City Council requests the bill be drafted to include additional language clarifying that for this particular section of the law, the definition of the terms "hotel" or "motel" is to mean and include any facility providing lodging on an overnight basis, including those facilities designated and commonly known as "bed-and-breakfast" and "tourist" facilities, and shall include but not be limited to

hotels, motels, tourist homes, motel courts, bed-and-breakfast establishments, short-term rentals, vacation rentals, so-called Airbnbs, clubs or similar facilities, whether or not meals are served to guests or residents thereof, and/or a location that is otherwise made available for transient lodging accommodation for rent directly by the owner or through an agent, operator or hosting companies; *and be it further*

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

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

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



CITY OF MOUNT VERNON, N.Y.

Industrial Development Agency

SHAWYN PATTERSON-HOWARD
Chairperson

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

ROBIN MACK
Director, Business Development - IDA

Referral Letter MV IDA 10-24

December 17, 2024

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

Re: Referral to Enact Local Law for Hotel Occupancy Tax

Dear Honorable Council members,

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

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

Purpose and Benefits

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



CITY OF MOUNT VERNON, N.Y.

Industrial Development Agency

SHAWYN PATTERSON-HOWARD

Chairperson

City Hall, One Roosevelt Square

Mount Vernon, NY 10550

(914) 465 2994 – Fax: (914) 665-6173

ROBIN MACK

Director, Business Development - IDA

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

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

Very truly yours,

Robin Mack

Robin Mack

Director, Business Development

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

Referral Letter MV IDA 10-24

Permission to Enact a Hotel Occupancy Tax

Page 2

Section 1: Title and Purpose

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

Section 2: Definitions

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

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

Section 3: Imposition of Tax

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

Section 4: Collection and Administration

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

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

Section 5: Records and Audits

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

Section 6: Penalties and Interest

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

Section 7: Refunds

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

Section 9: Effective Date

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

Section 10: Severability

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

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

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

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



City of Mount Vernon, New York

Staff Report

1 ROOSEVELT SQ. RM.
104
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File #: TMP -1145

Agenda Date: 1/22/2025

Agenda #: 25.

City Council:

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

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

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

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

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

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

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

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

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

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

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

Jones.

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

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

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



SHAWYN PATTERSON-HOWARD
MAYOR

BRIAN G. JOHNSON
CORPORATION COUNSEL

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

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

DEPUTY CORPORATION COUNSEL
JOHAN S. POWELL

SECOND DEPUTY CORPORATION COUNSEL
CHRISTINE LOMBERT

ASSISTANT CORPORATION COUNSEL
MILDRED MCQUIRE

January 10, 2025

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

(Through the Office of the City Clerk)

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

Dear Honorable Members of the City Council:

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

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

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

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

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

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

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

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

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

Sincerely,



Brian G. Johnson
Corporation Counsel

Enclosures:

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

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



City of Mount Vernon, New York

Staff Report

1 ROOSEVELT SQ. RM.
104
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VERNON, NEW YORK
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File #: TMP -1202

Agenda Date: 2/11/2025

Agenda #: 26.

City Council:

AN ORDINANCE AUTHORIZING THE ESTABLISHMENT OF CUSTODIAL ACCOUNTS FOR PROPERTY DEVELOPMENT PROJECTS

Whereas, by letter dated January 16, 2025, the President of the City Council has requested legislation authorizing the Office of the City Comptroller to establish custodial accounts for designated property development projects to ensure proper fund management and regulatory compliance; and

Whereas, the City of Mount Vernon is committed to ensuring the proper financial management and oversight of development projects within the city; and

Whereas, to facilitate an efficient and transparent process for managing funds associated with new development projects, it is necessary to establish custodial accounts within the Office of the City Comptroller; and

Whereas, these custodial accounts will serve as holding accounts until the developers of the respective projects complete their required presentations before the City Council, submit their applications, and reimburse any attorney fees associated with their developments; and

Whereas, the properties designated for these custodial accounts include:

- 22 West First Street
- Boys & Girls Club

Whereas, the establishment of these accounts will ensure compliance with city requirements, streamline the onboarding process, and facilitate a smoother transition for developers as they move forward with the City Council review process; **Now, Therefore, Be It Resolved That**

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

Section 1. Purpose. This ordinance authorizes the Office of the City Comptroller to establish custodial accounts for designated property development projects to ensure proper fund management and regulatory compliance.

Section 2. Establishment of Custodial Accounts. The Office of the City Comptroller is hereby authorized to establish custodial accounts for the following properties:

1. 22 West First Street

2. Boys & Girls Club

These accounts shall hold funds until the developers have completed their required presentations before the City Council, submitted their applications, and reimbursed the City for any attorney fees related to their projects.

Section 3. Fund Management and Compliance. The custodial accounts shall be managed under all applicable financial regulations and city requirements. The City Comptroller shall oversee the accounts to ensure transparency, accountability, and proper financial oversight.

Section 4. Implementation. This ordinance shall take effect immediately upon passage and approval under applicable laws and procedures. The Office of the City Comptroller is directed to take all necessary steps to establish and administer the custodial accounts as outlined herein.

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



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

CITY COUNCIL MEMBERS

Danielle Browne, Esq., President
Jaevon Boxhill
Cathlin B. Gleason
Edward Poteat
Derrick Thompson

Nicole J. Bonilla, M.B.A.
DEPUTY CITY CLERK

January 16, 2025

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

Subject: Request to Establish Custodial Accounts for Property Projects

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

The property for the custodial account are as follows:

- **22 West First Street**
- **Boys & Girls Club**

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

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

Sincerely,

Danielle Browne

Danielle Browne, Esq.
President
Mount Vernon City Council



City of Mount Vernon, New York

Staff Report

1 ROOSEVELT SQ. RM.
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File #: TMP -1203

Agenda Date: 2/11/2025

Agenda #: 27.

City Council:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT VERNON ADOPTING A NEGATIVE DECLARATION PURSUANT TO SEQRA FOR THE MOUNT VERNON EAST ZONING AMENDMENTS

WHEREAS, the City Council of the City of Mount Vernon is in receipt of an Amended Petition submitted by Alexander Development Group (“Petitioner”) to amend the Zoning Ordinance of the City of Mount Vernon to create a new Mount Vernon East TOD High-Density District (“TOD-1 District”), and to amend the Zoning Map to apply this TOD-1 District to an area of land comprising one city block, bounded by Portugal Place, East Prospect Avenue, Rich Avenue and Elm Avenue, designated on the City of Mount Vernon Tax Map as Section 165.63, Block 1141, Lots 1, 2, 3, 5, 6, 8, 9, 10, 11, 12 (“Zoning Petition”); and

WHEREAS, Petitioner is the owner of three adjacent tax lots known as 140, 146, and 152 East Prospect Avenue, totaling approximately 0.828 acres, and designated on the City of Mount Vernon Tax Map as Section 165.63, Block, 1141, Lots 9, 10 & 11 (“Property”); and

WHEREAS, the Property is located in an RMF-15 Multifamily Residence District, and within the area of land proposed to be rezoned to the TOD-1 District; and

WHEREAS, the purpose of the requested rezoning of the Property is to allow Petitioner’s proposed 21-story mixed-use building, consisting of approximately 288,784 square feet of gross floor area, which would accommodate up to 350 market rate dwelling units, approximately 7,000 sf of retail space, and 201 parking spaces (collectively, “Project”); and

WHEREAS, on or about September 17, 2024, Petitioner submitted to the City Council the Zoning Petition, together with a conceptual site plan, floor plans, and renderings, as well as a Full Environmental Assessment Form Part 1 and associated supplemental studies (“EAF”); and

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

WHEREAS, the Project has been reduced in scale from Petitioner’s prior proposals for a 30-story and 26-story mixed-use building at the Property in 2018 and 2021, respectively; and

WHEREAS, Petitioner modified the Project to be consistent with the recommendations set forth in the City Council’s Downtown Vision Report, adopted January 2024; and

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

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

WHEREAS, October 10, 2024, the City Council re-designated its intent to serve as Lead Agency for the coordinated review of the Proposed Action pursuant to SEQRA; and

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

WHEREAS, on or about October 11, 2024, the City Council referred the Zoning Petition to the City of Mount Vernon Planning Board and Corporation Counsel, as well as the Westchester County Planning Board, for their respective reviews and reports as required by law; and

WHEREAS, by letter dated October 28, 2024, the Westchester County Planning Board confirmed that it had no objection to the City Council assuming Lead Agency status for the Proposed Action, and also issued its recommendations with respect to the Proposed Action pursuant to Section 239-l, m, and n of the General Municipal Law; and

WHEREAS, on November 6, 2024, the Planning Board consented to the City Council’s designation as Lead Agency, as well as issued its report on the Zoning Petition as set forth in the Board’s Meeting Minutes; and

WHEREAS, on November 13, 2024, the City Council re-designated itself as Lead Agency for the purpose of conducting a coordinated review of the potential environmental impacts of the Proposed Action under SEQRA; and

WHEREAS, the City Council duly published notice of a Public Hearing for the Zoning Petition in three issues of the official newspaper for the City on November 21, November 26, and December 4, 2024; and

WHEREAS, the City Council conducted a Public Hearing on the Zoning Petition on December 11, 2024, at 7:00 P.M. at City Hall, at which time those wishing to comment were afforded an opportunity to be heard, and written comments were accepted until January 7, 2025; and

WHEREAS, the City Council has carefully considered all oral and written comments submitted by members of the public, the Planning Board, and the Westchester County Planning Board; and

WHEREAS, following the Public Hearing, Petitioner submitted to the City Council a Response Memorandum, prepared by BFJ Planning, dated December 23, 2024, which addressed specific comments raised during the Public Hearing, including, but not limited to, comments relating to traffic and shadows (“BFJ Response Memorandum”); and

WHEREAS, the City Council, together with its professional consultants and special counsel, has reviewed the EAF and all associated supplemental studies and materials submitted by Petitioner,

the BFJ Response Memorandum, Part 2 of the EAF as completed by the City Council, the criteria for determining significance outlined in 6 N.Y.C.R.R. Section 617.7(c), and all other information in the City Council's administrative record, which is incorporated herein by reference in its entirety; and

WHEREAS, the City Council has thoroughly analyzed the identified relevant areas of environmental concern to determine if the Proposed Action may have a potentially significant adverse impact on the environment; **NOW, THEREFORE, BE IT**

RESOLVED, that, pursuant to 6 N.Y.C.R.R. Part 617, the City Council determines after due discussion and deliberation that the Proposed Action does not have the potential to result in any significant adverse environmental impacts, and that an environmental impact statement is not required, for the reasons set forth in the attached Negative Declaration; and **BE IT FURTHER**

RESOLVED, that the City Council adopts and incorporates herein by reference the attached Negative Declaration for the Proposed Action under SEQRA; and **BE IT FURTHER**

RESOLVED, that this Resolution and the attached Negative Declaration shall constitute the City Council's evaluation of the magnitude and importance of impacts of the Proposed Action and reasons in support of the determination of significance required under Part 3 of the EAF; and **BE IT FURTHER**

