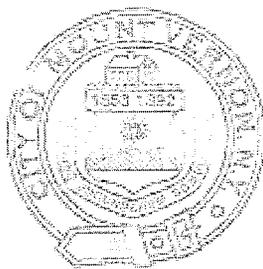


City of Mount Vernon, New York

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



Meeting Agenda - Final

Wednesday, March 11, 2026

7:00 PM

**CITY COUNCIL CHAMBERS
CITY HALL**

City Council

*NICOLE BONILLA, MBA
City Clerk*

*JORDAN A. RIULLANO, JD
Deputy City Clerk*

**A REGULAR MEETING OF THE CITY OF THE MOUNT VERNON CITY COUNCIL
HELD ON WEDNESDAY, MARCH 11, 2026.**

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: Derrick Thompson, President

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

CALL TO ORDER / PLEDGE OF ALLEGIANCE

Council President Derrick Thompson 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 Thompson explained the 3-minute-plus-1 public comment rule. He 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).

AWARDS / PRESENTATIONS

Station Plaza

Code: FP

PUBLIC COMMENT

REFERRAL SESSION

Roll Call administered by City Clerk Nicole Bonilla

REPORTS OF STANDING COMMITTEES AND ACTION THEREON

To the Council:

LEGISLATION AND PUBLIC WORKS

1. Department of Public Works: An Ordinance Authorizing the Purchase and Installation of Four (4) Post Lift for the Canal St Garage

Code: LPW

2. Department of Public Works: An Ordinance Authorizing a Budget Transfer within the Highway Maintenance Budget for Emergency Repairs

Code: LPW

3. Department of Public Works: An Ordinance Authorizing the Declaration of an Emergency Condition Concerning the Traffic Signal Infrastructure at the Intersections of West Broad Street at Fleetwood Avenue and West Broad Street at North Terrace Avenue

Code: LPW

4. Department of Public Works: An Ordinance Authorizing the Mayor to Enter into a Master Services Agreement with Arcadis of New York, Inc. for Uninterrupted Consent Order Compliance Services

Code: LPW

5. Department of Public Works: An Ordinance Authorizing the Award of a Contract to West Shore Trucking for the Removal and Lawful Disposal of Construction and Demolition Debris at 33 Canal Street

Code: LPW

6. Department of Public Works: An Ordinance Authorizing Change Order No. 1 for Sewer Rehabilitation Phase 1 Project 222022-2

Code: LPW

7. City Clerk: An Ordinance Authorizing Attendance for the Senior Account Clerk at the 2026 OpenGov Conference and Certification Training - (April 26 - May 1, 2026)

Code: LPW

8. City Clerk: City Clerk: An Ordinance Authorizing Attendance at the New York Conference of Mayors (NYCOM) Fall Training School - (September 13 - September 18, 2026)

Code: LPW

9. City Clerk: An Ordinance Authorizing the City Clerk to Attend the 2026 Summer International Institute of Municipal Clerks Municipal Clerks (IIMC) Education Program - (July 13-16, 2026)

Code: LPW

10. City Council: A Resolution Expressing Appreciation for the Governor's 30-Day Amendments Providing Additional Temporary Municipal Assistance and Urging its Inclusion in the Final State Budget

Code: LPW

To the Council:

HUMAN RESOURCES

- 11. Department of Recreation: An Ordinance Authorizing the Department of Recreation to Sponsor and Conduct the Annual Easter Egg Hunt Celebration at Hartley Park - (Saturday, March 28, 2026, from 1:00 pm to 4:00 pm with a Rain Date of Saturday, April 4, 2026)

Code: HR

- 12. Department of Recreation and Youth Bureau: An Ordinance Authorizing Continued Co-Sponsorship between the Mount Vernon Recreation Department, Youth Bureau, and Friends of Mount Vernon Arts, Recreation & Youth Programs, Inc. for Community Programming and Special Events

Code: HR

To the Council:

PUBLIC SAFETY AND CODES



- City Council: An Ordinance to Amend Chapter 237 (Taxicabs) of the Code of the City of Mount Vernon to Promote Public Safety by Establishing New Regulations for Registered Class A Taxicabs Operating within the City

Code: PSC

To the Council:

FINANCE AND PLANNING

- 14. Comptroller: An Ordinance Certifying the 2024 In Rem Foreclosure Listing (COMP2026-3) and Authorizing the Comptroller to Proceed with In Rem Foreclosure Proceedings

Code: FP

- 15. Real Estate Committee: An Ordinance Rescinding the Prior Recommendation for the Sale of City-Owned Property Located at 234 East 5th Street - (Parcel ID: 169.32.4064.001)

Code: FP

- 16. City Council: A Resolution of the City Council of the City of Mount Vernon Declaring Itself as Lead Agency for a Petition Seeking Zoning Text and Map Amendments and Related Land Use Approvals by Grace Baptist Church

Code: FP

- 17. City Council: An Ordinance Authorizing the Return of Escrow Funds for 256-260 East 3rd Street

Code: FP

18. City Council: A Resolution of the City Council of the City of Mount Vernon, Declaring Its Intent to Serve as Lead Agency Under Pursuant to SEQRA for Expedited Review of the Application of Macquesten Station Takeover, LLC for the Station Plaza Project and Referring the Application to the Westchester County Planning Board

Code: FP

19. City Council: An Ordinance Authorizing the Comptroller to Establish a Custodial Account - Station Plaza Development Project, 20 South West Street

Code: FP

OTHER BUSINESS/CLOSING COMMENTS

AN ORDINANCE AUTHORIZING THE PURCHASE AND INSTALLATION OF A FOUR (4) POST LIFT FOR THE CANAL STREET GARAGE

Whereas, in correspondence dated February 17, 2026, the Commissioner and Deputy Commissioner of the Department of Public Works formally requested authorization of the purchase and installation of one (1) four (4) post lift for use at the Canal Street Garage in an amount not to exceed Twenty-Nine Thousand Eight Hundred Seventy Dollars (\$29,870.00); and

Whereas, the City of Mount Vernon, New York (the "City"), through its Department of Public Works, is responsible for the maintenance and repair of all City-owned vehicles, including those utilized for essential services such as road maintenance, snow removal, sanitation, and emergency response; and

Whereas, the Canal Street Garage serves as a primary facility for the maintenance and repair of such City-owned vehicles; and

Whereas, the existing lift structure at the Canal Street Garage has deteriorated due to age and structural rot, creating unsafe working conditions for City personnel and impairing the efficient repair and maintenance of municipal vehicles; and

Whereas, the continued use of the deteriorated lift presents a safety risk to Public Works employees and may result in increased vehicle downtime, thereby negatively impacting essential City services; and

Whereas, the Department of Public Works has researched available options and identified a four (4) post lift that meets operational needs and budgetary requirements; and

Whereas, the total cost for the purchase and installation of said equipment is Twenty-Nine Thousand Eight Hundred Seventy Dollars (\$29,870.00); and

Whereas, the equipment will be procured through Sourcewell Contract #080124-PAH via Parts Authority, in accordance with applicable procurement policies; and

Whereas, funding for this purchase is available in the Motor Vehicle Control: Equipment budget line (Account No. A1640.203);

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

Section 1. Authorization of Purchase. The City Council hereby authorizes the purchase and installation of one (1) four (4) post lift for use at the Canal Street Garage in an amount not to exceed Twenty-Nine Thousand Eight Hundred Seventy Dollars (\$29,870.00).

Section 2. Source of Funding. The Comptroller is hereby authorized and directed to disburse funds for said purchase from the Motor Vehicle Control: Equipment budget line (Account No. A1640.203), where sufficient funds are available.

Section 3. Procurement. The purchase shall be made pursuant to Sourcewell Contract #080124-PAH through Parts Authority, in compliance with all applicable laws, rules, and regulations governing municipal procurement.

Section 4. Purpose and Intent. The purpose of this Ordinance is to ensure the safety of Department of Public Works personnel, improve operational efficiency at the Canal Street Garage, reduce vehicle downtime, and maintain the City's ability to deliver essential services to the residents of Mount Vernon.

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

APPROVED AS TO FORM

[Signature] Assistant Corporation Counsel

[Signature] Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL

[Signature] President

APPROVED

MAR 12 2026

Date

[Signature] Mayor

ATTEST: [Signature] City Clerk

Vote Taken: March 11, 2026
Boxhill: Yea Gleason: Yea
Turnquest-Jones: Yea Wallace: Yea
Thompson: Yea Ordinance Adopted

2

AN ORDINANCE AUTHORIZING A BUDGET TRANSFER WITHIN THE HIGHWAY MAINTENANCE BUDGET FOR EMERGENCY REPAIRS

Whereas, in correspondence dated February 18, 2026, the Commissioner of the Department of Public Works formally requested approval of a budget transfer within the Highway Maintenance accounts, as set forth below; and

Whereas, the Department of Public Works has identified the need for additional funding within the Highway Maintenance budget to address urgent roadway and traffic infrastructure conditions; and

Whereas, as set forth in the Department's accompanying request for an emergency declaration for signal rehabilitation along West Broad Street, immediate improvements are necessary to ensure public safety and maintain the integrity of the City's transportation infrastructure; and

Whereas, emergency roadway and signal repairs require readily available funding to allow the City to respond promptly to hazardous conditions and unforeseen infrastructure failures; and

Whereas, sufficient appropriations currently exist within the Street Maintenance & Repairs line to permit a transfer without adversely affecting ongoing operations; and

Whereas, the proposed transfer will increase the balance of the Emergency Repairs line to approximately \$103,000.00, thereby strengthening the City's capacity to respond to current and future emergency repair needs;

Section 1. Authorization of Budget Transfer. The City Council of the City of Mount Vernon hereby authorizes a budget transfer within the Highway Maintenance accounts as follows:

| From: | Amount: | To: |
|------------------------------|--------------|-------------------|
| A5110.433 | \$100,000.00 | A5110.429 |
| Street Maintenance & Repairs | | Emergency Repairs |

Section 2. Purpose. The purpose of this transfer is to ensure adequate funding is available within the Emergency Repairs line to address urgent roadway and traffic infrastructure conditions, including but not limited to signal rehabilitation and related emergency highway maintenance activities.

Section 3. Implementation. The Comptroller is hereby authorized and directed to make the necessary journal entries and budgetary adjustments consistent with this Ordinance.

