

City of Mount Vernon, New York

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



Meeting Minutes

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

Led by Councilwoman Turnquest - Jones

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

TMP
-2002

Code: FP

Attachments: [STATION PLAZA Presentation to City Council 3-11-26_FINAL2](#)

Councilman Wallace - requested that the project put in writing they they will not ask for any PILOTs. Discussed past promises on a prior project. Provided a recommendation to the other council members to hold the item until in writing about not going to request a PILOT.

Joseph Apicella - agreed in writing to not ask for PILOTs for this project

Councilwoman Turnquest-Jones: expressed the concern with Mount Vernon West Train Station. Mount Vernon Avenue and MacQuesten Pkwy. could be beautified.

Councilman Boxhill: expressed that on the face the project seems beneficial for the city.

Councilwoman Gleason - explained the SEQRA progress and explained what being “lead agency” means. Also expressed how the piece of property is pristine and needs to be developed.

Council President Thompson - provided further discussion on the process of lead agency and that the city council will be reviewing the application and the process. City Council does not approve PILOTs, that is through the IDA (Industrial Development Agency).

Brad Schwartz - spoke on the declare to intent to lead agency and explained the process. It starts a 30-day clock for the council to circulate and get feedback from other agencies. This declaration starts the SEQRA process.

Honorees:

Claudette Giles, business owner in Mount Vernon and her Non-for-Profit - honored by Councilmember Boxhill
Kodi - honored by Councilmember Turnquest-Jones
Adrienne - honored by councilmember Gleason

PUBLIC COMMENT

- 1.) Brenda M. Johnson - 8:18 pm NO SHOW
- 2.) Wilma Frank - 8:24 pm
Spoke on Memorial Field being closed and the betterment of Mount Vernon
- 3.) David Reich - 8:23 pm NO SHOW
- 4.) Lisa Copeland - 8:23 pm NO SHOW
- 5.) Francine Rosario - 8:24 pm
Spoke on the proposed legislation regarding the taxi industry
- 6.) Zachary Robinson - 8:27 pm
Spoke on housing for working class citizens
- 7.) Hurdy Walter - 8:32 pm
Spoke on housing for working class citizens
- 8.) Enid Hay - 8:37 pm
Spoke on housing for working class citizens
- 9.) William Sharif Al - Malik - 8:40 pm
Spoke on Taxi legislation
- 10.) Imani Lawrence - 8:44 pm NO SHOW
- 11.) Devaron King - 8:44 pm NO SHOW

Council Response:**Councilwoman Gleason:**

- asked follow up questions to Francine Rosario and was in agreement that the legislation needs to be discussed with the Taxi Commission
- invited Rick Wright - Director at Memorial Field to address the lighting and daylight savings time and the track not being open on holidays, Sundays and the staff that opens and how he speaks to the public. The average energy bill is \$10K a month in electricity
- addressed the speakers on working class, middle income and affordable housing in the city.

Councilwoman Turnquest - Jones:

- suggested that Wilma Frank speak with commissioner of Recreation
- addressed the taxicab drivers in-house, her family history with taxi and her dad driving a cab
- addressed the speaker regarding working class middle class population and that speaking with the Grace project to keep the residents of Mount Vernon in Mount Vernon due to income not being able to afford to live in Mount Vernon and to attract people to move to Mount Vernon

Councilman Wallace:

- addressed the inspections that the Police Department does with the speaker and asked follow up questions
- addressed affordable housing and that the GRace Project requires a PILOT and Station Plaza does not
- addressed memorial field and the austerity budget and the operational expenses

Councilman Boxhill:

- Echoed sentiments of council members
- willing to hold off on voting due to lack of information on how it will affect the taxicab drivers
- agreed the need for middle - class affordable housing and addressing Westchester's AMI of 60% and that \$35K is minimum wage

Council President Thompson:

- addressed the inspections of the taxicab commission and the inspections. Maybe we can require a designated shop that all cabs have to get their inspections to avoid fraud
- addressed the memorial field and the turf field. The commissioner will address her staff and customer service