RESOLVED, that the City Clerk shall arrange to fulfill the filing and distribution requirements for the Negative Declaration as required by the SEQRA regulations in 6 N.Y.C.R.R. Section 617.12, and to make all other filings required by law; and **BE IT FURTHER**

RESOLVED, that, as described in the Negative Declaration, to obtain the necessary height bonus allowing for 21 stories along East Prospect Avenue, and 12 stories along Elm Avenue, a developer shall, during site plan review, provide one or more public benefits, the value of which equal or exceed 0.5% of the total estimated construction cost as outlined in the new TOD-1 zoning regulations; and **BE IT FURTHER**

RESOLVED that Petitioner shall make commercially reasonable efforts to award construction -related and post-construction permanent jobs and construction-related contracts to qualified City residents, veterans, minorities, and women, as well as to qualified local, minority- and women-owned business enterprises. In furtherance of these goals, Petitioner shall use commercially reasonable efforts to undertake, among other things, the following steps: (i) host informational sessions in local housing developments, places of worship, and other locations determined in consultation with the City Planning Department to notify residents, area businesses and advocacy groups about the various work opportunities that the Project presents, (ii) package construction contracts where feasible in sizes appropriate for smaller businesses, and (iii) request from the City a list of qualified local vendors, contractors and labor. Petitioner shall not be required to employ local residents or contract with local vendors at wages or contract prices higher than can be paid to non-residents for similar work or services. Petitioner shall maintain detailed records of the actions that it takes to achieve these goals and shall periodically submit reports to the Council at its request to demonstrate that it is making the commercially reasonable efforts described herein; and **BE IT FURTHER**

RESOLVED, that this Resolution shall take effect immediately.

SEQR

617.21

Appendix F

State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

Project Number _____

Date February XX, 2025

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The City of Mount Vernon, City Council as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action:

The Mount Vernon East TOD High-Density Zoning District (TOD-1) and The Alexander Mixed-Use Development

SEQR Status:Type I ☒Unlisted ☐**Conditioned Negative Declaration:**Yes ☐No ☒**Description of Action:**

The proposed action involves the creation a new Mount Vernon East TOD High-Density District ("TOD-1 District") and to amend the Zoning Map to apply this TOD-1 District to an area of land comprising one city block, bounded by Portugal Place, East Prospect Avenue, Rich Avenue and Elm Avenue. The Zoning Petition would facilitate Petitioner's proposed redevelopment project, consisting of a 21-story mixed-use building that would accommodate up to 350 market rate dwelling units, approximately 7,000 s.f. of retail space, and 201

parking spaces

Location: (Include Street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

Site consists of one city block, bounded by Portugal Place, East Prospect Avenue, Rich Avenue and Elm Avenue., City of Mount Vernon, Westchester County, Tax Map Section 165.63, Block 1141, Lots 1, 2, 3, 5, 6, 8, 9, 10, 11.

SEQR Negative Declaration

REASONS SUPPORTING THIS DETERMINATION:

See attached.

If Conditioned Negative Declaration, provide on attachment the specific mitigation measures imposed.

For Further Information:

Contact Person: Nicole Bonilla, Deputy City Clerk

Address: City Hall, 1 Roosevelt Square, Mount Vernon, NY 10550

Telephone Number: 914-665-2300

For Type I Actions and Conditioned Negative declarations, a Copy of the Notice sent to:

Commissioner, Dept. of Environmental Conservation, 625 Broadway, Albany, NY 12233-0001

NYSDEC Region 3, 21 South Putt Corners Road, New Paltz, NY 12561

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

Mayor, City of Mount Vernon, City Hall, 1 Roosevelt Square, Mount Vernon, NY 10550

REASONS SUPPORTING THIS DETERMINATION

The proposed action involves the creation a new Mount Vernon East TOD High-Density District ("TOD-1 District") and to amend the Zoning Map to apply this TOD-1 District to an area of land comprising one city block, bounded by Portugal Place, East Prospect Avenue, Rich Avenue and Elm Avenue. The Zoning Petition would facilitate Petitioner's proposed redevelopment project, consisting of a 21-story mixed-use building that would accommodate up to 350 market-rate dwelling units,

approximately 7,000 s.f. of retail space, and 201 parking spaces

Potential impacts relating to the proposed action include the following:

1. The proposed rezoning area consists of one city block, bounded by Portugal Place, East Prospect Avenue, Rich Avenue and Elm Avenue, consisting of 10 tax lots currently zoned RMF-15. The proposed Mount Vernon East TOD High-Density District is consistent with the Downtown Vision Plan adopted in January 2024. This Vision Plan is the first phase of the Mount Vernon Comprehensive Plan known as Envision Mount Vernon, that is currently being prepared.

Six Downtown Revitalization Guidelines were synthesized from community outreach and technical analysis in the Downtown Vision Plan. The first guideline, "Define building density and uses in and around downtown to attract a consumer base and investment to support businesses," recommends the City consider increasing density in the area immediately surrounding the Mount Vernon East Station. The Downtown Density Distribution Map indicates that the area proposed to be rezoned is split between the High Density and Highest Density districts.

The proposal to develop a 21-story mixed-use building complies with the density recommendations of the Downtown Vision Plan. It can therefore be concluded that the proposed action complies with the density parameters intended for the project site.

2. In addition to the density recommendations referenced above, the Downtown Vision Plan subsequently produced a series 17 specific zoning dimensional, bulk, area and off-street parking recommendations that were developed in conjunction with the Department of Planning and Community Development. The proposed 21-story mixed use building would fully comply with these proposed zoning regulations. This includes, for example, in order to obtain the necessary height bonus allowing for 21 stories along East Prospect Avenue, and 12 stories along Elm Avenue, a developer shall, during site plan review, provide one or more public benefits, the value of which equal or exceed 0.5% of the total estimated construction cost as set forth in the new TOD-1 zoning regulations.

3. The proposed Mount Vernon East TOD High-Density District zoning regulations would also govern other properties where future development may occur. One such site, 154 E. Prospect Avenue/14 Rich Avenue, represents a site where future development is likely (referred to as the "soft site"). If so, a 21-story mixed-use building could be developed. This development would be consistent with and supportive of the goals of the Downtown Vision Plan.

4. Building heights in the vicinity of the rezoning area vary greatly, ranging from 2.5 stories, to two- and three-family homes, to seven-story multi-family co-op buildings, to the 10-story Westchester County Office Building, to the 20-story multi-family residential building at 40 E. Sidney Avenue located to the northwest of the rezoning area. The proposed Mount Vernon East TOD High Density District allows for 18 story buildings that can be extended to 21 stories with a height bonus. These heights are consistent with the intent of the transit-oriented development concepts of the Downtown Vision Plan, as well as the character of the downtown area surrounding the site. No significant adverse impacts will result.

5. To address the impact of tall buildings, a shadow analysis was conducted in accordance with the methodology contained in the 2021 New York City CEQR Technical Manual. The methodology considers the impact of shadows on sunlight sensitive resources including open space, historic and cultural resources, natural resources and Green streets. Sunlight sensitive resources do not include

private residences. Additionally, the shadow analysis also utilized the methodology contained in the NYSDEC's policy "Assessing and Mitigating Visual and Aesthetic Impacts" (DEP-00-2). The policy guidance includes a list of 16 aesthetic resources that need to be considered when evaluating visual impacts. None of these 16 resources would be impacted by development permitted under the new zoning district, nor would any sunlight sensitive resources. The one sunlight sensitive resources located in proximity to the rezoning area - the Post Office at 14 South 1st Street is located to the south, so shadows would never be cast in that direction.

Development in accordance with the Mount Vernon East TOD High Density District would result in shadows cast from new tall buildings extending to the west, north and east of the rezoning area. "Worst case" shadow conditions exist during the vernal equinox, autumn equinox, summer solstice and winter solstice.

Any shadows generated by tall buildings permitted under the proposed zoning are transitory and move from west to east throughout the day casting the longest shadows in the early morning and early evening hours. No shadows will be cast on properties located to the south of the Project Site. Shadows are shortest during the summer months, with the length and duration of shadow extending in the winter months. As shadows are constantly changing as the sun moves across the sky throughout the day, no single property would be in shadow for the duration of the day.

Properties located to the northwest of the rezoning area would experience shadows in the morning during the winter months and be out of shadow by noon. These same properties would not experience shadows during the spring and summer months and shadows in the early spring and fall would be shorter in length and of similar duration as the winter shadows. Similarly, properties located to the northeast would be in shadow in the afternoon in the winter months and would also be outside of the shadow reach in the noon to mid-afternoon hours during the spring and summer months.

Additionally, the shadow study did not take into account existing shadows produced by existing buildings in the area. As an example, the single-family homes between Cottage Avenue and Rich Avenue north of E. Prospect Avenue are currently affected by shadows from the two large existing apartment buildings on the north side of E. Prospect Ave. The proposed 21-story mixed-use building will not affect single family homes already shadowed by existing buildings, but it will extend a slightly narrower shadow which would incrementally include some additional homes further from the site. The shadow will be narrower because it will come only from higher levels of the proposed 21-story building where the tower on the upper levels is smaller than the base of the building.

The incremental shadows further from the site would also be affected by other shadows such as those from existing trees. The effect of ambient light is also a factor which tends to make narrow shaded areas at a distance from the site less affected as the surrounding lighted areas mitigate the effect of a relatively narrow shadow.

Shadows cast from new tall buildings would not impact any sensitive receptors, and the shadows on some single-family homes would only be cast during limited portions of the day, depending upon the season and their location. Additionally, incremental shadows will be partly mitigated by existing buildings and trees and ambient light the more distant they are from the rezoning area. It can therefore be concluded that the proposed action will not result in significant adverse shadow impacts.

6. New development permitted pursuant to the Mount Vernon East TOD High Density District will alter the site's visual appearance. Existing 2 ½ story residences could be replaced by up to 21-story mixed-use buildings. This represents a significant change, but is not in and of itself an adverse impact. New buildings would be required to comply with the Mount Vernon East TOD High Density District zoning criteria, which includes a number of form-based provisions, including upper story step

backs, building mass, frontage, build-to provisions, ground floor transparency requirements and functional entry provisions, all of which are designed to ensure new development is done in a manner that is consistent with the Downtown Vision Plan. Additionally, all new development will be required to obtain a certificate of appropriateness from the Architectural Review Board.

7. The rezoning area is underlain by UpB - Urban land - Paxton complex soils. These soils are well-drained with moderately rapid permeability. The depth to bedrock is between 1.66 and 3.25 feet. These site soils do not present any major development limitations, while the urban land elements may require excavation and removal if unsuitable material is encountered during construction. No significant adverse soil impacts will result.

8. The topography of the rezoning area is generally level, with slopes between 0 - 10-%. No steep slopes exist within the area. No significant topographic or steep slope impacts will result from development within the rezoning area.