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

Vote Taken: March 11, 2026

Boxhill: Yea Gleason: Yea

Turnquest-Jones: Yea Wallace: Yea

Thompson: Yea Ordinance Adopted

APPROVED AS TO FORM

Erin A. Boyd
Assistant Corporation Counsel

APPROVED
MAR 12 2026

Date

Shawn Miller House
BY Mayor

Carlin Gleason
Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

Derrick Johnson
President

ATTEST:

Maria Bonilla
City Clerk

3

**AN ORDINANCE AUTHORIZING THE
DECLARATION OF THE EXISTENCE OF AN
EMERGENCY CONDITION CONCERNING THE
TRAFFIC SIGNAL INFRASTRUCTURE AT THE
INTERSECTIONS OF WEST BROAD STREET AT
FLEETWOOD AVENUE AND WEST BROAD STREET
AT NORTH TERRACE AVENUE**

Whereas, by correspondence dated February 18, 2026, the Commissioner of the Department of Public Works formally requested that the City Council declare the existence of an emergency condition concerning the traffic signal infrastructure at the intersections of West Broad Street at Fleetwood Avenue and West Broad Street at North Terrace Avenue, on the grounds that such condition poses an immediate threat to public safety and welfare; and

Whereas, the intersections of West Broad Street at Fleetwood Avenue and West Broad Street at North Terrace Avenue are located along one of the City of Mount Vernon's primary east-west traffic corridors and experience substantial daily vehicular and pedestrian traffic; and

Whereas, the traffic signal infrastructure at these intersections has deteriorated and is no longer operating at a level consistent with current traffic volumes and pedestrian activity; and

Whereas, the City has received repeated concerns regarding traffic flow and pedestrian safety at these locations; and

Whereas, the Engineering Bureau has evaluated the condition of the signal systems and determined that corrective rehabilitation work is required to restore proper operation and reduce safety risks to motorists and pedestrians; and

Whereas, the Department of Public Works has advised that, given the location and volume of daily activity at these intersections, any delay in addressing these deficiencies may pose a risk to public safety; and

Whereas, pursuant to Section 6(B) of the City's Procurement Policies and Procedures, an emergency purchase is defined as an occurrence that presents an immediate threat to public property, life, safety, health, welfare, or essential services, and which requires immediate procurement without delay for alternate proposals; and

Whereas, the City Council finds that the condition of the traffic signal infrastructure at the subject intersections meets the standard set forth under the City's emergency provisions; and

Whereas, the total cost for the emergency signal rehabilitation is estimated at Eighty-Five Thousand Five Hundred Forty-Six Dollars and Ninety-Nine Cents (\$85,546.99); and

Whereas, funding for this emergency work is available through Budget Line A5110.429 – Highway Maintenance (Emergency Repairs);

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

Section 1. Declaration of Emergency. The City Council hereby declares that an emergency condition exists relative to the traffic signal infrastructure at the intersections of West Broad Street at Fleetwood Avenue and West Broad Street at North Terrace Avenue, as such condition presents an immediate threat to public safety and welfare.

3

Section 2. Authorization of Emergency Procurement. Pursuant to Section 6(B) of the City's Procurement Policies and Procedures, the Department of Public Works is hereby authorized to proceed with the immediate procurement of goods and services necessary to complete the required signal rehabilitation work without the delay of standard competitive bidding procedures.

Section 3. Authorization of Expenditure. The City Council hereby authorizes an expenditure in an amount not to exceed Eighty-Five Thousand Five Hundred Forty-Six Dollars and Ninety-Nine Cents (\$85,546.99) for the completion of the emergency signal rehabilitation.

Section 4. Funding Source. Funds for this emergency rehabilitation project shall be charged to Budget Line A5110.429 – Highway Maintenance (Emergency Repairs).

Section 5. Severability. If any clause, sentence, paragraph, or part of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof.

Section 6. Effective Date. This Ordinance shall take effect immediately upon adoption by the City Council and subsequent approval by the Board of Estimate and Contract.

Vote Taken: March 11, 2026
Boxhill: Yea Gleason: Yea
Turnquest-Jones: Yea Wallace: Yea
Thompson: Yea Ordinance Adopted

APPROVED AS TO FORM

Gregory A. Baird
Assistant Corporation Counsel

APPROVED
MAR 12 2026

Date
Mark Foster Howard
BY Mayor

Carl J. Pearson
Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

David Shong
President

ATTEST:
Maria Bonilla
City Clerk

4

**AN ORDINANCE AUTHORIZING THE
MAYOR TO ENTER INTO A MASTER SERVICES
AGREEMENT WITH ARCADIS OF NEW YORK,
INC. FOR UNINTERRUPTED CONSENT ORDER
COMPLIANCE SERVICES**

Whereas, in correspondence dated February 27, 2026, the Commissioner and Deputy Commissioner of the Department of Public Works formally requested authorization for the Mayor to execute a Master Services Agreement with Arcadis of New York, Inc. for continued engineering, technical, and advisory services to support uninterrupted compliance with the federal Consent Decree and related regulatory obligations, and to facilitate an orderly transition of services to Woodard & Curran; and

Whereas, the City of Mount Vernon (the "City") is presently engaged in critical Infrastructure Corrective and Preventative Maintenance initiatives, particularly with respect to its Stormwater and Wastewater Programs; and

Whereas, the City is subject to a federal Consent Decree in the matter of *United States of America, et al. v. City of Mount Vernon*, Case No. 7:18-cv-05845-CS, entered in the United States District Court for the Southern District of New York, requiring compliance with specific corrective measures, deadlines, and reporting obligations; and

Whereas, the Consent Decree is between the City, the United States of America, the State of New York, and Basil Seggos, as Commissioner of the New York State Department of Environmental Conservation ("NYSDEC"); and

Whereas, the City entered into an Engineering Agreement with Arcadis of New York, Inc. on December 21, 2021, which has been extended by amendments and is scheduled to expire on March 15, 2026; and

Whereas, Arcadis is presently designated in the Consent Decree as the City's Engineering Expert and Financial Expert and has developed and implemented the City's compliance program since its inception; and

Whereas, Arcadis is currently completing time-sensitive work required under the Consent Decree, and failure to meet mandated deadlines may subject the City to violations and substantial stipulated penalties; and

Whereas, on January 28, 2026, the City Council approved legislation authorizing the City to enter into a Professional Services Agreement with Woodard & Curran to assume the role of the City's engineering consultant; and

Whereas, the Department of Public Works has determined that a structured "left seat/right seat" transition between Arcadis and Woodard & Curran is necessary to ensure uninterrupted compliance with federal and state mandates and to mitigate risk of violation; and

Whereas, the immediate areas requiring transition assistance include: (1) meetings and regulatory correspondence; (2) completion of the Edison Avenue Pump Station project; (3) Year Two Corrective Action Plan activities, including the SSES deadline of March 30, 2026; (4) construction administration handoff; (5) bid document development for Outfall 24; and (6) transition assistance related to technology systems; and

Whereas, through its service as Engineering and Financial Expert, Arcadis possesses unique institutional knowledge and technical capabilities necessary to support continued compliance, infrastructure planning, capital improvement initiatives, and clean water objectives; and

Whereas, the proposed Master Services Agreement will provide for Task Order No. 1 in the amount of Three Hundred Fifteen Thousand Eight Hundred Dollars (\$315,800), with a completion date of June 30, 2026; and

Whereas, the Master Services Agreement shall permit additional Task Orders as necessary, provided that the total authorization shall not exceed Five Hundred Thousand Dollars (\$500,000) through December 31, 2026; and

4

4

Whereas, funding for this Agreement shall be drawn from allocations provided through the New York State Environmental Facilities Corporation as part of the City's \$150 Million financing program; and

Whereas, the City Council finds that entering into this Master Services Agreement is necessary, appropriate, and in the best interests of the City to ensure continuity, stability, regulatory compliance, and protection of public health and welfare.

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

Section 1. Authorization. The Mayor is hereby authorized and directed to execute a Master Services Agreement with Arcadis of New York, Inc. for continued engineering, technical, and advisory services to support uninterrupted compliance with the federal Consent Decree and related regulatory obligations, and to facilitate an orderly transition of services to Woodard & Curran.

Section 2. Term. The term of the Master Services Agreement shall commence upon execution and shall terminate on December 31, 2026, unless sooner terminated in accordance with the terms thereof.

Section 3. Compensation.

A. Task Order No. 1 is hereby authorized in the amount of \$315,800, with a completion date of June 30, 2026.

B. The total cumulative authorization under the Master Services Agreement shall not exceed \$500,000 for the duration of the contract term.

C. Funding shall be drawn from the City's financing allocations provided through the New York State Environmental Facilities Corporation.

Section 4. Purpose and Scope. The services authorized herein shall include, but not be limited to:

1. Regulatory meetings and correspondence;
2. Completion support for the Edison Avenue Pump Station project;
3. Year Two Corrective Action Plan compliance, including SSES requirements;
4. Construction administration transition support;
5. Bid document development for Outfall 24; and
6. Technology systems transition assistance.

Such services shall ensure uninterrupted compliance with federal and state mandates and mitigate the risk of violations and stipulated penalties.

Section 5. Severability. If any clause, sentence, paragraph, or Section of this Ordinance shall be adjudged invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 6. Effective Date. This Ordinance shall take effect immediately upon adoption by the City Council and subsequent approval by the Board of Estimate and Contract.

Vote Taken: March 11, 2026
Boxhill: Yea Gleason: Yea
Turnquest-Jones: Yea Wallace: Yea
Thompson: Yea Ordinance Adopted

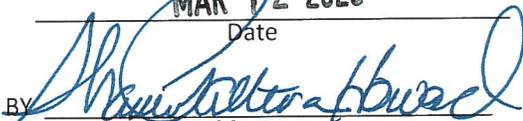
APPROVED AS TO FORM


Assistant Corporation Counsel

APPROVED

MAR 12 2026

Date


Mayor


Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL


President

ATTEST:


City Clerk

4

5

**AN ORDINANCE AUTHORIZING THE AWARD
OF A CONTRACT TO WEST SHORE TRUCKING
FOR THE REMOVAL AND LAWFUL DISPOSAL
OF CONSTRUCTION AND DEMOLITION DEBRIS
AT 33 CANAL STREET**

Whereas, by letter dated March 6, 2026, the Commissioner of the Department of Public Works (DPW) requested the enactment of legislation authorizing the award of a contract to West Shore Trucking for the removal, transportation, and lawful disposal of approximately 7,500 cubic yards of Construction and Demolition (C&D) debris currently stockpiled at the City's 33 Canal Street Yard; and

Whereas, the Department of Public Works of the City of Mount Vernon maintains and operates the municipal debris-handling facility located at 33 Canal Street, Mount Vernon, New York (the "Canal Street Yard"); and

Whereas, the Canal Street Yard is the City's only active debris-handling facility and is essential to the ongoing operations of the Department of Public Works; and

Whereas, approximately 7,500 cubic yards of Construction and Demolition (C&D) debris have accumulated at the Canal Street Yard through ongoing municipal operations; and

Whereas, removal of the accumulated C&D debris is necessary to restore operational capacity at the facility, maintain safe working conditions for Department of Public Works personnel, and mitigate environmental and public health risks; and

Whereas, the removal and lawful disposal of such materials supports the City's continuing compliance obligations under the State Consent Decree and all applicable federal, state, and local regulatory requirements; and

Whereas, the project was publicly advertised and competitively bid in accordance with New York State General Municipal Law and the procurement policies of the City of Mount Vernon; and

Whereas, West Shore Trucking submitted the lowest qualified and responsive bid and has been recommended for contract award by the Department of Public Works; and

Whereas, the proposed contract term shall be for a period of two (2) years, during which the contractor shall provide all labor, equipment, hauling, permits, transportation, disposal services, and required documentation necessary to remove and lawfully dispose of the C&D debris, including full load documentation and disposal verification at properly permitted facilities;

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

Section 1. Authorization to Award Contract. The City Council hereby authorizes the award of a contract to West Shore Trucking for the removal, transportation, and lawful disposal of approximately 7,500 cubic yards of Construction and Demolition (C&D) debris currently stockpiled at the City's 33 Canal Street Yard.

Section 2. Term of Agreement. The contract authorized herein shall be for a period of two (2) years, commencing upon execution by the appropriate City officials, in a form approved by the Corporation Counsel.

5

Section 3. Scope of Services. The contractor shall be responsible for providing all labor, equipment, materials, hauling, permits, transportation, disposal services, and documentation necessary to complete the work. All debris shall be transported to properly permitted facilities in compliance with applicable federal, state, and local laws and regulations, and the contractor shall provide full load documentation and disposal verification.