REFERRAL SESSION

Roll Call administered by City Clerk Nicole Bonilla

PRESENT: Council President Derrick Thompson, Pro Tempore Jaevon Boxhill, Acting Pro Tempore Cathlin Gleason, Councilmember Cynthia Turnquest-Jones, and Councilmember Andre Wallace

ABSENT: None

REPORTS OF STANDING COMMITTEES AND ACTION THEREON**To the Council:**

The **LEGISLATION AND PUBLIC WORKS** Committee recommends for **ADOPTION** the following entitled legislation:

1. [TMP](#)
[-1967](#)

Code: LPW

Attachments: [Canal St Lift Purchase 2025](#)

Moved: Councilwoman Gleason, Seconded by Councilwoman Turnquest - Jones

On the question: none.

Response: none.

adopted

Aye: Council President Thompson, Pro Tempore Boxhill, Acting Pro Tempore Gleason, Councilmember Turnquest-Jones, and Councilmember Wallace

Nay: None

Absent: None

2. [TMP
-1974](#)

Code: LPW

Attachments: [Transfer of Funds- Highway Maintenance Emergency Repairs](#)

Moved: Councilwoman Gleason, Seconded by Councilwoman Turnquest - Jones

On the question: none.

Response: none.

adopted

Aye: Council President Thompson, Pro Tempore Boxhill, Acting Pro Tempore Gleason, Councilmember Turnquest-Jones, and Councilmember Wallace

Nay: None

Absent: None

3. [TMP
-1979](#)

Code: LPW

Attachments: [2.18.26 Emergency Declaration West Broad Street](#)

Moved: Councilwoman Gleason, Seconded by Councilwoman Turnquest - Jones

On the question: none.

Response: Councilman Wallace: IS the escrow paying for this?

Councilwoman Gleason: Yes, this is just the emergency ones. There are others in agreement with 42 Broad, but I would have to review the agreement and give you the accurate updated information.

adopted

Aye: Council President Thompson, Pro Tempore Boxhill, Acting Pro Tempore Gleason, Councilmember Turnquest-Jones, and Councilmember Wallace

Nay: None

Absent: None

4. [TMP](#)
[-1982](#)

Code: LPW

Attachments: [Arcadis Uninterrupted Consent Order Compliance](#)

Moved: Councilwoman Gleason, Seconded by Councilwoman Turnquest - Jones

On the question: none.

Response: none.

adopted

Aye: Council President Thompson, Pro Tempore Boxhill, Acting Pro Tempore Gleason, Councilmember Turnquest-Jones, and Councilmember Wallace

Nay: None

Absent: None

5. [TMP](#)
[-1990](#)

Code: LPW

Attachments: [3.3.26 C+D Notice of Award West Shore Trucking](#)
[CMVNY Notice to Award 3.5.26](#)

Moved: Councilwoman Gleason, Seconded by Councilwoman Turnquest - Jones

On the question: none.

Response: none.

adopted

Aye: Council President Thompson, Pro Tempore Boxhill, Acting Pro Tempore Gleason, Councilmember Turnquest-Jones, and Councilmember Wallace

Nay: None

Absent: None

6. [TMP](#)
[-1997](#)

Code: LPW

Attachments: [122022-2 Change Order Referral Letter and Change Order 1](#)

Moved: Councilwoman Gleason, Seconded by Councilwoman Turnquest - Jones

On the question: none.

Response: Councilwoman Gleason: This request went before the Board of Estimate and Contract (BOE) and was approved based on the austerity budget.

Council President Thompson: I will be proposing legislation regarding training soon

adopted

Aye: Council President Thompson, Pro Tempore Boxhill, Acting Pro Tempore Gleason, Councilmember Turnquest-Jones, and Councilmember Wallace

Nay: None

Absent: None

7. [TMP](#)
[-1965](#)

Code: LPW

Attachments: [Referral Letter post Austerity BOE -OpenGov Cert Conference request letter NStephens](#)
[Signed Open Gov Austerity Request- N. Stephens](#)

Moved: Councilwoman Gleason, Seconded by Councilwoman Turnquest - Jones

On the question: none.