9. Development within the rezoning area will result in site disturbances and grading. Due to the relatively level topography of the area, these impacts will be minimal. This activity however, does have the potential to increase soil erosion and sedimentation specifically during the construction build-out period. These potentially adverse impacts will be mitigated through the implementation of the Erosion and Sedimentation Control Plan and the installation of soil erosion and sedimentation control devices. These devices will be designed and installed in accordance with the New York State Standards and Specifications for Erosion and Sediment Control (current edition), as well as all requirements and regulations of the City of Mount Vernon.

The Erosion and Sedimentation Control Plan referenced above will minimize the downstream erosion hazard by controlling runoff at its source, minimizing runoff from disturbed areas and de-concentrating stormwater runoff.

In accordance with the requirements of the SPDES General Permit, site assessment and inspections shall be provided for all construction activities associated with this action. This shall include an assessment of the site prior to the commencement of construction and a certification in an inspection report that the appropriate erosion and sedimentation control measures described in the SWPPP, the General Permit and the Erosion and Sedimentation Control Plan have been adequately installed or implemented to ensure overall preparedness of the site for the commencement of construction. Following the commencement of construction, site inspections shall be conducted by a qualified professional at least every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater. The site contractor shall be responsible for implementing measures and correcting deficiencies noted during site inspections.

Implementing these measures will assure that no significant adverse impacts on the site's topography and resulting site erosion will result from the proposed Action.

10. No negative impacts to surface water features will result from the proposed action. No streams, lakes or ponds are present on, or in the vicinity of the rezoning area. New development shall be required to include new stormwater management facilities that shall be designed to assure that post development runoff rates will be equal to or less than the pre-development rates. Proposed stormwater facilities shall also include green practices. Approval of any future development shall be conditioned upon compliance with all applicable Phase II stormwater regulations, including the preparation of a Stormwater Pollution

Prevention Plan (SWPPP) and the filing of a NYSDEC State Pollution Discharge Elimination System (SPDES) General Permit. These measures will assure that the proposed action will not result in any significant adverse environmental impacts to surface water features.

11. According to the NYSDEC EAF mapper, there are no known threatened, endangered or species of significance of plants or animals located on the site. No adverse impacts will result from the proposed action.

12. There are no wetlands located on or in the vicinity of the rezoning area. No adverse impacts will result from the proposed action.

13. The rezoning area is not located within a 100- or 500-year floodplain, or a designated floodway. No adverse flooding impacts will result from the proposed action.

14. The Traffic Impact Study prepared for the proposed action documents that the levels-of-service at the intersections surrounding the rezoning area all operate at LOS A or B. Traffic counts were collected in 2018 and again in February of 2024. No seasonal adjustments are necessary. Projected future operating conditions (without the proposed action) indicated that there would be a slight increase in traffic due to routine background growth, which was calculated to be 1%, which reflects a high percentage based on NYMTC growth projections. The future levels-of-serve at all area intersections (without the proposed action) would remain unchanged.

The proposed action, including the development of the 21-story mixed-use building, combined with the anticipated build-out of the additional soft site within the rezoning area, would result in a total of 73 AM peak hour trips and 72 PM peak hour trips for the 21-story mixed-use building and 29 AM peak hour trips and 24 PM peak hour trips for the soft site, for a combined total of 102 AM peak hour trips and 96 PM peak hour trips.

The additional traffic generated from the proposed action is expected to create minimal changes in delay at the surrounding intersections. All movements remain LOS A or B except for the northbound left-turn movement at Rich Avenue in the AM Peak Hour, where average vehicle delay is expected to increase by one second from LOS B (14.5 seconds) to LOS C (15.4 seconds). The results demonstrate that the proposed action will not result in a significant adverse traffic impact.

15. Off-street parking for the proposed 21-story mixed-use building will comply with the parking standards proposed for the Mount Vernon East TOD High-Density District:

- Multifamily dwellings shall have a minimum off-street parking requirement of 0.50 parking spaces for each studio and one (1)- bedroom unit, and 0.75 parking spaces for each two (2)-bedroom or larger unit.
- Off-street parking for commercial uses shall not be required for a mixed-use development provided the following criteria are met:
 - (1.) The gross floor area of commercial space represents less than 10% of the total gross floor area of the mixed-use development; and
 - (2.) Parking for commercial uses is shared between commercial and residential uses and is not reserved for any individual's exclusive use (parking is unassigned).

201 off-street parking spaces are provided for the proposed 350 unit 21-story mixed-use building, reflecting an average of 0.57 parking spaces per dwelling unit, which complies with the applicable zoning requirements. Any potential development of the soft site must also comply with the applicable off-street parking regulations.

The proposed 21-story mixed-use building will be 350 to 450 feet from the Metro North platforms (and very close to other destinations in downtown Mt. Vernon) and will attract a significant number of tenants that either do not want to drive or do not own a car. Parking will also be shared, i.e., not assigned, meaning that there will be enough vacant spaces to accommodate the visitors and delivery vehicles. The proposed parking requirements were generated with the input of City staff, to ensure the zoning would be consistent with Mt. Vernon's goals for the downtown. Additionally, a low parking supply tends to reduce car ownership and traffic impacts of the project. It can therefore be concluded that no significant adverse parking impacts will result from the proposed action.

16. The Action will not result in a significant adverse change in existing air quality. The primary source of long-term air quality impacts is air pollution attributable to vehicle trips. It is anticipated that the new volume of traffic generated from the rezoning area will be 102 AM and 96 PM peak hour vehicle trips. Based upon accepted screening thresholds, it can be concluded that the project will not result in a proportionally discernable increase in long term air quality impacts beyond existing background levels.

The Action will result in a short-term temporary change in existing air quality as a result of construction related activity; however, this activity is not expected to result in a significant negative impact. These temporary impacts to air quality will be carefully monitored by the Building Department and will be mitigated through the implementation of an approved site development protocol and construction management plan that will be submitted with the Building Permit, as well as a continual reliance on construction Best Management Practices and equipment repair and maintenance. The construction management plan will emphasize minimizing fugitive dust. No significant adverse air quality impacts are anticipated as a result of the proposed Action.

17. Long-term noise impacts are not anticipated as a result of the proposed project. Short term noise impacts associated with building demolition and construction activities will occur. Construction activities are anticipated to generate noise levels of in the vicinity 85dBA measured at 50' from the noise source.

Short term noise impacts shall be mitigated by maintaining construction equipment in good working order and providing mufflers. Additionally, construction activities shall be limited to the hours prescribed by the Chapter 178 of the City Code - Noise.

The proposed rezoning area is located in downtown Mount Vernon, approximately 350 - 450 feet from the Metro-North train line. The proposed action, when completed, will not produce noise substantially in excess of the local ambient background noise levels. As a result, no permanent long-term noise impacts are anticipated.

18. The rezoning area is located within the Hutchinson River Bason County Sewer District. City owned 8" to 12' sewer lines are present in both East Prospect Avenue and Elm Avenue. Based on a calculation of 110 gallons/bedroom, it is projected that the development of the 21-story mixed-use building would generate 53,130 gpd of sanitary wastewater, and the development of the soft site would generate 21,780 gpd of wastewater.

It is anticipated that adequate capacity exists in the sanitary sewer transmission system, and at the Yonkers Joint Treatment Plant to accommodate the volume of sanitary wastewater generated by the

proposed action. No significant adverse impacts will result.

19. The water for development within the rezoning area would be supplied via existing 8" cement lined cast iron pipes located in East Prospect Avenue and Elm Avenue, owned by the Mount Vernon Water District. It is projected that the development of the 21-story mixed-use building would require 53,130 gpd of water. Development of the soft site would require 21,780 gpd of water.

The pressures and flows of the existing water supply system at these locations is unknown currently. Hydrant flow tests will be conducted with the City of Mount Vernon later to confirm the pressure and flow in each of the existing mains. Additional water demands would include temporary water usage from internal building fire suppression sprinklers. Any allocation for the fire suppressions sprinklers will be provided by the project mechanical, electrical, & plumbing engineer when the project reaches that level of design.

It is anticipated that adequate capacity exists to meet the water supply demands of the proposed action. No significant adverse impacts will result.

20. All solid waste generated by the project shall be collected on site, and shall be disposed of at an approved disposal facility. Similarly, all recyclables shall be similarly disposed of. No adverse impacts associated with solid waste generation are anticipated.

21. The Action will result in an increase in the quantity of energy currently used on the site. While this represents an irreversible impact, the proportional increase in energy consumption will be relatively minor. New mixed-use buildings will be constructed to comply with all current building and energy codes, and to the extent practicable, will incorporate green building technologies. It is therefore not anticipated that the project will overburden existing utility resources.

22. The development of the proposed action will result in substantial economic benefits, new income, and jobs, as well as additional revenue for all taxing jurisdictions. The proposed 21-story, 350-unit mixed-use building as well as the development of the soft site to support a 120-unit building would produce the following economic benefits.

Estimated Annual Fiscal Benefits					
Units	Local Income	Local Business Income	Local Wages & Salaries	Local Taxes	Local jobs Supported
350 Unit Mixed-Use Building					
350	\$9,242,100	\$2,180,500	\$7,059,150	\$1,762,250	154
120 Unit Mixed Use Building (Soft Site)					
120	\$3,168,720	\$747,840	\$2,420,280	\$604,200	53

Additional revenue would be generated including direct, indirect and induced impacts resulting from the construction activity (including the spending of construction workers in the local economy), new resident local spending, and from sales taxes for the retail uses on the ground floors.

The proposed action is projected to have a substantial positive fiscal impact on the City of Mount Vernon and Westchester County. Therefore, no significant adverse economic impacts would result from the proposed action.

23. The school impact study submitted in support of the proposed action calculates that, utilizing various school children projection formulas (including data from comparable projects), between 5 - 14 school-aged children would be generated from the proposed 21-story mixed-use building, and 2 - 5 from the school-aged children would be generated from the soft site, for a total of 7 - 19 school-aged children. These children would be distributed through the various grade levels. Enrollment levels in the Mount Vernon City School District have declined for over 2 decades. The Lincoln Elementary School, where primary school-aged children generated from new buildings in the rezoning area would attend, has seen a 32% decline in enrollment over the past 10 years (-237 students).

All of the grade levels in the Mount Vernon City School District have sufficient capacity to accommodate any new school-aged children generated by the proposed action.

The cost to educate these new school-aged children would range from \$113,700 to \$318,360 for the proposed 21-story mixed-use building, and between \$45,480 - \$113,700 for the soft site, or a total of \$159,180 - \$432,060. As noted in #22 above, the proposed action is projected to generate 2,366,550 in annual real estate taxes, of which 60% would be school taxes, or \$1,419,879 annually. These new annual real estate taxes would more than off-set the costs to educate the additional school children generated by the proposed action. It can therefore be concluded that the proposed action will not result in any significant school impacts.

24. The proposed action will not impair the character or quality of important historical, archaeological, or architectural resources. No such resources have been identified on or in the immediate vicinity of the site.