Section 4. Execution of Documents. The Commissioner of Public Works is hereby authorized to execute the contract and any related documents necessary to effectuate the purposes of this Ordinance, in coordination with the Legal and Purchasing Departments, and subject to approval as to form by the Corporation Counsel.

Section 5. Severability. If any clause, sentence, paragraph, section, or part of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section, or part directly involved in the controversy.

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

Vote Taken: March 11, 2026
Boxhill: Yea Gleason: Yea
Turnquest-Jones: Yea Wallace: Yea
Thompson: Yea Ordinance Adopted

APPROVED AS TO FORM

Bryon A. Davis
Assistant Corporation Counsel

APPROVED
MAR 12 2026

Date
Mark A. Hovell
BY: Mayor

Cathleen Gleason

Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

Derrick Hovell
President

ATTEST:
Maria Bonilla
City Clerk

4

**AN ORDINANCE AUTHORIZING CHANGE
ORDER NO. 1 FOR SEWER REHABILITATION
PHASE 1 – PROJECT NO. 122022-2**

Whereas, in correspondence dated March 5, 2026, the Commissioner of the Department of Public Works formally requested authorization to *Change Order No. 1 for Sewer Rehabilitation Phase 1 – Project No. 122022-2*, as recommended by the Deputy Commissioner of Public Works, in order to facilitate additional high-priority sewer system repairs necessary to comply with the City’s sewer system Consent Order; and

Whereas, the City of Mount Vernon is undertaking Sewer Rehabilitation Phase 1, identified as Project No. 122022-2, in order to address high-priority repairs within the City’s sewer infrastructure; and

Whereas, such repairs are necessary to comply with the City’s existing sewer system Consent Order related to illicit discharges and to ensure the continued integrity and proper operation of the municipal sewer system; and

Whereas, the Deputy Commissioner of the Department of Public Works has reviewed the status of the project and determined that additional work is required to further conduct high-priority repairs consistent with the objectives of the project and the Consent Order; and

Whereas, the Deputy Commissioner of Public Works has therefore requested authorization for Change Order No. 1 in connection with Sewer Rehabilitation Phase 1 – Project No. 122022-2; and

Whereas, the proposed Change Order No. 1 will allow the City to proceed with the necessary additional work while maintaining compliance with the requirements of the Consent Order; and

Whereas, the approval of Change Order No. 1 will not alter the overall scope of work associated with Sewer Rehabilitation Phase 1 – Project No. 122022-2; and

Whereas, sufficient funding for the additional work is available through the New York State Department of Environmental Conservation (NYSDEC) 2021 Water Quality Improvement Project (WQIP) Grant No. C01519GG;

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

Section 1. Authorization of Change Order. The City Council hereby authorizes *Change Order No. 1 for Sewer Rehabilitation Phase 1 – Project No. 122022-2*, as recommended by the Deputy Commissioner of Public Works, in order to facilitate additional high-priority sewer system repairs necessary to comply with the City’s sewer system Consent Order.

Section 2. Scope of Work. The approval of Change Order No. 1 shall not modify the overall scope of work for Sewer Rehabilitation Phase 1 but shall allow the City to proceed with the required additional repairs and related project adjustments.

Section 3. Funding. Funding for the work authorized under Change Order No. 1 is available through the NYSDEC 2021 Water Quality Improvement Project (WQIP) Grant No. C01519GG, and such funds are hereby authorized to be utilized for the purposes set forth herein.

4

6

Section 4. Authorization to Execute Documents. The Mayor, Comptroller, and/or any other appropriate City officials are hereby authorized and directed to execute any and all documents and take such administrative actions as may be necessary to effectuate the provisions of this Ordinance.

Section 5. Severability. If any clause, sentence, paragraph, or section of this Ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof.

Section 6. Effective Date. This Ordinance shall take effect immediately upon its adoption ~~and filing as required by law~~ by the City Council and subsequent approval by the Board of Estimate and Contract.

GRB

Vote Taken: March 11, 2026
Boxhill: Yea Gleason: Yea
Turnquest-Jones: Yea Wallace: Yea
Thompson: Yea Ordinance Adopted

APPROVED AS TO FORM

Gregory A. Bailey
Assistant Corporation Counsel

APPROVED
MAR 12 2026
Date

BY [Signature]
Mayor

[Signature]
Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

[Signature]
President

ATTEST:
[Signature]
City Clerk

AN ORDINANCE AUTHORIZING THE ATTENDANCE OF THE SENIOR ACCOUNT CLERK AT THE OPENGOV CONFERENCE AND CERTIFICATION TRAINING TO BE HELD APRIL 26 – MAY 1, 2026

Whereas, in correspondence dated January 13, 2026, the City Clerk formally requested authorization for the attendance of the Senior Account Clerk in the Office of the City Clerk, at the OpenGov Conference and Certification Training to be held from April 26 through May 1, 2026; and

Whereas, the Office of the City Clerk for the City of Mount Vernon utilizes the OpenGov Permits & Licensing module as its primary system for the submission, processing, and payment collection of all permit and license applications; and

Whereas, the Senior Account Clerk in the City Clerk’s Office, is a daily user of the OpenGov system and serves as a recognized subject-matter expert within the department; and

Whereas, the Senior Account Clerk is designed and built the OpenGov applications currently used by the City Clerk’s Office and other City departments entirely from the ground up, demonstrating extensive knowledge and expertise in the system; and

Whereas, the Senior Account Clerk is presently collaborating with the Department of Recreation to design and implement a full suite of OpenGov applications and is providing hands-on training to departmental staff to ensure successful adoption and long-term functionality; and

Whereas, the OpenGov Conference and Certification Training scheduled to take place from April 26 through May 1, 2026, will provide the Senior Account Clerk with advanced technical training and certification that will further enhance her ability to maximize the City’s use of the OpenGov platform; and

Whereas, the estimated costs associated with attending the conference are as follows:

- Registration/Tuition: - \$1,000.00
- Transportation (Air/Rail/Auto): - \$ 500.00
- Lodging: - \$1,150.00
- Meals and Incidentals: - \$ 400.00

for a total estimated cost of \$3,050.00; and

Whereas, participation in this training and certification program will strengthen the Senior Account Clerk’s technical expertise and enable the City to further expand and optimize the use of OpenGov across departments, resulting in streamlined application intake, faster processing times, reduced errors, and improved productivity; and

Whereas, the investment in this training is expected to result in operational efficiencies, measurable cost savings for the City, and an improved, more efficient experience for residents and businesses interacting with City services.

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

Section 1. Authorization of Attendance. The City Council hereby authorizes the attendance of the Senior Account Clerk in the Office of the City Clerk, at the OpenGov Conference and Certification Training to be held from April 26 through May 1, 2026.

7

Section 2. Authorization of Expenditures. The City Council hereby authorizes the expenditure of funds in an amount not to exceed Three Thousand Fifty Dollars (\$3,050.00) to cover the costs associated with registration, transportation, lodging, meals, and incidentals related to the Senior Account Clerk's attendance at the conference.

Section 3. Source of Funding. Such expenditures shall be charged to the conference registration, travel, lodging, and meals in accordance with applicable City policies and shall be paid from the Austerity Budget Code A1030.402 upon submission of proper documentation, subject to the availability of funds and the Comptroller's approval.

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

Vote Taken: March 11, 2026
Boxhill: Yea Gleason: Yea
Turnquest-Jones: Yea Wallace: Yea
Thompson: Yea Ordinance Adopted

APPROVED AS TO FORM

Gregory A. Borch
Assistant Corporation Counsel

APPROVED

MAR 12 2026

Date

William Thompson
Mayor

Cathlin Gleason

Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

Derrick Thompson
President

ATTEST:
Nicole Bonilla
City Clerk

7

8

**AN ORDINANCE AUTHORIZING ATTENDANCE
AT THE NEW YORK CONFERENCE OF MAYORS
(NYCOM) FALL TRAINING SCHOOL,
SEPTEMBER 13-18, 2026, LAKE PLACID, NEW YORK**

Whereas, in correspondence dated January 13, 2026, the City Clerk formally requested authorization for the City Clerk and Executive Assistant Kimberly Joshua to attend the New York Conference of Mayors (NYCOM) Fall Training School to be held in Lake Placid from September 13 through September 18, 2026; and

Whereas, the NYCOM Fall Training School is conducted in collaboration with the New York State Office of the State Comptroller, the New York State Society of Municipal Finance Officers, and the New York State Association of City and Village Clerks; and

Whereas, the NYCOM Fall Training School is recognized as one of the most comprehensive and authoritative training programs available to municipal officials and staff within the State of New York, offering more than sixty instructional sessions addressing local government operations, statutory compliance, fiscal oversight, and municipal administration; and

Whereas, the conference agenda includes sessions directly aligned with the statutory duties and operational responsibilities of the Office of the City Clerk, including but not limited to Open Meetings Law compliance, records management and retention requirements, vital records administration, special event permitting, clerks' legal responsibilities, and the drafting and implementation of local laws; and

Whereas, attendance at the prior year's NYCOM Fall Training School provided measurable benefit to the City of Mount Vernon by delivering updates on legislative and regulatory changes, clarifying best practices issued by the Office of the State Comptroller, and strengthening internal procedures within the Clerk's Office; and

Whereas, continued participation in professional municipal training ensures that the Clerk's Office remains informed, proactive, and compliant with evolving state mandates and administrative requirements, thereby minimizing legal risk and improving operational efficiency; and

Whereas, attendance by Executive Assistant Kimberly Joshua will allow for comprehensive coverage of concurrent sessions, enhance knowledge-sharing upon return, and maximize the City's return on investment through coordinated training participation and internal dissemination of materials; and

Whereas, it is recommended that City Clerk Nicole Bonilla and Executive Assistant Kimberly Joshua attend the 2026 NYCOM Fall Training School in order to maximize session coverage, divide concurrent instructional tracks, and ensure comprehensive dissemination of information and best practices upon return; and

Whereas, the estimated travel and related expenses for Nicole Bonilla are as follows:

- Registration/Tuition: \$600
- Transportation (Air/Rail/Auto): \$400
- Lodging: \$1,000
- Meals & Incidentals: \$300

Total Estimated Cost: \$2,300; and

8

8

Whereas, the estimated travel and related expenses for Kimberly Joshua are as follows:

- Registration/Tuition: \$600
- Transportation (Air/Rail/Auto): \$-0-
- Lodging: \$1,000
- Meals & Incidentals: \$300

Total Estimated Cost: \$2,000; and

Whereas, funds for said expenditures are to be charged to the appropriate budget lines designated for professional development and travel within the Office of the City Clerk; and

Whereas, the City Council finds that attendance at the NYCOM Fall Training School serves a valid municipal purpose and promotes transparent governance, accurate recordkeeping, and sound legislative administration;

NOW, THEREFORE, BE IT ORDAINED:

Section 1. Authorization. The City Council hereby authorizes the City Clerk and Executive Assistant Kimberly Joshua to attend the New York Conference of Mayors (NYCOM) Fall Training School to be held in Lake Placid from September 13 through September 18, 2026.

Section 2. Expenses. The reasonable and necessary expenses associated with conference registration, travel, lodging, and meals, in accordance with applicable City policies, shall be paid from the Austerity Budget Code A1030.402 upon submission of proper documentation and in accordance.