Response: none.

adopted

Aye: Council President Thompson, Pro Tempore Boxhill, Acting Pro Tempore Gleason, Councilmember Turnquest-Jones, and Councilmember Wallace

Nay: None

Absent: None

8. [TMP](#)
[-1968](#)

Code: LPW

Attachments: [Referral Letter Post Austertiy BOE - NYCOM 2026 request letter to BOE](#)
[Signed NYCOM Austerity Request- N. Bonilla K. Joshua](#)

Moved: Councilwoman Gleason, Seconded by Councilwoman Turnquest - Jones

On the question: none.

Response: Councilwoman Gleason: This request went before the BOE and was approved based on the austerity budget.

adopted

Aye: Council President Thompson, Pro Tempore Boxhill, Acting Pro Tempore Gleason, Councilmember Turnquest-Jones, and Councilmember Wallace

Nay: None

Absent: None

9. [TMP](#)
[-1969](#)

Code: LPW

Attachments: [Referral Letter Post Austerity BOE - IIMC 2026 Summer Education Program Request](#)
[Signed IIMC CLERK Austerity Request- N. Bonilla](#)
[Save the Date Flyer & Schedule](#)

Moved: Councilwoman Gleason, Seconded by Councilwoman Turnquest - Jones

On the question: none.

Response: Councilwoman Gleason: This request went before the BOE and was approved based on the austerity budget and the majority of the cost will be covered by scholarship.

Clerk Bonilla: correct

adopted

Aye: Council President Thompson, Pro Tempore Boxhill, Acting Pro Tempore Gleason, Councilmember Turnquest-Jones, and Councilmember Wallace

Nay: None

Absent: None

10. [**TMP**](#)
[**-1992**](#)

Code: LPW

Attachments: [Referral Letter Revamped AIM resolution March 2026](#)
[Revamped AIM resolution March 2026](#)

Moved: Councilwoman Gleason, Seconded by Councilwoman Turnquest - Jones

On the question: none.

Response: none.

adopted

Aye: Council President Thompson, Pro Tempore Boxhill, Acting Pro Tempore Gleason, Councilmember Turnquest-Jones, and Councilmember Wallace

Nay: None

Absent: None

To the Council:

The **HUMAN RESOURCES** Committee recommends for **ADOPTION** the following entitled legislation:

11. [**TMP**](#)
[**-1986**](#)

Code: HR

Attachments: [2026 Annual Easter Egg Hunt Referral Letter](#)
[Support Letter_OEM Auxiliary Police Unit - Easter Egg Hunt](#)

Moved: Councilwoman Turnquest - Jones, Seconded by Councilwoman Gleason

On the question: none.

Response: none.

adopted

Aye: Council President Thompson, Pro Tempore Boxhill, Acting Pro Tempore Gleason, Councilmember Turnquest-Jones, and Councilmember Wallace

Nay: None

Absent: None

12. [TMP](#)
[-1991](#)

Code: HR

Attachments: [Request for co-sponsorship from MVFARYP for Rec. & YB's events](#)

Moved: Councilwoman Turnquest - Jones, Seconded by Councilwoman Gleason

On the question: none.

Response: Council President Thompson: thanked the Youth Bureau, friends of Mount Vernon and the recreation department for this partnership.

adopted

Aye: Council President Thompson, Pro Tempore Boxhill, Acting Pro Tempore Gleason, Councilmember Turnquest-Jones, and Councilmember Wallace

Nay: None

Absent: None

To the Council:

The **PUBLIC SAFETY AND CODES** Committee recommends for **ADOPTION** the following entitled legislation:

13. [TMP](#)
[-1998](#)

Code: PSC

Attachments: [Taxicab Referral Letter](#)
[Taxicab Ordinance](#)

Moved: Councilman Wallace, Seconded by Councilman Boxhill

On the question: none.