25. The proposed project will not create a hazard to human health. Two sites in the vicinity of the proposed action are listed on the NYSDEC Environmental Remediation Database; 200-208 S. 14th Street, which has been remediated, and 721 Kimball Avenue in Yonkers, which contains on-site contaminated soils, which are contained, and would have no impact on the proposed action. No adverse impacts will result.

26. The action will not result in changes in two or more elements of the environment, which alone would not have a significant effect on the environment, but when considered together, would result in a substantial adverse impact on the environment.

27. The proposed action is not related to another action which would be funded or approved by an agency which, when considered cumulatively, would meet one or any of the aforementioned criteria.

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WHEREAS, October 10, 2024, the City Council re-designated its intent to serve as Lead Agency for the coordinated review of the Proposed Action pursuant to SEQRA; and

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

WHEREAS, on or about October 11, 2024, the City Council referred the Zoning Petition to the City of Mount Vernon Planning Board and Corporation Counsel, as well as the Westchester County Planning Board, for their respective reviews and reports as required by law; and

WHEREAS, by letter dated October 28, 2024, the Westchester County Planning Board confirmed that it had no objection to the City Council assuming Lead Agency status for the Proposed Action, and also issued its recommendations with respect to the Proposed Action pursuant to Section 239-l, m, and n of the General Municipal Law; and

WHEREAS, on November 6, 2024, the Planning Board consented to the City Council's designation as Lead Agency, as well as issued its report on the Zoning Petition as set forth in the Board's Meeting Minutes; and

WHEREAS, on November 13, 2024, the City Council re-designated itself as Lead Agency for the purpose of conducting a coordinated review of the potential environmental impacts of the Proposed Action under SEQRA; and

WHEREAS, the City Council duly published notice of a Public Hearing for the Zoning Petition in three issues of the official newspaper for the City on November 21, November 26, and December 4, 2024; and

WHEREAS, the City Council conducted a Public Hearing on the Zoning Petition on December 11, 2024 at 7:00 P.M. at City Hall, at which time those wishing to comment were afforded an opportunity to be heard, and written comments were accepted until January 7, 2025; and

WHEREAS, the City Council has carefully considered all oral and written comments submitted by members of the public, the Planning Board, and the Westchester County Planning Board; and

WHEREAS, following the Public Hearing, Petitioner submitted to the City Council a Response Memorandum, prepared by BFJ Planning, dated December 23, 2024, which addressed certain comments raised during the Public Hearing, including, but not limited to, comments relating to traffic and shadows ("BFJ Response Memorandum"); and

WHEREAS, the City Council, together with its professional consultants and special counsel, has reviewed the EAF and all associated supplemental studies and materials submitted by Petitioner, the BFJ Response Memorandum, Part 2 of the EAF as completed by the City Council, the criteria for determining significance set forth in 6 N.Y.C.R.R. Section 617.7(c), and all other information in the City Council's administrative record, which is incorporated herein by reference in its entirety; and

WHEREAS, the City Council has thoroughly analyzed the identified relevant areas of environmental concern to determine if the Proposed Action may have a potential significant adverse impact on the environment.

NOW, THEREFORE, BE IT RESOLVED, that, pursuant to 6 N.Y.C.R.R. Part 617, the City Council determines after due discussion and deliberation that the Proposed Action does not have the potential to result in any significant adverse environmental impacts, and that an environmental impact statement is not required, for the reasons set forth in the attached Negative Declaration; and

BE IT FURTHER RESOLVED, that the City Council adopts and incorporates herein by reference the attached Negative Declaration for the Proposed Action under SEQRA; and

BE IT FURTHER RESOLVED, that this Resolution and the attached Negative Declaration shall constitute the City Council's evaluation of the magnitude and importance of impacts of the Proposed Action and reasons in support of the determination of significance required under Part 3 of the EAF; and

BE IT FURTHER RESOLVED, that the City Clerk shall arrange to fulfill the filing and distribution requirements for the Negative Declaration as required by the SEQRA regulations in 6 N.Y.C.R.R. Section 617.12, and to make all other filings required by law; and

BE IT FURTHER RESOLVED, that, as described in the Negative Declaration, in order to obtain the necessary height bonus allowing for 21 stories along East Prospect Avenue, and 12 stories along Elm Avenue, a developer shall, during site plan review, provide one or more public benefits, the value of which equal or exceed 0.5% of the total estimated construction cost as set forth in the new TOD-1 zoning regulations; and

BE IT FURTHER RESOLVED, that Petitioner shall make commercially reasonable efforts to award construction-related and post-construction permanent jobs and construction-related contracts to qualified City residents, veterans, minorities and women, as well as to qualified local, minority- and women-owned business enterprises. In furtherance of these goals, Petitioner shall use commercially reasonable efforts to undertake, among other things, the following steps: (i) host informational sessions in local housing developments, places of worship, and other locations determined in consultation with the City Planning Department to notify residents, area businesses and advocacy groups about the various work opportunities that the Project presents, (ii) package construction contracts where feasible in sizes appropriate for smaller businesses, and (iii) request from the City a list of qualified local vendors, contractors and labor. Petitioner shall not be required to employ local residents or contract with local vendors at wages or contract prices that are higher than can be paid to non-residents for similar work or services. Petitioner shall maintain detailed records of the actions that it takes to achieve these goals and shall periodically submit reports to the Council at its request to demonstrate that it is making the commercially reasonable efforts described herein.

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

Council Person

APPROVED AS TO FORM

THIS RESOLUTION
ADOPTED BY CITY COUNCIL

Assistant Corporation Counsel

President

Attest:

City Clerk

APPROVED

APPROVED

Date

Dept.

By

Mayor

617.21

Appendix F

State Environmental Quality Review

NEGATIVE DECLARATION

Notice of Determination of Non-Significance

Project Number _____

Date February XX, 2025

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The City of Mount Vernon, City Council as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action:

The Mount Vernon East TOD High Density Zoning District (TOD-1) and The Alexander Mixed-Use Development

SEQR Status:

Type I ☒

Unlisted ☐

Conditioned Negative Declaration:

Yes ☐

No ☒

Description of Action:

The proposed action involves the creation a new Mount Vernon East TOD High-Density District (“TOD-1 District”) and to amend the Zoning Map to apply this TOD-1 District to an area of land comprising one city block, bounded by Portugal Place, East Prospect Avenue, Rich Avenue and Elm Avenue. The Zoning Petition would facilitate Petitioner’s proposed redevelopment project, consisting of a 21-story mixed-use building that would accommodate up to 350 market rate dwelling units, approximately 7,000 s.f. of retail space, and 201 parking spaces

Location: (Include street address and the name of the municipality/county. A location map of appropriate scale is also recommended.)

Site consists of one city block, bounded by Portugal Place, East Prospect Avenue, Rich Avenue and Elm Avenue., City of Mount Vernon, Westchester County, Tax Map Section165.63, Block 1141, Lots 1, 2, 3, 5, 6, 8, 9, 10, 11,

REASONS SUPPORTING THIS DETERMINATION:

See attached.

If Conditioned Negative Declaration, provide on attachment the specific mitigation measures imposed.

For Further Information:

Contact Person: Nicole Bonilla, Deputy City Clerk

Address: City Hall, 1 Roosevelt Square, Mount Vernon, NY 10550

Telephone Number: 914-665-2300

For Type I Actions and Conditioned Negative declarations, a Copy of the Notice sent to:

Commissioner, Dep't of Environmental Conservation, 625 Broadway, Albany, NY 12233-0001

NYSDEC Region 3, 21 South Putt Corners Road, New Paltz, NY 12561

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

Mayor, City of Mount Vernon, City Hall, 1 Roosevelt Square, Mount Vernon, NY 10550

REASONS SUPPORTING THIS DETERMINATION

The proposed action involves the creation a new Mount Vernon East TOD High-Density District ("TOD-1 District") and to amend the Zoning Map to apply this TOD-1 District to an area of land comprising one city block, bounded by Portugal Place, East Prospect Avenue, Rich Avenue and Elm Avenue. The Zoning Petition would facilitate Petitioner's proposed redevelopment project, consisting of a 21-story mixed-use building that would accommodate up to 350 market rate dwelling units, approximately 7,000 s.f. of retail space, and 201 parking spaces

Potential impacts relating to the proposed action include the following:

1. The proposed rezoning area consists of one city block, bounded by Portugal Place, East Prospect Avenue, Rich Avenue and Elm Avenue, consisting of 10 tax lots currently zoned RMF-15. The proposed Mount Vernon East TOD High Density District is consistent with the Downtown Vision Plan adopted in January, 2024. This Vision Plan is the first phase of the Mount Vernon Comprehensive Plan known as Envision Mount Vernon, that is currently being prepared.

Six Downtown Revitalization Guidelines were synthesized from community outreach and technical analysis in the Downtown Vision Plan. The first guideline, "Define building density and uses in and around downtown to attract a consumer base and investment to support businesses," recommends the City consider increasing density in the area immediately surrounding the Mount Vernon East Station. The Downtown Density Distribution Map indicates that the area proposed to be rezoned is split between the High Density and Highest Density districts.

The proposal to develop a 21-story mixed-use building complies with the density recommendations of the Downtown Vision Plan. It can therefore be concluded that the proposed action complies with the density parameters intended for the project site.

2. In addition to the density recommendations referenced above, the Downtown Vision Plan subsequently produced a series 17 specific zoning dimensional, bulk, area and off-street parking recommendations that were developed in conjunction with the Department of Planning and Community Development. The proposed 21-story mixed use building would fully comply with these proposed zoning regulations. This includes, for example, in order to obtain the necessary height bonus allowing for 21 stories along East Prospect Avenue, and 12 stories along Elm Avenue, a developer shall, during site plan review, provide one or more public benefits, the value of which equal or exceed 0.5% of the total estimated construction cost as set forth in the new TOD-1 zoning regulations.
3. The proposed Mount Vernon East TOD High Density District zoning regulations would also govern other properties where future development may occur. One such site, 154 E. Prospect Avenue/14 Rich Avenue, represents a site where future development is likely

(referred to as the “soft site”). If so, a 21-story mixed-use building could be developed. This development would be consistent with and supportive of the goals of the Downtown Vision Plan.

4. Building heights in the vicinity of the rezoning area vary greatly, ranging from 2.5 stories, to two- and three-family homes, to seven-story multi-family co-op buildings, to the 10-story Westchester County Office Building, to the 20-story multi-family residential building at 40 E. Sidney Avenue located to the northwest of the rezoning area. The proposed Mount Vernon East TOD High Density District allows for 18 story buildings that can be extended to 21 stories with a height bonus. These heights are consistent with the intent of the transit-oriented development concepts of the Downtown Vision Plan, as well as the character of the downtown area surrounding the site. No significant adverse impacts will result.
5. To address the impact of tall buildings, a shadow analysis was conducted in accordance with the methodology contained in the 2021 New York City CEQR Technical Manual. The methodology considers the impact of shadows on sunlight sensitive resources including open space, historic and cultural resources, natural resources and Greenstreets. Sunlight sensitive resources do not include private residences. Additionally, the shadow analysis also utilized the methodology contained in the NYSDEC’s policy “Assessing and Mitigating Visual and Aesthetic Impacts” (DEP-00-2). The policy guidance includes a list of 16 aesthetic resources that need to be considered when evaluating visual impacts. None of these 16 resources would be impacted by development permitted under the new zoning district, nor would any sunlight sensitive resources. The one sunlight sensitive resources located in proximity to the rezoning area – the Post Office at 14 South 1st Street is located to the south, so shadows would never be cast in that direction.