Section 3. Municipal Purpose. The City Council hereby determines that attendance at said training program constitutes a proper and necessary municipal purpose, directly related to the statutory duties of the Office of the City Clerk and supportive of the City's commitment to compliance, transparency, and effective governance.

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

APPROVED AS TO FORM

Assistant Corporation Counsel

APPROVED
MAR 12 2026

Date

BY 
Mayor



Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL


President

ATTEST:


City Clerk

Vote Taken: March 11, 2026
Boxhill: Yea Gleason: Yea
Turnquest-Jones: Yea Wallace: Yea
Thompson: Yea Ordinance Adopted

AN ORDINANCE AUTHORIZING THE CITY CLERK TO ATTEND THE 2026 SUMMER INTERNATIONAL INSTITUTE OF MUNICIPAL CLERKS MUNICIPAL CLERKS (IIMC) EDUCATION PROGRAM

Whereas, in correspondence dated January 13, 2026, the City Clerk formally requested authorization to attend the 2026 Summer IIMC Municipal Clerks (IIMC) Education Program sponsored by the International Institute of Municipal Clerks to be held during the summer of 2026 in Latham, New York; and

Whereas, the cost of attendance for said program is Five Hundred Dollars (\$500.00), which includes forty (40) hours of classroom instruction, all meals, a banquet, course materials, and completion certificates applicable toward the Certified Municipal Clerk (CMC) designation; and

Whereas, lodging for four (4) nights is estimated to total between Six Hundred Dollars (\$600.00) and Seven Hundred Dollars (\$700.00), and the City Clerk will utilize her personal vehicle and seek reimbursement for authorized travel expenses in accordance with City policy; and

Whereas, the City Clerk has been awarded a scholarship in the amount of Four Hundred Dollars (\$400.00) toward the cost of the program and intends to apply for an additional scholarship offered by the New York State Association of City and Village Clerks (NYSACVC); and

Whereas, the curriculum of the Summer Municipal Clerks Education Program emphasizes leadership development, statutory updates, records management, ethics, and best practices consistent with the evolving demands of municipal government; and

Whereas, participation in said program will directly enhance the professional development of the City Clerk in her capacity as City Clerk and Records Management Officer (RMO), strengthen compliance with State and local requirements, improve operational efficiency, and benefit the City of Mount Vernon and its residents;

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

Section 1. Authorization. The City Clerk is hereby authorized to attend the 2026 Summer IIMC Municipal Clerks Education Program to be held in Latham, New York, during the summer of 2026.

Section 2. Expenditure of Funds. The Board of Estimate and Contract is hereby authorized to approve payment of the program registration fee in the amount of \$500.00, lodging expenses estimated between \$600.00 and \$700.00, and reimbursement for mileage and related travel expenses from the Austerity Budget Code A1030.402 upon submission of proper documentation and in accordance with applicable purchasing and fiscal procedures, subject to the deduction of any scholarship funds awarded.

Section 3. Application of Scholarship Funds. Any scholarship funds awarded, including the \$400.00 scholarship already granted and any additional scholarship received from the New York State Association of City and Village Clerks, shall be applied to offset the total cost of attendance.

Section 4. Purpose and Public Benefit. The City Council hereby finds that attendance at the 2026 Summer IIMC Municipal Clerks Education Program serves a valid public purpose by supporting continuing education, professional certification, statutory compliance, and improved administrative practices within the Office of the City Clerk.

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

APPROVED AS TO FORM

Gregory A. Bailey Assistant Corporation Counsel

Catharine Gleason Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL

Derek Thompson President

APPROVED MAR 12 2026

Andrew Peter Howard Mayor

Attest: Nicole Bonilla City Clerk

Vote Taken: March 11, 2026
Boxhill: Yea Gleason: Yea
Turnquest-Jones: Yea Wallace: Yea
Thompson: Yea Ordinance Adopted

18

A RESOLUTION EXPRESSING APPRECIATION FOR THE GOVERNOR'S 30-DAY AMENDMENTS PROVIDING ADDITIONAL TEMPORARY MUNICIPAL ASSISTANCE AND URGING ITS INCLUSION IN THE FINAL STATE BUDGET

WHEREAS, the Honorable Kathy Hochul, Governor of the State of New York, issued 30-day amendments to the Executive Budget that include an additional One Hundred Million Dollars (\$100,000,000) in Temporary Municipal Assistance (TMA), to be allocated in the same manner as in the previous two fiscal years; and

WHEREAS, the City Council of the City of Mount Vernon recognizes and appreciates this proposal as a meaningful acknowledgment that the strength and vitality of New York State begin in its cities and local communities; and

WHEREAS, a strong and reliable state-local partnership is essential to delivering core municipal services, maintaining infrastructure, ensuring public safety, and protecting the quality of life that residents expect and deserve; and

WHEREAS, the City of Mount Vernon continues to experience mounting fiscal pressures driven by inflation, increased demand for municipal services, aging infrastructure, rising operational costs, and economic uncertainty, including concerns regarding future federal support; and

WHEREAS, the City is committed to protecting taxpayers from undue financial burden while maintaining essential services, strengthening public safety, and supporting community well-being; and

WHEREAS, the proposed additional \$100 million in Temporary Municipal Assistance would provide critical and timely support to municipalities such as Mount Vernon, helping to stabilize local finances and sustain essential services; and

WHEREAS, the City Council further recognizes the need for a more permanent and predictable solution for unrestricted municipal aid, including the establishment of a long-term framework for annual increases in Aid and Incentives for Municipalities (AIM) funding to provide fiscal certainty and responsible long-term planning; **NOW, THEREFORE, BE IT**

RESOLVED, that the City Council of the City of Mount Vernon hereby expresses its sincere appreciation to Governor Kathy Hochul for including an additional \$100 million in Temporary Municipal Assistance in her 30-day budget amendments; and **BE IT FURTHER**

RESOLVED, that the City Council respectfully urges the New York State Legislature, including Senate Majority Leader Andrea Stewart-Cousins and Assembly Speaker Carl Heastie, to include, at a minimum, the additional \$100 million in Temporary Municipal Assistance in the final adopted State Budget; and **BE IT FURTHER**

RESOLVED, that the City Council encourages the Governor and the State Legislature to work collaboratively to establish a sustainable, long-term, and predictable framework for unrestricted municipal aid, including regular increases in AIM funding to ensure fiscal stability for cities across New York State; and **BE IT FURTHER**

RESOLVED, that a certified copy of this Resolution be transmitted to Governor Kathy Hochul, Senate Majority Leader Andrea Stewart-Cousins, Assembly Speaker Carl Heastie, and to the members of the New York State Legislature representing the City of Mount Vernon.

APPROVED AS TO FORM

Bryan A. Bailey
Assistant Corporation Counsel

Catharine Gleason
Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL

Derrick Thompson
President

APPROVED
MAR 12 2026

Date

Thomas G. Howard
BY Mayor

ATTEST:

M. McSweeney
City Clerk

Vote Taken: March 11, 2026
Boxhill: Yea Gleason: Yea
Turnquest-Jones: Yea Wallace: Yea
Thompson: Yea Ordinance Adopted

10

MAR 11 2026

11

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

Whereas, in correspondence dated March 2, 2026, the Deputy Commissioner of the Department of Recreation formally requested authorization to sponsor, organize, and conduct the Annual Easter Egg Hunt Celebration at Hartley Park on Saturday, March 28, 2026, from 1:00 p.m. to 4:00 p.m., with a rain date of Saturday, April 4, 2026; and

Whereas, the Annual Easter Egg Hunt Celebration has long been a valued community tradition in the City of Mount Vernon, providing a safe, family-friendly environment and recreational opportunities for the youth of the City; and

Whereas, the event will include various attractions for children and families, including but not limited to face painting, bouncy houses, arts and crafts activities, and the Easter Egg Hunt on the park's great lawn; and

Whereas, the Department of Recreation has indicated that funding for this event shall be allocated from Budget Code A7310.104 – Recreation – Youth Programs, and expenditures shall not exceed Two Thousand Dollars (\$2,000.00), plus any revenue received in connection with the event; and

Whereas, the Department of Recreation has requested that the Mount Vernon Police Department provide a patrol vehicle in the vicinity of the event and that Auxiliary Police personnel be assigned within the park, if applicable, to ensure the safety and well-being of attendees;

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

Section 1. Authorization of Event. The City Council hereby authorizes the Department of Recreation to sponsor, organize, and conduct the Annual Easter Egg Hunt Celebration at Hartley Park on Saturday, March 28, 2026, from 1:00 p.m. to 4:00 p.m., with a rain date of Saturday, April 4, 2026.

Section 2. Funding Authorization. The Comptroller and other appropriate City officials are hereby authorized and directed to allocate and expend funds from Budget Code A7310.104 – Recreation – Youth Programs, in an amount not to exceed Two Thousand Dollars (\$2,000.00), plus any revenue received for the event, subject to proper documentation and in accordance with applicable purchasing and fiscal procedures of the City.

Section 3. Public Safety Support. The Mount Vernon Police Department is hereby requested to provide appropriate public safety support for the duration of the event, including the assignment of a patrol vehicle in the surrounding area and, if available and deemed appropriate, Auxiliary Police personnel within the park.

Section 4. Compliance with Applicable Laws. The Department of Recreation shall ensure that all necessary permits, insurance, and safety requirements are obtained and complied with prior to and during the event, and that all activities are conducted in accordance with applicable federal, state, and local laws and regulations.

Section 5. Severability. If any clause, sentence, paragraph, section, or part of this Ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof.

Section 6. Effective Date. This Ordinance shall take effect immediately upon its adoption by the City Council and subsequent approval by the Board of Estimate and Contract.

APPROVED AS TO FORM

Gregory A Bailey Assistant Corporation Counsel

APPROVED MAR 12 2026

BY [Signature] Mayor

[Signature] Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL

[Signature] President

ATTEST: [Signature] City Clerk

Vote Taken: March 11, 2026
Boxhill: Yea Gleason: Yea
Turnquest-Jones: Yea Wallace: Yea
Thompson: Yea Ordinance Adopted

11

12

**AN ORDINANCE AUTHORIZING CONTINUED
CO-SPONSORSHIP BETWEEN THE MOUNT VERNON
RECREATION DEPARTMENT, YOUTH BUREAU, AND
FRIENDS OF MOUNT VERNON ARTS, RECREATION &
YOUTH PROGRAMS, INC. FOR COMMUNITY
PROGRAMMING AND SPECIAL EVENTS**

Whereas, in correspondence received from the Commissioner of the Department of Recreation and the Commissioner of the Youth Bureau, and the Friends of Mount Vernon Arts, Recreation & Youth Programs, Inc. formally requested authorization for Mayor Shawyn Patterson-Howard the Mayor to enter into a co-sponsorship agreement with the Friends of Mount Vernon Arts, Recreation & Youth Programs, Inc., allowing the City to accept monetary donations to support special events and community programs hosted by the Recreation and Youth Bureau Departments; and

Be it enacted by the City Council of the City of Mount Vernon as follows:

WHEREAS:

1. The Mount Vernon Recreation Department and Youth Bureau are committed to providing educational, recreational, arts, and cultural programming to all residents of the City of Mount Vernon; and
2. The City faces budgetary constraints that limit the ability to fully fund all special events and community programming initiatives; and
3. The Friends of Mount Vernon Arts, Recreation & Youth Programs, Inc., a non-profit organization, has partnered with the City to provide monetary donations to support and enhance community programs; and
4. Continued co-sponsorship between the City and the Friends of Mount Vernon Arts, Recreation & Youth Programs, Inc. will allow for the funding and promotion of special events such as City Fest and other youth, cultural, wellness, and recreational initiatives; and

Such collaboration ensures that programs and events continue to foster youth development, strengthen community connections, and promote the health, wellness, and quality of life of all Mount Vernon residents. **Now, Therefore, Be It**

Resolved by the City Council of the City of Mount Vernon, New York, as follows:

Section 1. Authorization of Co-Sponsorship Agreement. The City Council hereby authorizes the Mayor to enter into a co-sponsorship agreement with the Friends of Mount Vernon Arts, Recreation & Youth Programs, Inc., allowing the City to accept monetary donations to support special events and community programs hosted by the Recreation and Youth Bureau Departments.

