



CITY OF MOUNT VERNON, NY
DEPARTMENT OF BUILDINGS

SHAWYN PATTERSON-HOWARD
Mayor

City Hall – One Roosevelt Square, Room 210
Mount Vernon, NY 10550

Patrick G. Holder, R.A.
Commissioner

November 19, 2025

Honorable City Council Member
City of Mount Vernon
1 Roosevelt Square
Mount Vernon, NY 10550

Subject: Request for Authorization to Establish Custodial Account – 115 South MacQuesten Parkway

This letter respectfully requests that the City Council approve legislation to allow the City Comptroller to establish a custodial account to support the management of funds for the development project below. This custodial account will serve as a holding account for payment to the city's construction inspection services consultant (Labella Associates Inc.) during the construction, up until the developers of the project successfully complete their required construction inspection, and final inspection reports are submitted to the Building Department. The property for the custodial account is as follows:

115 South MacQuesten Parkway


Project Description: Labella shall perform the services set forth and described in Labella's proposal, P2505704.01 dated November 11, 2025 and executed on November 17, 2025, in accordance with the terms and condition of the attached Exhibit A.

Applicant/Owner Information: Dan Brenner, Authorized Signatory for 115 MacQuesten Development LLC,
1228 Euclid Ave, 4th Floor Cleveland, OH 44115

Contact person: Dan Brenner 201 869-6001

The custodial account will be necessary to ensure proper management of funds and be in compliance with all city requirements. This measure is necessary to facilitate payments on time to the consultant allowing this aggressive construction schedule to be met.

Sincerely,


Patrick G. Holder
Commissioner of Buildings