Development in accordance with the Mount Vernon East TOD High Density District would result in shadows cast from new tall buildings extending to the west, north and east of the rezoning area. “Worst case” shadow conditions exist during the vernal equinox, autumn equinox, summer solstice and winter solstice.

Any shadows generated by tall buildings permitted under the proposed zoning are transitory and move from west to east throughout the day casting the longest shadows in the early morning and early evening hours. No shadows will be cast on properties located to the south of the Project Site. Shadows are shortest during the summer months, with the length and duration of shadow extending in the winter months. As shadows are constantly changing as the sun moves across the sky throughout the day, no single property would be in shadow for the duration of the day.

Properties located to the northwest of the rezoning area would experience shadows in the morning during the winter months and be out of shadow by noon. These same properties would not experience shadows during the spring and summer months and shadows in the early spring and fall would be shorter in length and of similar duration as the winter shadows. Similarly, properties located to the northeast would be in shadow in the

afternoon in the winter months and would also be outside of the shadow reach in the noon to mid-afternoon hours during the spring and summer months.

Additionally, the shadow study did not take into account existing shadows produced by existing buildings in the area. As an example, the single-family homes between Cottage Avenue and Rich Avenue north of E. Prospect Avenue are currently affected by shadows from the two large existing apartment buildings on the north side of E. Prospect Ave. The proposed 21-story mixed-use building will not affect single family homes already shadowed by existing buildings but it will extend a slightly narrower shadow which would incrementally include some additional homes further from the site. The shadow will be narrower because it will come only from higher levels of the proposed 21-story building where the tower on the upper levels is smaller than the base of the building.

The incremental shadows further from the site would also be affected by other shadows such as those from existing trees. The effect of ambient light is also a factor which tends to make narrow shaded areas at a distance from the site less affected as the surrounding lighted areas mitigate the effect of a relatively narrow shadow.

Shadows cast from new tall buildings would not impact any sensitive receptors, and the shadows on some single-family homes would only be cast during limited portions of the day, depending upon the season and their location. Additionally, incremental shadows will be partly mitigated by existing buildings and trees and ambient light the more distant they are from the rezoning area. It can therefore be concluded that the proposed action will not result in significant adverse shadow impacts.

6. New development permitted pursuant to the Mount Vernon East TOD High Density District will alter the visual appearance of the site. Existing 2 ½ story residences could be replaced by up to 21-story mixed-use buildings. This represents a significant change, but is not in and of itself an adverse impact. New buildings would be required to comply with the Mount Vernon East TOD High Density District zoning criteria, which includes a number of form-based provisions including upper story step backs, building mass, frontage, build-to provisions, ground floor transparency requirements and functional entry provisions, all of which are designed to ensure new development is done in a manner that is consistent with the Downtown Vision Plan. Additionally, all new development will be required to obtain a certificate of appropriateness from the Architectural Review Board.
7. The rezoning area is underlain by UpB – Urban land – Paxton complex soils. These soils are well-drained with moderately rapid permeability. The depth to bedrock is between 1.66 and 3.25 feet. These site soils do not present any major development limitations, while the urban land elements may require excavation and removal if unsuitable material is encountered during construction. No significant adverse soil impacts will result.

8. The topography of the rezoning area is generally level, with slopes between 0 – 10-%. No steep slopes exist within the area. No significant topographic or steep slope impacts will result from development within the rezoning area.
9. Development within the rezoning area will result in site disturbances and grading. Due to the relatively level topography of the area, these impacts will be minimal. This activity however, does have the potential to increase soil erosion and sedimentation specifically during the construction build-out period. These potentially adverse impacts will be mitigated through the implementation of the Erosion and Sedimentation Control Plan and the installation of soil erosion and sedimentation control devices. These devices will be designed and installed in accordance with the New York State Standards and Specifications for Erosion and Sediment Control (current edition), as well as all requirements and regulations of the City of Mount Vernon.

The Erosion and Sedimentation Control Plan referenced above will minimize the downstream erosion hazard by controlling runoff at its source, minimizing runoff from disturbed areas and de-concentrating stormwater runoff.

In accordance with the requirements of the SPDES General Permit, site assessment and inspections shall be provided for all construction activities associated with this action. This shall include an assessment of the site prior to the commencement of construction and a certification in an inspection report that the appropriate erosion and sedimentation control measures described in the SWPPP, the General Permit and the Erosion and Sedimentation Control Plan have been adequately installed or implemented to ensure overall preparedness of the site for the commencement of construction. Following the commencement of construction, site inspections shall be conducted by a qualified professional at least every seven (7) calendar days and within 24 hours of the end of a storm event of 0.5 inches or greater. The site contractor shall be responsible for implementing measures and correcting deficiencies noted during site inspections.

Implementing these measures will assure that no significant adverse impacts on the site's topography and resulting site erosion will result from the proposed Action.

10. No negative impacts to surface water features will result from the proposed action. No streams, lakes or ponds are present on, or in the vicinity of the rezoning area. New development shall be required to include new stormwater management facilities that shall be designed to assure that post development runoff rates will be equal to or less than the pre-development rates. Proposed stormwater facilities shall also include green practices. Approval of any future development shall be conditioned upon compliance with all applicable Phase II stormwater regulations, including the preparation of a Stormwater Pollution Prevention Plan (SWPPP) and the filing of a NYSDEC State Pollution Discharge Elimination System (SPDES)

General Permit. These measures will assure that the proposed action will not result in any significant adverse environmental impacts to surface water features.

11. According to the NYSDEC EAF mapper, there are no known threatened, endangered or species of significance of plants or animals located on the site. No adverse impacts will result from the proposed action.
12. There are no wetlands located on or in the vicinity of the rezoning area. No adverse impacts will result from the proposed action.
13. The rezoning area is not located within a 100- or 500-year floodplain, or a designated floodway. No adverse flooding impacts will result from the proposed action.
14. The Traffic Impact Study prepared for the proposed action documents that the levels-of-service at the intersections surrounding the rezoning area all operate at LOS A or B. Traffic counts were collected in 2018 and again in February of 2024. No seasonal adjustments are necessary. Projected future operating conditions (without the proposed action) indicated that there would be a slight increase in traffic due to routine background growth, which was calculated to be 1%, which reflects a high percentage based on NYMTC growth projections. The future levels-of-serve at all area intersections (without the proposed action) would remain unchanged.

The proposed action, including the development of the 21-story mixed-use building, combined with the anticipated build-out of the additional soft site within the rezoning area, would result in a total of 73 AM peak hour trips and 72 PM peak hour trips for the 21-story mixed-use building and 29 AM peak hour trips and 24 PM peak hour trips for the soft site, for a combined total of 102 AM peak hour trips and 96 PM peak hour trips.

The additional traffic generated from the proposed action is expected to create minimal changes in delay at the surrounding intersections. All movements remain LOS A or B except for the northbound left-turn movement at Rich Avenue in the AM Peak Hour, where average vehicle delay is expected to increase by one second from LOS B (14.5 seconds) to LOS C (15.4 seconds). The results demonstrate that the proposed action will not result in a significant adverse traffic impact.

15. Off-street parking for the proposed 21-story mixed-use building will comply with the parking standards proposed for the Mount Vernon East TOD High Density District:
 - Multifamily dwellings shall have a minimum off-street parking requirement of 0.50 parking spaces for each studio and one (1)- bedroom unit, and 0.75 parking spaces for each two (2)-bedroom or larger unit.

- Off-street parking for commercial uses shall not be required for a mixed-use development provided the following criteria are met:
 - (1.) The gross floor area of commercial space represents less than 10% of the total gross floor area of the mixed-use development; and
 - (2.) Parking for commercial uses is shared between commercial and residential uses and is not reserved for any individual's exclusive use (parking is unassigned).

201 off-street parking spaces are provided for the proposed 350 unit 21-story mixed-use building, reflecting an average of 0.57 parking spaces per dwelling unit, which complies with the applicable zoning requirements. Any potential development of the soft site must also comply with the applicable off-street parking regulations.

The proposed 21-story mixed-use building will be 350 to 450 feet from the Metro North platforms (and very close to other destinations in downtown Mt. Vernon) and will attract a significant number of tenants that either do not want to drive or do not own a car. Parking will also be shared, i.e., not assigned, meaning that there will be enough vacant spaces to accommodate the visitors and delivery vehicles. The proposed parking requirements were generated with the input of City staff, to ensure the zoning would be consistent with Mt. Vernon's goals for the downtown. Additionally, a low parking supply tends to reduce car ownership and traffic impacts of the project. It can therefore be concluded that no significant adverse parking impacts will result from the proposed action.

16. The Action will not result in a significant adverse change in existing air quality. The primary source of long-term air quality impacts is air pollution attributable to vehicle trips. It is anticipated that the new volume of traffic generated from the rezoning area will be 102 AM and 96 PM peak hour vehicle trips. Based upon accepted screening thresholds, it can be concluded that the project will not result in a proportionally discernable increase in long term air quality impacts beyond existing background levels.

The Action will result in a short-term temporary change in existing air quality as a result of construction related activity; however, this activity is not expected to result in a significant negative impact. These temporary impacts to air quality will be carefully monitored by the Building Department and will be mitigated through the implementation of an approved site development protocol and construction management plan that will be submitted with the Building Permit, as well as a continual reliance on construction Best Management Practices and equipment repair and maintenance. The construction management plan will emphasize minimizing fugitive dust. No significant adverse air quality impacts are anticipated as a result of the proposed Action.

17. Long-term noise impacts are not anticipated as a result of the proposed project. Short term noise impacts associated with building demolition and construction activities will occur. Construction activities are anticipated to generate noise levels of in the vicinity 85dBA measured at 50' from the noise source.

Short term noise impacts shall be mitigated by maintaining construction equipment in good working order and providing mufflers. Additionally, construction activities shall be limited to the hours prescribed by the Chapter 178 of the City Code - Noise.

The proposed rezoning area is located in downtown Mount Vernon, approximately 350 – 450 feet from the Metro-North train line. The proposed action, when completed, will not produce noise substantially in excess of the local ambient background noise levels. As a result, no permanent long-term noise impacts are anticipated.

18. The rezoning area is located within the Hutchinson River Bason County Sewer District. City owned 8" to 12' sewer lines are present in both East Prospect Avenue and Elm Avenue. Based on a calculation of 110 gallons/bedroom, it is projected that the development of the 21-story mixed-use building would generate 53,130 gpd of sanitary wastewater, and the development of the soft site would generate 21,780 gpd of wastewater.