Section 2. Use of Donated Funds. All funds received under this agreement shall be used exclusively to support community programming and special events, including but not limited to:

- (a) Educational enrichment programs;
- (b) Wellness and fitness activities;
- (c) Arts and cultural programming; and
- (d) Recreational and youth development initiatives.

Section 3. Term and Continuation. The co-sponsorship agreement shall remain in effect for a term to be determined by the Mayor and may be renewed or extended as deemed appropriate to continue supporting community programming in Mount Vernon.

12

12

Section 4. Reporting and Accountability. The Recreation and Youth Bureau Departments shall provide periodic updates to the City Council regarding the receipt and use of funds, the events supported, and the outcomes and community benefits achieved through this co-sponsorship.

Section 5. Effective Date. This Ordinance shall take effect immediately upon passage and approval in accordance with the City Charter.

Vote Taken: March 11, 2026
Boxhill: Yea Gleason: Yea
Turnquest-Jones: Yea Wallace: Yea
Thompson: Yea Ordinance Adopted

APPROVED AS TO FORM
Gregory A. Bailey
Assistant Corporation Counsel

APPROVED
MAR 12 2026
Date
Sharon Patterson Hood
Mayor

Anthony J. Jones
Councilperson

**THIS ORDINANCE
ADOPTED BY CITY COUNCIL**
Derrick Thomas
President

ATTEST:
M. Bonilla
City Clerk

MAR 11 2026



HELD

AN ORDINANCE TO AMEND CHAPTER 237 (TAXICABS) OF THE CODE OF THE CITY OF MOUNT VERNON TO PROMOTE PUBLIC SAFETY BY ESTABLISHING NEW REGULATIONS FOR REGISTERED CLASS A TAXICABS OPERATING WITHIN THE CITY

WHEREAS, by correspondence submitted to the City Council, Councilmember Andre Wallace formally requested authorization to amend Chapter 237 (Taxicabs) of the Code of the City of Mount Vernon in order to enhance public safety through the establishment of updated regulations governing registered Class A taxicabs operating within the City; and

WHEREAS, the City of Mount Vernon ("City") seeks to ensure the safety, reliability, and quality of taxicab services within the City; and

WHEREAS, in recent months, members of the public have complained that certain taxicabs are not safe or suitable to be operating within the City; and

WHEREAS, the City Council recognized the need for stronger regulations and penalties applying to Class A taxicab operators; and

WHEREAS, the City Council finds this amendment to be in the best interest of public safety and the taxicab industry at large;

NOW, THEREFORE, the City of Mount Vernon, in City Council convened, does hereby ordain, and enact:

Section 1. Section 237-17 of the Code of the City of Mount Vernon is hereby amended to read as follows:

§ 237-17 - Inspection of vehicles; fees.

E. Any vehicle which is found, after such inspection, to be unsafe, more than ten years old, or in any way unsuitable for hiring service, shall be immediately ordered out of service by the Commissioner of Public Safety or their designee(s), and before being again placed in service shall be delivered to the Police Department at a designated point for reinspection by the Commissioner of Public Safety or their designees.

Section 2. Section 237-24 of the Code of the City of Mount Vernon is hereby amended to read as follows:

§ 237-24 - Responsibilities of operators.

E. Taxicab licensees shall replace taxicabs where it appears that the vehicle or vehicles no longer meet the reasonable standards of safe operation. Pursuant to § 237-17 of this chapter, all licensed Class A taxicabs, which are at least ten years from the date of assembly, are presumed to no longer meet the reasonable standards of safe operation. The holder of a Class A taxicab license shall be ordered by the Commissioner of Public Safety or their designee(s) to replace the Class A taxicab vehicle or other equipment or accessories if it appears that the same no longer meets the reasonable standards of safe operation or vehicle appearance prescribed by the Commissioner of Public Safety. Upon failure of the owner to comply with any such order within 120 days after service thereof, the license shall be deemed to have been abandoned by nonuse.

Section 3. Implementation. The Commissioner of Public Safety shall oversee implementation of the above amendments. Public Safety shall assess its capacity to inspect all currently registered Class A taxicabs and enforce orders for the replacement of taxicabs. The Commissioner or their designee(s) shall report findings to the City Council.

Section 4. Effective Date. This Ordinance shall take effect immediately upon its approval by the City Council.

New Matter Underlined
Deleted Matter in Brackets []

APPROVED AS TO FORM

Handwritten signature of Gregory A. Bailey, Assistant Corporation Counsel

Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL

APPROVED

President

Date

ATTEST:

City Clerk

BY Mayor

**AN ORDINANCE CERTIFYING THE 2024
IN REM FORECLOSURE LISTING (COMP2026-3)
AND AUTHORIZING THE COMPTROLLER TO
PROCEED WITH IN REM FORECLOSURE PROCEEDINGS**

Whereas, in correspondence dated March 4, 2026, the Comptroller formally requested authorization to proceed with the In Rem Foreclosure Process for the certified parcels upon expiration of the required statutory public notice period, in full compliance with Chapter 783 of the Laws of New York and all other applicable laws and regulations; and

Whereas, on January 8, 2025, the City Council of the City of Mount Vernon adopted Resolution No. 13, entitled "Authorizing the Submission of the List of Delinquent Taxes and Approving Procedures for Tax Lien Sales and In Rem Foreclosure Proceedings" for the 2024 Tax Lien Listing; and

Whereas, said Resolution authorized the advancement of both the tax lien sale process and, where applicable, the In Rem Foreclosure Process for properties remaining in delinquent tax lien status; and

Whereas, the Office of the Comptroller has completed the 2024 Tax Lien Sale and has compiled the final list of parcels that remain delinquent and were not redeemed; and

Whereas, the next statutory step is to proceed with the In Rem Foreclosure Process for those properties that remain in delinquent tax lien status; and

Whereas, pursuant to Chapter 783 of the Laws of New York, which governs in rem foreclosure proceedings in the City of Mount Vernon, the certified notice and listing of delinquent parcels must be published in two local newspapers and made available for public inspection in the Office of the Comptroller; and

Whereas, in addition to statutory publication requirements, the City will publish the listing on its official website and distribute notice through City email communications to ensure broad public awareness and transparency; and

Whereas, the City Council finds it to be in the best interest of the City of Mount Vernon to certify the 2024 In Rem Foreclosure Listing and authorize the Comptroller to proceed in accordance with applicable law;

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

Section 1. Certification of 2024 In Rem Foreclosure Listing. The City Council hereby certifies the attached list of parcels identified by the Office of the Comptroller as remaining in delinquent tax lien status following completion of the 2024 Tax Lien Sale, said listing being designated as COMP2026-3.

Section 2. Authorization to Proceed with In Rem Foreclosure Process. The Comptroller of the City of Mount Vernon is hereby authorized and directed to proceed with the In Rem Foreclosure Process for the certified parcels upon expiration of the required statutory public notice period, in full compliance with Chapter 783 of the Laws of New York and all other applicable laws and regulations.

Section 3. Publication and Public Inspection.

A. The certified notice and listing shall be published in two local newspapers as required by law.

B. The listing shall be made available for public inspection in the Office of the Comptroller during normal business hours.

14

C. The listing shall also be published on the City's official website and distributed through City email communications to provide additional public notice.

Section 4. Severability. If any clause, sentence, paragraph, subdivision, section, or part of this Ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof but shall be confined in its operation to the clause, sentence, paragraph, subdivision, 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 immediately upon adoption by the City Council and subsequent approval by the Board of Estimate & Contract.

Vote Taken: March 11, 2026

Boxhill: Yea Gleason: Yea

Turnquest-Jones: Yea Wallace: Yea

Thompson: Yea Ordinance Adopted

APPROVED AS TO FORM

Gregory A. Bailey
Assistant Corporation Counsel

APPROVED

MAR 12 2026

Date

Maureen Patricia Howard
Mayor

J. S. Bushell
Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

Derrick Thompson
President

ATTEST:

Michele Bonilla
City Clerk

14

14

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF WESTCHESTER

In the Matter of the Foreclosure of Tax Liens
by Proceeding In Rem pursuant to Article
Eleven of the Real Property Tax Law by the
City of Mount Vernon

**PETITION AND NOTICE OF
FORECLOSURE**

Index No.: 2500/2026

The above-captioned proceeding is hereby commenced to enforce the payment of delinquent taxes or other lawful charges which have accumulated and become liens against certain property.

The parcels to which this proceeding applies are identified on Schedule "A" of this Petition which is annexed hereto and made a part hereof. A copy of Schedule "A" was filed with the Westchester County Clerk on January 12, 2026, as the City of Mount Vernon List of Delinquent Taxes.

This document serves both as a Petition and a Notice of Foreclosure for purposes of this proceeding.

Effect of Filing: All people who have or claim to have an interest in the real property described in this Petition are hereby notified that the filing of this Petition constitutes the commencement by the Tax District of a proceeding in the court specified in the caption above to foreclosure each of the tax liens described by a foreclosure proceeding in rem.

Nature of Proceeding: This proceeding is brought against the real property only and is to foreclosure the tax liens described in this Petition. No personal judgment will be entered herein for such taxes or other legal charges or any part hereof.

Persons Affected: This Notice is directed to all persons owning, having, or claiming to have, an interest in the real property described in this Petition. Such persons are hereby further notified that a duplicate of this Petition has been filed in the office of the City of Mount Vernon Comptroller, the Enforcing Officer of the Tax District and will remain open for public inspection up to and including the date specified below as the last day for redemption.

Right of Redemption: Any person having, or claiming to have, an interest in any such real property and the legal right thereto may, on or before the last day for redemption set out below, redeem the same by paying the amount of all such unpaid tax liens thereon, including applicable interest and penalties and other legal charges which are included in the lien against such real property, computed up to and including the date of redemption. Such payments shall be made to the Comptroller of the City of Mount Vernon, City Hall, 1 Roosevelt Square N, Mount Vernon, NY 10550. In the event that such taxes are paid by a person other than the record owner of such real property, the person so paying shall be entitled to have the affected tax liens thereby satisfied of record.

LAST DAY FOR REDEMPTION:

**THE LAST DAY FOR REDEMPTION IS
HEREBY FIXED AS AUGUST 20, 2026.**

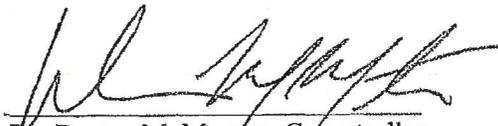
14

Service of Answer: Every person having any right, title or interest in or lien upon any parcel of real property described in this Petition may serve a duly verified answer upon the attorney for the Tax district setting forth in detail the nature and amount of his or her interest and any defense or objection to the foreclosure. Such answer must be filed in the Office of the County Clerk and served upon the attorney for the Tax District on or before the date above mentioned as the last day for redemption.

