



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
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December 22, 2025

The Honorable City Council
City Hall
1 Roosevelt Square
Mount Vernon, NY 10550

RE: COMP2025-26 – Renewal of Lease Agreement with WEST-HELP for 230 & 240 Franklin Ave

Honorable Members of the Mount Vernon City Council and Board of Estimates and Contracts,

I respectfully request that the Mount Vernon City Council (“Council”) enact the necessary legislation authorizing the Mayor to enter into a lease agreement between the City of Mount Vernon and WEST-H.E.L.P., also known as H.E.L.P. USA, Inc., for City-owned property located at 230 and 240 South Franklin Avenue, Mount Vernon, New York.

By way of background, the City and WEST-H.E.L.P. originally entered into a lease agreement on March 1, 2006, for a five-year term with renewal options, which expired on February 28, 2016. Since that time, WEST-H.E.L.P. has continued to occupy the premises under a holdover arrangement. Following a comprehensive review of the prior agreement and the completion of an updated appraisal, including an assessment of market rental values, the attached draft lease agreement has been negotiated to formalize continued occupancy under revised and financially appropriate terms.

The proposed agreement provides for a five-year lease term, retroactive to January 1, 2025, through December 31, 2029, with an option for one additional five-year renewal period. The annual lease payment is \$420,000, payable in equal monthly installments of \$35,000. In addition, the Lessee is responsible for the payment of all applicable taxes, assessments, utilities, and operating costs associated with the property.

Execution of this lease agreement will allow WEST-H.E.L.P., in coordination with Westchester County, to continue providing critical transitional housing and supportive services to homeless families, while ensuring that the City of Mount Vernon receives appropriate and consistent rental revenue from its real property assets. Lease revenue will be credited to Revenue Account A-2420 – Rental of Real Property.

I respectfully request the Council’s consideration and approval of this matter to authorize execution of the lease agreement. Should you require any additional information or clarification, please do not hesitate to contact my office.

Respectfully,

Darren M. Morton, Ed.D., CPRP, CMFO
Comptroller

cc: Mayor Shawyn Patterson-Howard
Corporation Counsel
File