It is anticipated that adequate capacity exists in the sanitary sewer transmission system, and at the Yonkers Joint Treatment Plant to accommodate the volume of sanitary wastewater generated by the proposed action. No significant adverse impacts will result.

19. The water for development within the rezoning area would be supplied via existing 8" cement lined cast iron pipes located in East Prospect Avenue and Elm Avenue, owned by the Mount Vernon Water District. It is projected that the development of the 21-story mixed-use building would require 53,130 gpd of water. Development of the soft site would require 21,780 gpd of water.

The pressures and flows of the existing water supply system at these locations is unknown currently. Hydrant flow tests will be conducted with the City of Mount Vernon later to confirm the pressure and flow in each of the existing mains. Additional water demands would include temporary water usage from internal building fire suppression sprinklers. Any allocation for the fire suppressions sprinklers will be provided by the project mechanical, electrical, & plumbing engineer when the project reaches that level of design.

It is anticipated that adequate capacity exists to meet the water supply demands of the proposed action. No significant adverse impacts will result.

20. All solid waste generated by the project shall be collected on site, and shall be disposed of at an approved disposal facility. Similarly, all recyclables shall be similarly disposed of. No adverse impacts associated with solid waste generation are anticipated.

21. The Action will result in an increase in the quantity of energy currently used on the site. While this represents an irreversible impact, the proportional increase in energy consumption will be relatively minor. New mixed-use buildings will be constructed to comply with all current building and energy codes, and to the extent practicable, will incorporate green building technologies. It is therefore not anticipated that the project will overburden existing utility resources.
22. The development of the proposed action will result in substantial economic benefits, new income and jobs as well as additional revenue for all taxing jurisdictions. The proposed 21-story, 350-unit mixed-use building as well as the development of the soft site to support a 120-unit building would produce the following economic benefits.

Estimated Annual Fiscal Benefits					
Units	Local Income	Local Business Income	Local Wages & Salaries	Local Taxes	Local jobs Supported
350 Unit Mixed-Use Building					
350	\$9,242,100	\$2,180,500	\$7,059,150	\$1,762,250	154
120 Unit Mixed Use Building (Soft Site)					
120	\$3,168,720	\$747,840	\$2,420,280	\$604,200	53

Additional revenue would be generated including direct, indirect and induced impacts resulting from the construction activity (including the spending of construction workers in the local economy), new resident local spending, and from sales taxes for the retail uses on the ground floors.

The proposed action is projected to have a substantial positive fiscal impact on the City of Mount Vernon and Westchester County. Therefore, no significant adverse economic impacts would result from the proposed action.

23. The school impact study submitted in support of the proposed action calculates that, utilizing various school children projection formulas (including data from comparable projects), between 5 – 14 school aged children would be generated from the proposed 21-story mixed-use building, and 2 – 5 from the school aged children would be generated from the soft site, for a total of 7 – 19 school-aged children. These children would be distributed through the various grade levels. Enrollment levels in the Mount Vernon City School District have been declining for more than 2 decades. The Lincoln Elementary School, where primary school aged-children generated from new buildings in the rezoning

area would attend, has seen a 32% decline in enrollment over the past 10 years (-237 students).

All of the grade levels in the Mount Vernon City School District have sufficient capacity to accommodate any new school-aged children generated by the proposed action.

The cost to educate these new school-aged children would range from \$113,700 to \$318,360 for the proposed 21-story mixed-use building, and between \$45,480 - \$113,700 for the soft site, or a total of \$159,180 - \$432,060. As noted in #22 above, the proposed action is projected to generate 2,366,550 in annual real estate taxes, of which 60% would be school taxes, or \$1,419,879 annually. These new annual real estate taxes would more than off-set the costs to educate the additional school children generated by the proposed action. It can therefore be concluded that the proposed action will not result in any significant school impacts.

24. The proposed action will not impair the character or quality of important historical, archaeological, or architectural resources. No such resources have been identified on or in the immediate vicinity of the site.
25. The proposed project will not create a hazard to human health. Two sites in the vicinity of the proposed action are listed on the NYSDEC Environmental Remediation Database; 200-208 S. 14th Street, which has been remediated, and 721 Kimball Avenue in Yonkers, which contains on-site contaminated soils, which are contained, and would have no impact on the proposed action. No adverse impacts will result.
26. The action will not result in changes in two or more elements of the environment, which alone would not have a significant effect on the environment, but when considered together, would result in a substantial adverse impact on the environment.
27. The proposed action is not related to another action which would be funded or approved by an agency which, when considered cumulatively, would meet one or any of the aforementioned criteria.

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]

Project : _____

Date : _____

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. <u>Impact on Land</u> Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. <u>Impact on groundwater</u> The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. <u>Impact on Flooding</u> The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. <u>Impacts on Air</u> The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO ₂)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
ii. More than 3.5 tons/year of nitrous oxide (N ₂ O)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
iv. More than .045 tons/year of sulfur hexafluoride (SF ₆)	D2g	<input type="checkbox"/>	<input type="checkbox"/>
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	<input type="checkbox"/>	<input type="checkbox"/>
vi. 43 tons/year or more of methane	D2h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. <u>Impact on Plants and Animals</u> The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. <u>Impact on Agricultural Resources</u> The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. <u>Impact on Aesthetic Resources</u> The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		<input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/>
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

10. <u>Impact on Historic and Archeological Resources</u> The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
<p>If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:</p> <p>e.</p> <p>i. The proposed action may result in the destruction or alteration of all or part of the site or property.</p> <p>ii. The proposed action may result in the alteration of the property’s setting or integrity.</p> <p>iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.</p>	<p>E3e, E3g, E3f</p> <p>E3e, E3f, E3g, E1a, E1b</p> <p>E3e, E3f, E3g, E3h, C2, C3</p>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> 	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>

<p>11. <u>Impact on Open Space and Recreation</u></p> <p>The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i></p>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

<p>12. <u>Impact on Critical Environmental Areas</u></p> <p>The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i></p>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems.
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

☐ NO ☒ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy.
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

☐ NO ☒ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other Impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting.
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

☒ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. <u>Impact on Human Health</u> The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i> <div style="text-align: right;"> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES </div>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If "Yes", answer questions a - h. If "No", go to Section 18.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If "Yes", answer questions a - g. If "No", proceed to Part 3.</i>			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Project :

Date :

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

The City Council's evaluation of the magnitude and importance of impacts of the Proposed Action, and the reasons in support of the conclusion that the Proposed Action will not result in a significant adverse environmental impact, are fully set forth and detailed in the written attached Negative Declaration.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☒ Type 1 ☐ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

EAF and all associated supplemental studies and materials submitted by Petitioner, dated September 9, 2024, BFJ Response Memorandum, dated December 23, 2024, and the attached Resolution and Negative Declaration.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
City of Mount Vernon City Council as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Mount Vernon East TOD High Density District (TOD-1) Zoning Amendments

Name of Lead Agency: City of Mount Vernon City Council

Name of Responsible Officer in Lead Agency: Danielle Browne

Title of Responsible Officer: City Council President

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)

Date:

For Further Information:

Contact Person: Nicole J. Bonilla

Address: 1 Roosevelt Square Mount Vernon, NY 10550

Telephone Number: (914) 665-2352

E-mail: nbonilla@mountvernonny.gov

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>



City of Mount Vernon, New York

Staff Report

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

File #: TMP -1157

Agenda Date: 1/22/2025

Agenda #: 28.

City Council

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

WHEREAS, by letter dated January 13, 2025, City Councilman Javon Boxhill requested a resolution requesting New York State Senator Jamaal T. Bailey and Assembly Member James Gary Pretlow introduce a State Bill authorizing an increase to the Transfer Tax Fee; and

WHEREAS, in a letter dated November 16, 2023, Comptroller Morton requested a Home Rule to increase the Transfer Tax Fee; and

WHEREAS, the City Council desires to increase the Transfer Tax Fee. This fee is regulated by State Law specific to the City of Mount Vernon, **NOW, THEREFORE, be it**

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

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



CITY COUNCIL

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

www.cmvny.com

JAEVON BOXHILL

CITY COUNCILMAN

JSBoxhill@mountvernonny.gov

CHAIR, STANDING COMMITTEE ON
FINANCE & PLANNING

CO-CHAIR, STANDING COMMITTEE ON
LEGISLATION & PUBLIC WORKS

CITY COUNCIL MEMBERS

Danielle Browne, Esq., President

Edward Poteat

Cathlin B. Gleason

Derrick Thompson

Jaevon Boxhill

January 13, 2025

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

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

Dear Honorable Body:

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

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

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

Sincerely,

Jaevon Boxhill
City Councilman



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

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

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

November 16, 2023

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

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

Dear Honorable Body,

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

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

Rationale:

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

Thank you for your consideration.

Sincerely,

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

cc: Mayor
Board of Estimates
Law Department

Attachment



City of Mount Vernon, New York

Staff Report

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

File #: TMP -1204

Agenda Date: 2/11/2025

Agenda #: 29.

City Council:

AN ORDINANCE AMENDING CHAPTER 267 OF THE CODE OF THE CITY OF MOUNT VERNON, NEW YORK, ENTITLED “ZONING”

WHEREAS, the City Council of the City of Mount Vernon is in receipt of an Amended Petition submitted by Alexander Development Group to amend the Zoning Ordinance of the City of Mount Vernon to create a new Mount Vernon East TOD High-Density District (“TOD-1 District”), and to amend the Zoning Map to apply this TOD-1 District to an area of land comprising one city block, bounded by Portugal Place, East Prospect Avenue, Rich Avenue and Elm Avenue (“Zoning Petition”); and

WHEREAS, on February 11, 2025, the City Council adopted a Negative Declaration under the State Environmental Quality Review Act and its implementing regulations at 6 N.Y.C.R.R. Part 617 (collectively, “SEQRA”), determining that the Zoning Petition does not have the potential to result in any significant adverse environmental impacts; and

WHEREAS, having completed the SEQRA process, the City Council desires to amend the Zoning Ordinance and Zoning Map as requested in the Zoning Petition to establish a new TOD-1 District and apply it to the area of land referenced above; and

NOW, THEREFORE, the City Council, as convened, does hereby ordain and enact:

Section 1. Section 267-4, Definitions, of the City of Mount Vernon Zoning Ordinance shall be amended to revise the definition of “Mixed Use” as follows:

MIXED USE - A principally permitted use in the MX-1 and TOD-1 Districts, which comprises a combination of residential and nonresidential uses, as dictated by Article V, § 267-19.A.(3) and § 267-27.2.B.(1).