Failure to Redeem or Answer: In the event of failure to redeem or answer by any person having the right to redeem or answer, such person shall be forever barred and foreclosed of all of his or her right, title and interest and equity of redemption in and to the parcel described in this Petition and a judgment in foreclosure may be taken by default.

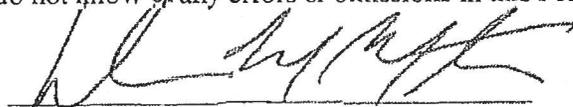
Dated: January 27, 2026

Enforcing Officer:

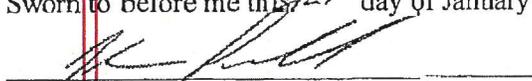

Dr. Darren M. Morton, Comptroller
City of Mount Vernon
Department of Finance
1 Roosevelt Square N.
Mount Vernon, NY 10550

STATE OF NEW YORK)
) ss
COUNTY OF WESTCHESTER)

I, Dr. Darren M. Morton, being duly sworn, depose and say: I am the Enforcing Officer for the City of Mount Vernon. I have read this Petition which I have signed, and I am familiar with its contents. The contents of this Petition are true to the best of my knowledge, based upon the records of the City of Mount Vernon Department of Finance. I do not know of any errors or omissions in this Petition.


Dr. Darren M. Morton, City Comptroller

Sworn to before me this 27th day of January 2026.


Notary Public

Attorney for Tax District:
John W. Buckley, Esq.
Oxman Law Group, PLLC
120 Bloomingdale Road, Suite 100
White Plains, NY 10605
(914) 422-3900
jbuckley@oxmanlaw.com

JOHAN S. POWELL
NOTARY PUBLIC, New York State
No. 02P06345179
Commission Expires July 18, 2028

MAR 11 2026

14

**SCHEDULE A
CITY OF MOUNT VERNON
2024 FINAL IN REM FORECLOSURE LISTING**

| Serial # | Block/Lot Ext | Owner | Full Address |
|----------|---------------|--------------------------|----------------------|
| 2024-011 | 1074.011.000 | MCKINLEY, DWAYNE | 122 TERRACE AVE ,N |
| 2024-024 | 1110.020.000 | FECTEAU, MATTHEW JAMES | 123 SEVENTH AVE ,N |
| 2024-024 | 1110.020.000 | TRISTATE PROPERTY MGMT | 123 SEVENTH AVE ,N |
| 2024-025 | 1117.022.000 | L.A.L. GRAMATAN | 6 SIDNEY AVE ,E |
| 2024-027 | 2053.030.000 | BECTON, MARGARET | 339 FULTON AVE ,N |
| 2024-033 | 2123.007.000 | DEDADENA, LUZ | 15 LEXINGTON AVE |
| 2024-033 | 2123.007.000 | KONDAUR CPT'L CORP. | 15 LEXINGTON AVE |
| 2024-044 | 2159.004.000 | CALLOWAY, DOROTHY | 16 MONTEREY DR |
| 2024-077 | 3100.031.000 | CHRISTIAN, CARON | 28 ST PAUL'S PL |
| 2024-079 | 3109.011.000 | SOUTH THIRD AVE | 242 THIRD AVE ,S |
| 2024-080 | 3109.012.000 | SOUTH THIRD AVE | 242 THIRD AVE ,S |
| 2024-098 | 4013.118.000 | DALEY,ELAINE | 118 PELHAMDALE AVE |
| 2024-104 | 4048.001.314 | U.S. BANK TRUST N.A. | 325 HIGHLAND AVE |
| 2024-119 | 1020.007.004 | HPC WIRELESS SERVICES LL | 514 GRAMATAN AVE |
| 2024-124 | 1049.014.000 | GARCIA, NELSON | 532 HIGH ST ,N |
| 2024-125 | 1049.026.000 | MCGRATH, PATRICIA | 515 TERRACE AVE ,N |
| 2024-140 | 1064.029.000 | POTTER, REGINALD&SYLVIA | 33 TERRACE AVE ,S |
| 2024-141 | 1064.036.000 | PRIME PARADIGM INC. | 19 TERRACE AVE ,S |
| 2024-155 | 1068.004.000 | TAM, ORCHAIM | 6-8 MOUNT VERNON AVE |
| 2024-157 | 1070.016.000 | MT. VERNON OVERALL | 12 BOND ST ,N |
| 2024-161 | 1072.015.000 | 3 & 11 NORTH TERRACE | 3 TERRACE AVE ,N |
| 2024-162 | 1072.016.000 | 3 & 11 NORTH TERRACE | 11 TERRACE AVE ,N |
| 2024-165 | 1076.027.104 | CJL 2000 FAMILY TRUST | 121 HIGH ST ,N |
| 2024-166 | 1076.034.000 | LINCOLN AVE REALTY NY LL | 178 LINCOLN AVE ,W |
| 2024-171 | 1079.010.000 | MASI,MARY ETAL | 257 LINCOLN AVE ,W |
| 2024-174 | 1080.012.000 | SCAP, LLC | 197 STEVENS AVE |
| 2024-185 | 1086.033.000 | 45 N 10TH AVE RESIDENCE, | 45 TENTH AVE ,N |
| 2024-195 | 1097.029.000 | TELLONE, MARIE | 433 TERRACE AVE ,N |
| 2024-195 | 1097.029.000 | TELLONE, PASQUALE | 433 TERRACE AVE ,N |
| 2024-196 | 1097.030.000 | TELLONE, MARIA | 433 TERRACE AVE ,N |
| 2024-196 | 1097.030.000 | TELLONE, PASQUALE | 433 TERRACE AVE ,N |
| 2024-199 | 1099.001.000 | LAOUTARIS,ANTONIOS ETAL | 403 HIGH ST ,N |
| 2024-201 | 1101.013.000 | HING, ANDREW | 22 HARTLEY AVE |
| 2024-202 | 1101.026.000 | WHITE, ELISHA & EULALEE | 15 ROCHELLE TER |
| 2024-212 | 1121.028.000 | FOUNTAIN FOR THE | 6 NORTH ST |
| 2024-218 | 1135.001.000 | HARTLEY PARK TOWERS, LLC | 144 CRARY AVE |
| 2024-219 | 1135.010.000 | HARTLEY PARK TOWERS, LLC | 30 OAKLEY AVE |
| 2024-226 | 1150.012.000 | LATRONICO, MAURICIO | 125 COTTAGE AVE |
| 2024-235 | 1158.041.000 | FICHERA, LEONARD | 67 FLETCHER AVE |
| 2024-236 | 1159.006.000 | TELLONE, MARIA & PASQUAL | 166 ARCHER AVE |
| 2024-237 | 1159.017.000 | 187 COTTAGE AVENUE CORP | 187 COTTAGE AVE |
| 2024-249 | 2055.030.000 | PASQUARIELLO,DOMINICK | 285 FULTON AVE ,N |
| 2024-251 | 2058.010.000 | 61 NORTH FULTON LLC | 61 FULTON AVE ,N |
| 2024-252 | 2060.013.000 | GYAPONG, APIENTI | 20 CLAREMONT AVE |
| 2024-252 | 2060.013.000 | MCCOOKE, JENNIFER | 20 CLAREMONT AVE |
| 2024-256 | 2068.015.000 | SIMMONS,FREDERICK ETUX | 173 CLAREMONT AVE |
| 2024-259 | 2074.013.000 | OB CHRISTY HOMES LLC | 73 DELL AVE |

As of 3/3/26

14

14

SCHEDULE A
CITY OF MOUNT VERNON
2024 FINAL IN REM FORECLOSURE LISTING

| | | | |
|----------|--------------|----------------------------|-----------------------|
| 2024-262 | 2077.001.000 | SLABICKI,WALTER ETAL | 42 DELL AVE |
| 2024-266 | 2086.004.000 | THOMAS, IVOR | 106 ESPLANADE |
| 2024-283 | 2134.004.000 | SANTIAGO,H & RIVERA,J | 170 COMMONWEALTH AVE |
| 2024-299 | 2144.011.000 | SMITH, MCCARTHY G. | 43 ELMSMERE RD |
| 2024-299 | 2144.011.000 | SMITH, SUSAN C. | 43 ELMSMERE RD |
| 2024-302 | 2153.013.000 | BASILE, MARIANNA THERESA | 24 PASADENA PL |
| 2024-314 | 2205.151.000 | TRUST FOR THE BENEFIT OF | 25 LORRAINE TER |
| 2024-322 | 3004.010.000 | 271 WEST 1ST.STREET CORP | 269 FIRST ST ,W |
| 2024-323 | 3005.006.000 | CAROL JOY HANCHARD | 15 PEARL ST |
| 2024-325 | 3006.018.000 | BESSIE PRICE | 35 FIFTEENTH AVE ,S |
| 2024-326 | 3006.024.000 | REID, ICEMA | 5 FIFTEENTH AVE ,S |
| 2024-327 | 3007.006.000 | POLLARD, ARTHUR ETAL | 32 FIFTEENTH AVE ,S |
| 2024-332 | 3011.001.000 | DAVIS, FRANKLYN L. | 156 FOURTEENTH AVE ,S |
| 2024-332 | 3011.001.000 | DAVIS, SHANTALL S. | 156 FOURTEENTH AVE ,S |
| 2024-333 | 3011.003.000 | DAVIS, FRANKLYN L. | 156 FOURTEENTH AVE ,S |
| 2024-333 | 3011.003.000 | DAVIS, SHANTALL S. | 156 FOURTEENTH AVE ,S |
| 2024-335 | 3014.028.000 | JOHNE PEEK ETAL | 145 FOURTEENTH AVE ,S |
| 2024-335 | 3014.028.000 | SPRING, CAROLYN | 145 FOURTEENTH AVE ,S |
| 2024-345 | 3015.027.000 | REID,ERNEST & WILMA | 37 FOURTEENTH AVE ,S |
| 2024-352 | 3022.010.000 | RIULLANO, DERRIK | 36 ELEVENTH AVE ,S |
| 2024-369 | 3029.028.000 | CROSS-SMITH, CHERYL S. | 0 MUNDY LN |
| 2024-375 | 3032.005.000 | SANDFORD HOSPITALITY LLC | 506 TENTH AVE ,S |
| 2024-375 | 3032.005.000 | KUMAR, RAMESH | 506 TENTH AVE ,S |
| 2024-394 | 3051.013.000 | MURAD LLC | 160 NINTH AVE ,S |
| 2024-396 | 3052.029.000 | ILYAYEV, RAFAEL | 33 TENTH AVE ,S |
| 2024-397 | 3052.032.000 | VERNON REALTY | 19 TENTH AVE ,S |
| 2024-414 | 3064.006.000 | GRANT,WM ETAL | 308 SEVENTH AVE ,S |
| 2024-416 | 3064.025.000 | ZLD REALTY LLC | 55 FIFTH ST ,W |
| 2024-423 | 3068.004.000 | HAITIAN BAPTIST CHURCH | 52 FIRST ST ,W |
| 2024-425 | 3068.027.000 | SMITH, ESSIE | 23 SEVENTH AVE ,S |
| 2024-426 | 3071.004.000 | DIRECT IMPORTS | 302 SIXTH AVE ,S |
| 2024-427 | 3072.036.000 | DUNN, LORNA | 447 SEVENTH AVE ,S |
| 2024-430 | 3073.029.000 | WRIGHT, HECTOR J. | 507 SEVENTH AVE ,S |
| 2024-435 | 3076.005.000 | BURTON, NOELLE E. | 16 GEORGE PL |
| 2024-437 | 3078.006.000 | VEGA, JOSE ETAL | 21 JOHNSON ST |
| 2024-439 | 3079.013.000 | SAIR, ELYAHU & AVIV | 704 FIFTH AVE ,S |
| 2024-443 | 3082.003.000 | MULLINGS, MONTCLAIR | 402 FIFTH AVE ,S |
| 2024-445 | 3084.007.000 | LEE, KESHAH S. | 218 FIFTH AVE ,S |
| 2024-448 | 3084.019.000 | HULETT,CHICO & ELNER | 264 FIFTH AVE ,S |
| 2024-459 | 3088.015.000 | WAZ PROPERTIES, LLC | 144 FOURTH AVE ,S |
| 2024-461 | 3088.024.000 | ELLIS, LOUIS | 7 THIRD ST ,W |
| 2024-463 | 3089.023.000 | ROSSI, SALVATORE | 264 FOURTH AVE ,S |
| 2024-468 | 3091.014.000 | PIERCE,FREDERICK | 442 FOURTH AVE ,S |
| 2024-471 | 3093.003.000 | DL BUILDERS CORP | 610 FOURTH AVE ,S |
| 2024-472 | 3093.008.000 | MORTON, EDWARD | 0 FOURTH AVE ,S |
| 2024-473 | 3093.012.000 | MORTON,EDWARD& PRISCILLA | 637 FIFTH AVE ,S |
| 2024-475 | 3094.026.000 | HOWELL,MILDRED E.,TRUSTE | 697 FIFTH AVE ,S |
| 2024-475 | 3094.026.000 | JUANITA F. PRICE IRR.TRUST | 697 FIFTH AVE ,S |

As of 3/3/26

14

14

SCHEDULE A
CITY OF MOUNT VERNON
2024 FINAL IN REM FORECLOSURE LISTING

| | | | |
|----------|--------------|---------------------------|-------------------|
| 2024-476 | 3094.034.000 | CRUZ, ANALIE | 671 FIFTH AVE ,S |
| 2024-487 | 3108.020.000 | WILLIAMS & JETER RLTY COR | 341 FOURTH AVE ,S |
| 2024-493 | 3111.016.000 | DONIA ASSOCIATES LLC | 52 THIRD AVE ,S |
| 2024-499 | 3112.033.000 | GRAEFE, WERNER | 15 THIRD AVE ,S |
| 2024-499 | 3112.033.000 | GRAEFE, ERIC | 15 THIRD AVE ,S |
| 2024-500 | 3112.038.000 | TEMPLE OF RESTORATION | 17 THIRD AVE ,S |
| 2024-502 | 3114.010.000 | 230 S 2ND AVENUE CORP | 230 SECOND AVE ,S |
| 2024-503 | 3115.012.000 | BIVENS, WILLIAM | 338 SECOND AVE ,S |
| 2024-503 | 3115.012.000 | BIVENS, LILLIAN | 338 SECOND AVE ,S |
| 2024-512 | 3119.014.000 | RHAMES, SHAUN | 444 FIRST AVE ,S |
| 2024-514 | 3119.042.000 | CLARK, MARILYN, & LEE, Y | 419 SECOND AVE ,S |
| 2024-517 | 3121.019.000 | GREEN, VIVIEN TRUSTEE | 271 SECOND AVE ,S |
| 2024-522 | 3125.012.000 | RASHAS, KAUSER | 136 UNION AVE |
| 2024-524 | 3126.006.000 | SHALIT, YNON | 214 UNION AVE |
| 2024-526 | 3126.024.000 | BROWN, SUSAN | 255 FIRST AVE ,S |
| 2024-530 | 3128.043.000 | STEVEN MARCUS REALTY INC | 470 UNION AVE |
| 2024-544 | 3153.002.000 | A & S ENVIRONMENTAL LLC | 10 MADISON ST |
| 2024-554 | 3158.019.000 | HAMILTON, YVETTE C. | 151 UNION AVE |
| 2024-554 | 3158.019.000 | HAMILTON, CONDELL K. | 151 UNION AVE |
| 2024-555 | 3158.022.000 | NYC EARLY LEARNING | 137 UNION AVE |
| 2024-558 | 3159.013.000 | ALIF GROUP OF | 156 FULTON AVE ,S |
| 2024-562 | 3163.024.000 | LA SALLE NAT'L BANK, TRUS | 107 UNION AVE |
| 2024-563 | 3164.021.000 | DAVID C. ROBINSON | 25 UNION AVE |
| 2024-567 | 4003.028.000 | GONZALEA, GENNA | 0 MARTENS PL |
| 2024-567 | 4003.028.000 | MALAVE, MARTHA | 0 MARTENS PL |
| 2024-578 | 4028.012.000 | MAINTAIN-A-CHAIN CORP. | 507 THIRD ST ,E |
| 2024-579 | 4028.024.000 | GARCIA, NELSON | 128 HILLSIDE AVE |
| 2024-593 | 4037.013.000 | DUQUE, LEONARDO | 206 THIRD ST ,E |
| 2024-594 | 4038.003.000 | BOWEN, ADASSA & WILFORD | 210 LANGDON AVE |
| 2024-596 | 4039.014.000 | LAJGI, UKE | 259 FULTON AVE ,S |
| 2024-611 | 4051.022.000 | ANNIE LEE JOHNSON | 318 EGMONT AVE |
| 2024-613 | 4055.003.101 | PERMANENT MISSION OF | 20 MILLINGTON ST |
| 2024-614 | 4055.003.102 | PERMANENT MISSION OF | 20 MILLINGTON ST |
| 2024-615 | 4055.003.103 | PERMANENT MISSION OF | 20 MILLINGTON ST |
| 2024-616 | 4055.003.104 | PERMANENT MISSION OF | 20 MILLINGTON ST |
| 2024-624 | 4059.005.000 | DL BUILDERS CORP | 310 SENECA AVE |
| 2024-625 | 4059.008.000 | CAREY, ROBERT | 326 SENECA AVE |
| 2024-626 | 4061.055.000 | HALL, WILLIAM ETAL | 407 FULTON AVE ,S |
| 2024-627 | 4061.056.000 | HALL, WILLIAM ETAL | 407 FULTON AVE ,S |
| 2024-628 | 4063.080.000 | CRUMP, MABEL ETUX | 413 HANCOCK AVE |
| 2024-631 | 4065.025.000 | CHAMBERS, ERIC JR. | 403 SENECA AVE |
| 2024-641 | 4071.003.000 | MARC, EDITH & SOPHIA | 432 FIFTH ST ,E |
| 2024-645 | 4082.033.000 | LIMITONE ENTERPRISES, INC | 0 SEVENTH ST ,E |

As of 3/3/26

14

15

AN ORDINANCE RESCINDING THE PRIOR RECOMMENDATION FOR THE SALE OF CITY-OWNED PROPERTY LOCATED AT 234 EAST 5TH STREET (PARCEL ID: 169.32.4064.001)

Whereas, in correspondence dated March 2, 2026, the Secretary of the Real Estate Committee formally requested that the City Council rescinds and withdraws any prior recommendation, authorization, or approval to convey the City-owned property located at 234 East 5th Street, Mount Vernon, New York, Parcel ID: 169.32.4064.001, to Sheldon Sharpe of Sharpe Home Design LLC for the sum of \$435,000.00; and

Whereas, by correspondence dated October 1, 2025, the Mayor requested that the City Council consider and approve authorization to convey certain City-owned real property known as 234 East 5th Street, Mount Vernon, New York, identified as Parcel ID: 169.32.4064.001 (the "Property"), to Sheldon Sharpe of Sharpe Home Design LLC for the total sum of Four Hundred Thirty-Five Thousand Dollars (\$435,000.00); and

Whereas, the Property was acquired by the City of Mount Vernon through foreclosure proceedings for non-payment of taxes; and

Whereas, as a condition precedent to the conveyance of City-owned real property, the prospective purchaser was required to submit specified legal documentation within the timeframe established by the Real Estate Committee ("REC"); and

Whereas, at the meeting of the Real Estate Committee held on February 27, 2026, it was determined that Mr. Sharpe had not provided the required legal documentation within the timeframe specified by the REC; and

Whereas, compliance with the conditions established by the Real Estate Committee is a prerequisite to the conveyance of City-owned property; and

Whereas, all documentation pertaining to the Property was reviewed by the Real Estate Committee on February 27, 2026; and

Whereas, by unanimous vote at said meeting, the Real Estate Committee approved a recommendation to rescind the prior offer and recommendation for conveyance of the Property;

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

Section 1. Rescission of Prior Recommendation. The City Council hereby rescinds and withdraws any prior recommendation, authorization, or approval to convey the City-owned property located at 234 East 5th Street, Mount Vernon, New York, Parcel ID: 169.32.4064.001, to Sheldon Sharpe of Sharpe Home Design LLC for the sum of \$435,000.00.

Section 2. Status of Property. The subject property shall remain in the ownership of the City of Mount Vernon unless and until further action is taken by the City Council authorizing its disposition in accordance with applicable law and City procedures.

Section 3. Repealer. All ordinances, resolutions, or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

Section 4. Severability. If any clause, sentence, paragraph, section, or part of this Ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section, or part directly involved in the controversy in which such judgment shall have been rendered.

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

APPROVED AS TO FORM

Gregory A. Bouley Assistant Corporation Counsel

J. S. B... Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL

Derrick... President

APPROVED MAR 11 2026

Date Mayor

ATTEST Michelle Bouella City Clerk

Vote Taken: March 11, 2026 Boxhill: Yea Gleason: Yea Turnquest-Jones: Yea Wallace: Yea Thompson: Yea Ordinance Adopted

15

16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT VERNON DECLARING ITSELF AS LEAD AGENCY FOR A PETITION SEEKING ZONING TEXT AND MAP AMENDMENTS AND RELATED LAND USE APPROVALS BY GRACE BAPTIST CHURCH

WHEREAS, a Petition submitted by Grace Baptist Church (“Petitioner”) to amend the Zoning Ordinance and Zoning Map of the City of Mount Vernon (“Zoning Petition”) to permit Petitioner’s Project (as defined herein) to be developed on three adjacent lots known as 70 South Sixth Avenue, 60 South Sixth Avenue, and 47 Second Street West, designated on the City of Mount Vernon Tax Map as Section 165.78, Block 3068, Lots 15, 16 and 36 (“Property”); and

WHEREAS, Petitioner is the owner of the Property, which comprises approximately 27,653 square feet (±0.63 acres); and

WHEREAS, the Property is located in two zoning districts, the NB Neighborhood Business District and the RMF-6.75 Multifamily Residence District; and

WHEREAS, Petitioner’s stated purpose of the requested Petition is to permit the construction of a 15-story mixed-use building, consisting of approximately 262 affordable dwelling units (for families at or below 80% of the Area Median Income for Westchester County), office space which will be utilized by the Grace Baptist Church (±6,948 sf) and municipal offices (±5,000 sf), approximately 114 structured off-street parking spaces, and resident amenities (“Project,” collectively with the Petition, “Proposed Action”); and

WHEREAS, the Project as proposed is not presently permitted in either the NB Neighborhood Business District or the RMF-6.75 Multifamily Residence District; and

WHEREAS, on or about June 11, 2025, Petitioner submitted to the City Council the Petition, together with a conceptual site plan, floor plans, and renderings; and

WHEREAS, pursuant to the State Environmental Quality Review Act and its implementing regulations at 6 N.Y.C.R.R. Part 617 (collectively, “SEQRA”), Petitioner submitted to the City Council a Full Environmental Assessment Form Part 1 (“EAF”) for the Proposed Action, dated September 12, 2025; and

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

WHEREAS, the Proposed Action has been designed to be consistent with the recommendations and guiding principles of the City’s November 2025 Comprehensive Plan, including the January 2024 Downtown Vision Report, which encourages increased density, affordable housing, and walkable mixed-use development in the downtown area; and

WHEREAS, the Proposed Action is a Type I action under SEQRA; 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 City Council is the approval authority for the Zoning Petition; and

WHEREAS, the City Council concluded that it is the appropriate agency to serve as Lead Agency; and

16

16

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

WHEREAS, the City Council has not received any written objections from any Involved or Interested Agency to the Council's designation as Lead Agency, and the statutory deadline for any such objections has passed; **NOW, THEREFORE, BE IT**

RESOLVED, that the City Council declares itself as Lead Agency for the purpose of conducting a coordinated review of the potential environmental impacts of the Proposed Action under SEQRA; and **BE IT FURTHER**

RESOLVED, that this Resolution shall take effect immediately.