Section 2. Section 267-5, District classification, of the City of Mount Vernon Zoning Ordinance shall be amended by adding a new Transit Oriented Development District to subsection D., as follows:

D. Special zoning districts.

R1-TH	One-Family Townhouse Residence
RMF-SC	Multifamily Senior Citizen Housing Floating Overlay Zone
UR-PUD	Urban Renewal Planned Development
PUD-2	Planned Unit Development
UR-PUD-S4	South Fourth Avenue-East Third Street Urban Renewal Planned Unit Development Overlay Zone

TOD-1 Mount Vernon East TOD High Density District

Section 3. Section 267-15, Purposes, of the City of Mount Vernon Zoning Ordinance shall be amended by adding a new subsection D.(7), as follows:

§ 267-15. Purposes. In addition to the general purposes of this chapter as outlined in Chapter 267, Article I, the following specific purposes are set forth for residence and nonresidence districts:

D. Special zoning districts.

(7) For the Mount Vernon East TOD High Density District, to promote high-density housing and commercial downtown development in close proximity to public transit.

Section 4. Section 267-22, List of special zoning district uses, of the City of Mount Vernon Zoning Ordinance shall be amended by adding a new subsection F., as follows:

§ 267-22. List of special zoning district uses.

F. TOD-1 Mount Vernon East TOD High Density District, as regulated by Chapter 267, Article V, § 267-27.2.

(1) Permitted principal uses.

(a) Mixed use

(b) Multifamily dwelling

(c) Principal uses permitted in the NB and/or CB Districts.

(2) Permitted accessory uses.

(a) Uses and structures which are clearly incidental and customarily accessory to the permitted principal use on the lot on which they are located.

(b) Mechanical parking devices allowing vehicles to be placed in stacks up to 30 feet high. Each level of each such stack shall count as one (1) parking space.

(3) Uses allowed by special permit.

(a) Uses allowed by special permit in the NB and/or CB Districts, as permitted therein.

Section 5. Article IV, Regulations, of Chapter 267, Zoning, of the City of Mount Vernon Zoning

Ordinance is hereby amended to add a new Section 267-27.2 entitled "TOD-1 District" to read as follows:

§ 267-27.2. TOD-1 District.

A. Boundary. The boundaries of the TOD-1 District shall be fixed by amendment to the official City Zoning Map as authorized by the City Council. The area bounded by East Prospect to the north, Rich Avenue to the east, Elm Avenue to the south, and Portugal Place to the west shall be within the TOD-1 District.

B. Definitions. As used in this section and notwithstanding definitions to the contrary, the following terms shall have the meanings indicated in relation to properties within the TOD-1 District:

CORNER LOT - A lot located at the intersection of two or more streets where the interior angle formed by the intersection of the streets is 135 degrees or less; all corner lots within the TOD-1 District are presumed to have two front yards, one primary and one secondary, as well as two side yards. The corner lot owner shall have the privilege of designating the primary and secondary front yards.

GROSS FLOOR AREA - The total number of square feet measured between the exterior surfaces of the enclosing fixed walls, excluding elevator and mechanical shafts, stairwells, light wells, basement space, mechanical/electrical rooms, interior parking and courtyards, and amenity spaces open to all building residents. For atria, gross floor area only includes the area of atrium floors.

FUNCTIONAL ENTRY - A building opening designed to be used by pedestrians during regular business hours, not including any door designed as an emergency exit.

USABLE OPEN SPACE - An area that is not encumbered by any substantial structure or devoted to use as a driveway, parking area or sidewalk, and is either furnished, equipped or landscaped to enhance the environment for building residents and is capable of being used and enjoyed for purposes of recreation and/or relaxation. These areas may include park-like areas, community gardens, green roofs, and resident-accessible hardscaped terraces, courtyards, and plazas. Balconies and porches may be counted as usable open spaces, as can the area of a resident-accessible roof deck and the gross floor area of internal spaces dedicated to recreational and leisure uses, such as gyms, recreation rooms, and lounges. The minimum dimension of any area of usable open space (other than interior spaces) shall be 15 feet in any plan dimension, except balconies, which must have a minimum dimension of 5 feet. The Planning Board shall have the authority to modify or vary this provision to accommodate the specific physical characteristics of a development.

C. Mixed Use and Multifamily Dwelling Standards. The following standards are hereby established for Mixed Use and Multifamily development in the TOD-1 District. To the extent these specifications conflict with any other provision of this Chapter, these standards shall control.

(1) Minimum required lot area shall be 15,000 square feet.

(2) Minimum lot width and lot frontage shall be 100 feet.

(3) Maximum building height shall be 18 stories, not to exceed 220 feet.

(a) Permitted building height shall be increased to 21 stories, not to exceed 250 feet above grade, where a developer provides one or more of the following, the value of which shall equal or exceed 0.5% of the total estimated construction cost and shall be incorporated into the proposed Site Plan:

[1] Provision of ten percent (10%) of total dwelling units as affordable units at 80% of area median income (AMI).

[2] Payment into a City fund for infrastructure improvements.

[3] Provision, renovation or rehabilitation of a public open space amenity.

[4] Historic preservation.

[5] Brownfield or derelict property remediation.

[6] Completion of non-site related infrastructure improvements.

[7] Streetscape improvements.

[8] Sustainability and resiliency building elements.

[9] Provision of public artwork.

[10] Provision of housing for persons with disabilities.

(4) For parcels facing Elm Avenue (Parcel IDs 165.63-1141-3, 5, 6 & 8), maximum building height shall be 9 stories, not to exceed 110 feet.

(a) Permitted building height shall be increased to 12 stories, not to exceed 145 feet above grade, where a developer provides one or more of the public benefits listed in the aforementioned height provision, the value of which shall equal or exceed 0.5% of the total

estimated construction cost and shall be incorporated into the proposed Site Plan.

(5) Upper floor step backs. For buildings 9 stories or taller, the line of the building exterior wall shall step back from the line of the wall of the stories below at the 4th, 5th, or 6th story. The weighted average of the step back around the perimeter of the building at that story shall be at least 8 feet. At the 9th, 10th, 11th, or 12th story, the line of the building exterior wall shall again step back from the line of the wall of the stories below. The weighted average of this additional step back around the perimeter of the building shall be at least 8 feet.

(6) Minimum ground floor story height shall be 14 feet.

(7) Maximum permitted floor area ratio shall be 8.0.

(8) Maximum building coverage shall be 90%.

(9) Maximum impervious coverage shall be 100%.

(10) Minimum usable open space is 40% of the total lot area.

(11) Minimum required yards shall be as follows:

(a) Front: 10 feet for both primary and secondary front yards, except for retail, and commercial frontage, including lobby and garage entrances, which shall not require a front yard.

(b) Rear: 0 feet.

(c) Side: The side yard setback(s) shall aggregate not less than 10 feet. If a setback of at least 10 feet is provided on one side yard, a second side yard setback is not required.

(12) Where a mixed-use building fronts on a street, at least 50% of the buildings' frontage shall be dedicated to commercial or community facility use. For corner lots, this percentage shall be

calculated using primary and secondary frontages in the aggregate.

(13) Build-to-line.

(a) Along the ground floor, the build-to line shall be a minimum of 85% of the building frontage on primary frontage, or on a corner lot with a plaza of at least 500 square feet at the corner, 75% calculated using primary and secondary frontages in the aggregate.

(b) The build-to line for corner lots shall be 12 feet for primary frontage and 15 feet for secondary frontage from the curb line.

(14) Building Mass.

(a) The maximum length of a ground floor street-facing wall without offsets shall be 50 feet.

(b) The maximum length of a street-facing wall without offsets for upper stories shall be 70% of the building length facing street frontage. For corner lots, the maximum shall be calculated in the aggregate, permitting a maximum length of up to 70% of the combined primary and secondary street frontage.

(c) Where provided, ground floor off-sets must be a minimum of 1 foot in depth by 1 foot in width and upper floor offsets must be a minimum of 2 feet in depth by 2 feet in width.

(15) Ground floor transparency. Along street frontage, buildings shall provide a minimum percentage of transparent façade as follows:

(a) Retail, Retail Service, Restaurant: 65%

(b) Residential: 25%

(c) All other uses: 10%

(16) Functional pedestrian entries along street frontage shall be required at the following intervals:

- (a) Retail, Retail Service, Restaurant: 50 feet
- (b) Residential: 85 feet
- (c) Industrial: 100 feet.

(17) There shall be no more than one garage opening and no more than one service bay opening on primary frontage.

(18) Off-street parking requirements. The following minimum off-street parking requirements shall apply to uses within the TOD-1 District.

(a) Multifamily dwellings shall have a minimum off-street parking requirement of 0.50 parking spaces for each studio and one (1)-bedroom unit, and 0.75 parking spaces for each two (2)-bedroom or larger unit.

(b) Off-street parking for commercial uses shall not be required for a mixed-use development provided the following criteria are met:

[1] The gross floor area of commercial space represents less than 10% of the total gross floor area of the mixed-use development; and

[2] Parking for commercial uses is shared between commercial and residential uses and is not reserved for any individual's exclusive use (parking is unassigned).

(c) If the foregoing conditions for commercial parking are not met, commercial uses shall have a minimum off-street parking requirement two (2) parking spaces per 1,000 square feet of gross floor area.

Section 6. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

Section 7. Effective Date. This ordinance shall take effect upon review and acceptance from the City Council.

**AN ORDINANCE AMENDING CHAPTER 267 OF THE CODE OF THE
CITY OF MOUNT VERNON, NEW YORK, ENTITLED “ZONING”.**

WHEREAS, the City Council of the City of Mount Vernon is in receipt of an Amended Petition submitted by Alexander Development Group to amend the Zoning Ordinance of the City of Mount Vernon to create a new Mount Vernon East TOD High Density District (“TOD-1 District”), and to amend the Zoning Map to apply this TOD-1 District to an area of land comprising one city block, bounded by Portugal Place, East Prospect Avenue, Rich Avenue and Elm Avenue (“Zoning Petition”); and

WHEREAS, on February 11, 2025, the City Council adopted a Negative Declaration under the State Environmental Quality Review Act and its implementing regulations at 6 N.Y.C.R.R. Part 617 (collectively, “SEQRA”), determining that the Zoning Petition does not have the potential to result in any significant adverse environmental impacts; and

WHEREAS, having completed the SEQRA process, the City Council desires to amend the Zoning Ordinance and Zoning Map as requested in the Zoning Petition to establish a new TOD-1 District and apply it to the area of land referenced above; and

NOW, THEREFORE, the City Council, as convened, does hereby ordain and enact:

Section 1. Section 267-4, Definitions, of the City of Mount Vernon Zoning Ordinance shall be amended to revise the definition of “Mixed Use” as follows:

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A principally permitted use in the MX-1 and TOD-1 Districts which comprises a combination of residential and nonresidential uses, as dictated by Article V, § 267-19.A.(3) and § 267-27.2.B.(1).

Section 2. Section 267-5, District classification, of the City of Mount Vernon Zoning Ordinance shall be amended by adding a new Transit Oriented Development District to subsection D., as follows:

D. Special zoning districts.

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UR-PUD	Urban Renewal Planned Development
PUD-2	Planned Unit Development
UR-PUD-S4	South Fourth Avenue-East Third Street Urban Renewal Planned Unit Development Overlay Zone
TOD-1	Mount Vernon East TOD High Density District

Section 3. Section 267-15, Purposes, of the City of Mount Vernon Zoning Ordinance shall be amended by adding a new subsection D.(7), as follows:

§ 267-15. Purposes.