Vote Taken: March 11, 2026
Boxhill: Nay Gleason: Yea
Turnquest-Jones: Yea Wallace: Nay
Thompson: Yea Ordinance Adopted

APPROVED AS TO FORM

Sunny A. Bates
Assistant Corporation Counsel

APPROVED
MAR 12 2026

Date
Shane Patrick Howard
BY Mayor

Catherine Gleason

Councilperson

**THIS ORDINANCE
ADOPTED BY CITY COUNCIL**

Derrick Thompson
President

ATTEST:
Micole Bonella
City Clerk

16

MAR 11 2026

17

AN ORDINANCE AUTHORIZING THE RETURN OF ESCROW FUNDS FOR 256-260 EAST 3RD STREET

Whereas, in correspondence dated March 5, 2026, the Legislative Assistant to the City Council formally requested authorization for the Comptroller to return the remaining escrow balance in the amount of \$7,667.17 associated with the property located at 256-260 East 3rd Street, contingent upon confirmation that there are no outstanding outside consultant fees or related charges owed in connection with the project; and

Whereas, an escrow account was previously established in connection with matters relating to the property located at 256-260 East 3rd Street in the City of Mount Vernon to cover potential outside consultant review and related project expenses; and

Whereas, a balance of **Seven** Thousand Six Hundred Sixty-Seven Dollars and Seventeen Cents (\$7,667.17) remains on deposit in said escrow account; and

Whereas, the City has been informed that there are no outstanding consultant fees or charges related to the project associated with the property at 256-260 East 3rd Street; and

Whereas, in correspondence dated February 17, 2026, Brad Schwartz, Esq., of Zarin & Steinmetz LLP, confirmed that the firm has no outstanding invoices related to this project; and

Whereas, the City Council finds it appropriate to authorize the return of the remaining escrow funds, provided that no outstanding outside consultant fees are owed to the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF Mount Vernon AS FOLLOWS:

Section 1. Authorization to Return Escrow Funds. The Office of the City Comptroller is hereby authorized and directed to return the remaining escrow balance in the amount of \$7,667.17 associated with the property located at 256-260 East 3rd Street, provided that the City confirms there are no outstanding outside consultant fees or related charges owed in connection with the project.

Section 2. Administrative Action. The City Comptroller and any other appropriate City officials are hereby authorized to take all actions necessary and proper to implement the intent of this Ordinance.

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

Vote Taken: March 11, 2026
Boxhill: Yea Gleason: Yea
Turnquest-Jones: Yea Wallace: Yea
Thompson: Yea Ordinance Adopted

APPROVED AS TO FORM

Gregory A. Bailey
Assistant Corporation Counsel

APPROVED
MAR 12 2026

Date
Mark Peter Howard
BY Mayor

J. S. B...
Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

Derrick Thompson
President

ATTEST:
Madeleine...
City Clerk

17

18

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, DECLARING ITS INTENT TO SERVE AS LEAD AGENCY PURSUANT TO SEQRA FOR EXPEDITED REVIEW OF THE APPLICATION OF MACQUESTEN STATION TAKEOVER, LLC FOR THE STATION PLAZA PROJECT AND REFERRING THE APPLICATION TO THE WESTCHESTER COUNTY PLANNING BOARD

WHEREAS, the City Council of the City of Mount Vernon is in receipt of an Application for Expedited Review (“Application”) submitted by Macquesten Station Takeover, LLC (“Applicant”) to approve the Applicant’s Project, known as Station Plaza (as further defined herein), to be developed on the property known as 20 South West Street, designated on the City of Mount Vernon Tax Map as Section 164.67, Block 1057, Lot 16 (“Property”); and

WHEREAS, Applicant is the owner of the Property, which comprises approximately 21,970 square feet (±0.50 acres); and

WHEREAS, the Property is located in the MVW-H (Mount Vernon West Transit Oriented Development “Hub”) District; and

WHEREAS, the Application seeks approval for the construction of a 13-story tower on podium mixed-use building, consisting of 100 affordable for-sale condominium units with various amenities, 73 associated structured parking spaces, and 2,635 square feet of ground floor retail space with 6 surface parking spaces (“Project,” or “Proposed Action”); and

WHEREAS, the City’s Expedited Review Committee determined that the Project qualifies for expedited review in accordance with Section 267-19(B) of the City Zoning Code; and

WHEREAS, on or about March 5, 2026, Applicant submitted to the City Council certain materials in support of the Application for the Project; and

WHEREAS, pursuant to the State Environmental Quality Review Act and its implementing regulations at 6 N.Y.C.R.R. Part 617 (collectively, “SEQRA”), Applicant submitted to the City Council a Full Environmental Assessment Form Part 1, together with an Environmental Assessment Report, revised December 2025 (collectively, “EAF”), for the Proposed Action; and

WHEREAS, the Proposed Action is an Unlisted action under SEQRA; and

WHEREAS, the Proposed Action has been deemed to be generally consistent with the Mount Vernon West TOD requirements as set forth in Section 267-19 of the City Zoning Code; and

WHEREAS, the City Council is the approval authority for the Application; and

WHEREAS, the City Council desires to designate its intent to serve as Lead Agency for the coordinated review of the Proposed Action pursuant to SEQRA; and

WHEREAS, the City Council is required to refer the Application and EAF to the Westchester County Planning Board pursuant to Section 239-m of the General Municipal Law; **NOW, THEREFORE, BE IT**

RESOLVED, that the City Council hereby declares its intent to serve as Lead Agency for the SEQRA review of the Proposed Action; and **BE IT FURTHER**

RESOLVED, that the City Council authorizes the City Clerk to circulate its Notice of Intent to declare itself as Lead Agency to all known Involved and Interested Agencies, together with the Application and EAF, notifying them that the Council intends to serve as Lead Agency for the purpose of conducting a coordinated review of the potential environmental impacts of the Proposed Action under SEQRA; and **BE IT FURTHER**

RESOLVED, that the City Council authorizes the City Clerk to refer the Application and EAF to the Westchester County Planning Board in accordance with Section 239-m of the General Municipal Law; and **BE IT FURTHER**

RESOLVED, that this Resolution shall take effect immediately.

Vote Taken: March 11, 2026

Boxhill: Yea Gleason: Yea

Turnquest-Jones: Yea Wallace: Yea

Thompson: Yea Ordinance Adopted

APPROVED AS TO FORM

Guyon A. Baird
Assistant Corporation Counsel

APPROVED

MAR 12 2026
Date

Alan Tucker Howard
BY Mayor

D. S. Berthel
Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

Derrick Johnson
President

ATTEST:

M. Maldonado
City Clerk

**AN ORDINANCE AUTHORIZING THE COMPTROLLER
TO ESTABLISH A CUSTODIAL ACCOUNT – STATION
PLAZA DEVELOPMENT PROJECT, 20 SOUTH WEST STREET**

Whereas, in correspondence dated March 5, 2026, the Legislative Assistant to the Mount Vernon City Council formally requested authorization for the Comptroller to establish a custodial account for the development project known as Station Plaza, located at 20 South West Street, Mount Vernon, New York, for the purpose of receiving and administering funds deposited by the developer in connection with the City’s review of the project; and

Whereas, the City Council of the City of Mount Vernon has been informed of a proposed development project known as Station Plaza, located at 20 South West Street, Mount Vernon, New York, consisting of a thirteen (13) story tower on a podium mixed-use building; and

Whereas, the developers of the Station Plaza project are required to submit applications, make presentations to the City Council, and undergo various municipal reviews and approvals prior to proceeding with the project; and

Whereas, the City customarily requires the establishment of custodial or escrow accounts in connection with development projects in order to ensure that funds are available to reimburse the City for professional review services, including but not limited to legal, planning, engineering, and other consultant fees incurred by the City in connection with such applications; and

Whereas, the Office of the City Comptroller has requested authorization to establish a custodial account for the Station Plaza development project for the purpose of receiving and managing funds associated with the City’s review and administration of the project; and

Whereas, the custodial account will serve as a holding account for funds deposited by the developer until such time as the developer completes the required presentations to the City Council, submits the necessary applications, and reimburses the City for attorney fees and any other professional expenses related to the project review; and

Whereas, the property owner and/or developer for the project is represented by counsel as follows:

Station Plaza – 20 South West Street
c/o Diana Bunin Kolev, Esq.
DelBello Donnellan Weingarten Wise & Wiederkehr, LLP
360 Hamilton Avenue, Suite 1010
White Plains, New York 10601
(914) 681-0200
dbk@ddw-law.com; and

Whereas the establishment of a custodial account will ensure proper management of project-related funds, maintain financial transparency, and allow the City to comply with its established fiscal procedures, while facilitating the orderly review of the development proposal.

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

Section 1. Authorization. The City Comptroller is hereby authorized and directed to establish a custodial account for the development project known as Station Plaza, located at 20 South West Street, Mount Vernon, New York, for the purpose of receiving and administering funds deposited by the developer in connection with the City’s review of the project.

19

Section 2. Purpose of Account. The custodial account shall be used to hold and disburse funds necessary to reimburse the City for professional services and expenses incurred in connection with the review of the project, including but not limited to legal, engineering, planning, and other consultant fees.

Section 3. Deposits and Administration. The developer or its authorized representative shall deposit into the custodial account any funds required by the City. The account shall be administered by the Office of the City Comptroller in accordance with all applicable City financial policies and procedures.

Section 4. Compliance with City Requirements. The establishment of this custodial account is intended to facilitate the project's administrative review process and ensure that all applicable City requirements related to project review and professional fee reimbursement are satisfied.

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

Vote Taken: March 11, 2026
Boxhill: Yea Gleason: Yea
Turnquest-Jones: Yea Wallace: Yea
Thompson: Yea Ordinance Adopted

APPROVED AS TO FORM

Guzon A. Bailey
Assistant Corporation Counsel

APPROVED

MAR 12 2026
Date

BY *Walter H. Howard*
Mayor

J. S. Bahl
Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL

Derrick Shroy
President

ATTEST:

M. DeBonilla
City Clerk