In addition to the general purposes of this chapter as set forth in Chapter 267, Article I, the following specific purposes are set forth for residence and nonresidence districts:

D. Special zoning districts.

- (7) For the Mount Vernon East TOD High Density District, to promote high density housing and commercial downtown development in close proximity to public transit.

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F. TOD-1 Mount Vernon East TOD High Density District, as regulated by Chapter 267, Article V, § 267-27.2.

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- (a) Mixed use
- (b) Multifamily dwelling
- (c) Principal uses permitted in the NB and/or CB Districts.

(2) Permitted accessory uses.

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- (b) Mechanical parking devices allowing vehicles to be placed in stacks up to 30 feet high. Each level of each such stack shall count as one (1) parking space.

(3) Uses allowed by special permit.

- (a) Uses allowed by special permit in the NB and/or CB Districts, as permitted therein.

Section 5. Article IV, Regulations, of Chapter 267, Zoning, of the City of Mount Vernon Zoning Ordinance is hereby amended to add a new Section 267-27.2 entitled “TOD-1 District” to read as follows:

§ 267-27.2. TOD-1 District.

- A. Boundary. The boundaries of the TOD-1 District shall be fixed by amendment to the official City Zoning Map as authorized by the City Council. The area bounded by East Prospect to the north, Rich Avenue to the east, Elm Avenue to the south, and Portugal Place to the west shall be within the TOD-1 District.
- B. Definitions. As used in this section and notwithstanding definitions to the contrary, the following terms shall have the meanings indicated in relation to properties within the TOD-1 District:

CORNER LOT

A lot located at the intersection of two or more streets where the interior angle formed by the intersection of the streets is 135 degrees or less; all corner lots within the TOD-1 District are presumed to have two front yards, one primary and one secondary, as well as two side yards. The owner of the corner lot shall have the privilege of designating the primary and secondary front yards.

GROSS FLOOR AREA

The total number of square feet measured between the exterior surfaces of the enclosing fixed walls, excluding elevator and mechanical shafts, stairwells, light wells, basement space, mechanical/electrical rooms, interior parking and courtyards, and amenity spaces open to all building residents. For atria, gross floor area only includes the area of atrium floors.

FUNCTIONAL ENTRY

A building opening designed to be used by pedestrians during regular business hours, not including any door designed as an emergency exit.

USABLE OPEN SPACE

An area that is not encumbered by any substantial structure or devoted to use as a driveway, parking area or sidewalk, and is either furnished, equipped or landscaped to enhance the environment for building residents and is capable of being used and enjoyed for purposes of recreation and/or relaxation. These areas may include park-like areas, community gardens, green roofs and resident accessible hardscaped terraces, courtyards and plazas. Balconies and porches may be counted as usable open spaces, as can the area of a resident accessible roof deck, and the gross floor area of internal spaces dedicated to recreational and leisure uses, such as gyms, recreation rooms, and lounges. The minimum dimension of any area of usable open space (other than interior spaces) shall be 15 feet in any plan dimension, except balconies, which must have a minimum dimension of 5 feet. The Planning Board shall have the authority to modify or vary this provision to accommodate the specific physical characteristics of a development.

- C. Mixed Use and Multifamily Dwelling Standards. The following standards are hereby established for Mixed Use and Multifamily development in the TOD-1 District. To the extent these specifications conflict with any other provision of this Chapter, these standards shall control.

- (1) Minimum required lot area shall be 15,000 square feet.
- (2) Minimum lot width and lot frontage shall be 100 feet.
- (3) Maximum building height shall be 18 stories, not to exceed 220 feet.
 - (a) Permitted building height shall be increased to 21 stories, not to exceed 250 feet above grade, where a developer provides one or more of the following, the value of which shall

equal or exceed 0.5% of the total estimated construction cost and shall be incorporated into the proposed Site Plan:

- [1] Provision of ten percent (10%) of total dwelling units as affordable units at 80% of area median income (AMI).
 - [2] Payment into a City fund for infrastructure improvements.
 - [3] Provision, renovation or rehabilitation of a public open space amenity.
 - [4] Historic preservation.
 - [5] Brownfield or derelict property remediation.
 - [6] Completion of non-site related infrastructure improvements.
 - [7] Streetscape improvements.
 - [8] Sustainability and resiliency building elements.
 - [9] Provision of public artwork.
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- (4) For parcels facing Elm Avenue (Parcel IDs 165.63-1141-3, 5, 6 & 8), maximum building height shall be 9 stories, not to exceed 110 feet.
- (a) Permitted building height shall be increased to 12 stories, not to exceed 145 feet above grade, where a developer provides one or more of the public benefits listed in the aforementioned height provision, the value of which shall equal or exceed 0.5% of the total estimated construction cost and shall be incorporated into the proposed Site Plan.
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- (6) Minimum ground floor story height shall be 14 feet.
- (7) Maximum permitted floor area ratio shall be 8.0.
- (8) Maximum building coverage shall be 90%.
- (9) Maximum impervious coverage shall be 100%.
- (10) Minimum usable open space is 40% of the total lot area.
- (11) Minimum required yards shall be as follows:

- (a) Front: 10 feet for both primary and secondary front yards, except for retail commercial frontage, including lobby and garage entrances, which shall not require a front yard.
 - (b) Rear: 0 feet.
 - (c) Side: The side yard setback(s) shall aggregate not less than 10 feet. If a setback of at least 10 feet is provided on one side yard, a second side yard setback is not required.
- (12) Where a mixed-use building fronts on a street, at least 50% of the buildings' frontage shall be dedicated to commercial or community facility use. For corner lots, this percentage shall be calculated using primary and secondary frontages in the aggregate.
- (13) Build-to-line.
- (a) Along the ground floor, the build-to line shall be a minimum of 85% of the building frontage on primary frontage, or on a corner lot with a plaza of at least 500 square feet at the corner, 75% calculated using primary and secondary frontages in the aggregate.
 - (b) The build-to line for corner lots shall be 12 feet for primary frontage and 15 feet for secondary frontage from the curb line.
- (14) Building Mass.
- (a) The maximum length of a ground floor street-facing wall without offsets shall be 50 feet.
 - (b) The maximum length of a street-facing wall without offsets for upper stories shall be 70% of the building length facing street frontage. For corner lots, the maximum shall be calculated in the aggregate, permitting a maximum length of up to 70% of the combined primary and secondary street frontage.
 - (c) Where provided, ground floor off-sets must be a minimum of 1 foot in depth by 1 foot in width and upper floor offsets must be a minimum of 2 feet in depth by 2 feet in width.
- (15) Ground floor transparency. Along street frontage, buildings shall provide a minimum percentage of transparent façade as follows:
- (a) Retail, Retail Service, Restaurant: 65%
 - (b) Residential: 25%
 - (c) All other uses: 10%
- (16) Functional pedestrian entries along street frontage shall be required at the following intervals:
- (a) Retail, Retail Service, Restaurant: 50 feet
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- (17) There shall be no more than one garage opening and no more than one service bay opening on primary frontage.

(18) Off-street parking requirements. The following minimum off-street parking requirements shall apply to uses within the TOD-1 District.

(a) Multifamily dwellings shall have a minimum off-street parking requirement of 0.50 parking spaces for each studio and one (1)-bedroom unit, and 0.75 parking spaces for each two (2)-bedroom or larger unit.

(b) Off-street parking for commercial uses shall not be required for a mixed-use development provided the following criteria are met:

[1] The gross floor area of commercial space represents less than 10% of the total gross floor area of the mixed-use development; and

[2] Parking for commercial uses is shared between commercial and residential uses and is not reserved for any individual's exclusive use (parking is unassigned).

(c) If the foregoing conditions for commercial parking are not met, commercial uses shall have a minimum off-street parking requirement two (2) parking spaces per 1,000 square feet of gross floor area.

Section 6. Severability. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

Section 7. Effective Date. This ordinance shall take effect upon review and acceptance from the City Council.

Council Person

APPROVED AS TO FORM

THIS ORDINANCE

ADOPTED BY CITY COUNCIL

Assistant Corporation Counsel

President

Attest:

City Clerk

APPROVED

APPROVED

Date

Dept.

By

Mayor



City of Mount Vernon, New York

Staff Report

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

File #: TMP -1209

Agenda Date: 2/11/2025

Agenda #: 30.

City Council:

A RESOLUTION APPOINTING KAREN SMITH TO THE CABLE TELEVISION ADVISORY COMMITTEE

Whereas, by letter dated February 11, 2025, the Deputy City Clerk has requested legislation appointing Karen Smith (Kay Starr) to the Cable Television Advisory Committee for a term of two (2) years, commencing on February 13, 2025, and expiring on February 12, 2027; and

Whereas, Chapter 12, Section 12-4 of the Mount Vernon City Code provides for the appointment of members to the Cable Television Advisory Committee by the City Council; and

Whereas, the Cable Television Advisory Committee plays an essential role in advising the City Council and the administration on matters related to cable television services, franchise agreements, and public access programming within the City of Mount Vernon; and

Whereas, there exists a vacancy on the Cable Television Advisory Committee, and it is in the best interests of the City to appoint a qualified and dedicated individual to serve in this capacity; and

Whereas, Karen Smith, also known as Kay Starr, has demonstrated the qualifications, experience, and commitment necessary to effectively contribute to the Cable Television Advisory Committee; and

Whereas, the City Council desires to appoint Karen Smith to serve on the Cable Television Advisory Committee for a term of two (2) years, commencing on February 13, 2025, and expiring on February 12, 2027; **Now, Therefore, Be It**

Resolved, that the City Council of the City of Mount Vernon, New York, hereby appoints Karen Smith (Kay Starr) to the Cable Television Advisory Committee for a term of two (2) years, commencing on February 13, 2025, and expiring on February 12, 2027; and be it further

Resolved, that Karen Smith shall serve under the provisions outlined in Chapter 12, Section 12-4 of the Mount Vernon City Code and shall fulfill all duties and responsibilities required of members of the Cable Television Advisory Committee; and be it further

Resolved, this Resolution shall take effect immediately upon its adoption by the City Council of the City of Mount Vernon, New York.



CITY OF MOUNT VERNON, NEW YORK
OFFICE OF THE CITY CLERK
ONE ROOSEVELT SQUARE, ROOM 104
MOUNT VERNON, NY 10550
(914) 665-2352
Fax (914) 668-6044
www.cmvny.com

City Clerk

NICOLE BONILLA, MBA
Deputy City Clerk

February 11, 2025

Re: Cable Television Advisory Committee Appointment – Karen Smith (Kay Starr)

Honorable City Council Members,

Under chapter 12, section 12-4 of the Mount Vernon City Code, which provides for the appointment of members of the Cable Television Advisory Committee by the City Council, this letter requests that the City Council enact legislation to appoint Karen Smith for a term of two (2) years, commencing on February 13, 2025, and expiring on February 12, 2027.

Sincerely,

Nicole Bonilla, MBA
Deputy City Clerk