Response: none.

held

Aye: Council President Thompson, Pro Tempore Boxhill, Acting Pro Tempore Gleason, Councilmember Turnquest-Jones, and Councilmember Wallace

Nay: None

Absent: None

To the Council:

The **FINANCE AND PLANNING** Committee recommends for **ADOPTION** the following entitled

legislation:14. [TMP](#)
[-1995](#)**Code:** FP**Attachments:** [COMP2026-3 – Certification of the 2024 In Rem Foreclosure Listing Mount Vernon Newspaper Ad 1st Petition of Foreclosure 03032026](#)**Moved:** Councilman Boxhill, Seconded by Councilman Wallace**On the question:** none.**Response:** Councilwoman Gleason: Was this verified by the comptroller's office?

Councilman Boxhill: Yes

adopted

Aye: Council President Thompson, Pro Tempore Boxhill, Acting Pro Tempore Gleason, Councilmember Turnquest-Jones, and Councilmember Wallace**Nay:** None**Absent:** None15. [TMP](#)
[-1985](#)**Code:** FP**Attachments:** [Rescind ltr 234 East 5th Street 3.2026](#)**Moved:** Councilman Boxhill, Seconded by Councilman Wallace**On the question:** none.**Response:** none.

adopted

Aye: Council President Thompson, Pro Tempore Boxhill, Acting Pro Tempore Gleason, Councilmember Turnquest-Jones, and Councilmember Wallace**Nay:** None**Absent:** None16. [TMP](#)
[-1942](#)**Code:** FP**Attachments:** [Grace Baptist Church Lead Agency](#)**Moved:** Councilman Boxhill, Seconded by Councilman Wallace**On the question:** none.**Response:** Councilwoman Turnquest - Jones: want to make sure the needs of the working class are being met and reflected in the AMI.

Brad Schwartz: Spoke on the SEQRA process and that the council can have that discourse and if the council does not approve with the AMI, they can vote the application down.

Developer's Lawyer: spoke on the range of availability of 40-90% AMI and average of 60% adopted

Aye: Council President Thompson, Acting Pro Tempore Gleason, and Councilmember Turnquest-Jones

Nay: Pro Tempore Boxhill, and Councilmember Wallace

Absent: None

17. [TMP](#)
[-1996](#)

Code: FP

Attachments: [256-260 E. 3rd Street - return of escrow.3.5.2026](#)

Moved: Councilman Boxhill, Seconded by Councilman Wallace

On the question: none.

Response: none.

adopted

Aye: Council President Thompson, Pro Tempore Boxhill, Acting Pro Tempore Gleason, Councilmember Turnquest-Jones, and Councilmember Wallace

Nay: None

Absent: None

18. [TMP](#)
[-1999](#)

Code: FP

Attachments: [Station Plaza Resolution](#)
[Expedited Memo](#)

Moved: Councilman Boxhill, Seconded by Councilman Wallace

On the question: none.

Response: none.

adopted

Aye: Council President Thompson, Pro Tempore Boxhill, Acting Pro Tempore Gleason, Councilmember Turnquest-Jones, and Councilmember Wallace

Nay: None

Absent: None

19. [TMP](#)
[-2000](#)

Code: FP

Attachments: [Escrow Acct Station Plaza 3.6.2026](#)

Moved: Councilman Boxhill, Seconded by Councilman Wallace

On the question: none.

Response: none.

adopted

Aye: Council President Thompson, Pro Tempore Boxhill, Acting Pro Tempore Gleason, Councilmember Turnquest-Jones, and Councilmember Wallace

Nay: None

Absent: None

OTHER BUSINESS/CLOSING COMMENTS

Council President Thompson: requested to keep family in thoughts and prayers for the passing of his cousin

Motion to Adjourn

Moved: Councilman Boxhill, Seconded by Councilman Wallace

approved

Aye: Council President Thompson, Pro Tempore Boxhill, Acting Pro Tempore Gleason, Councilmember Turnquest-Jones, and Councilmember Wallace

Nay: None

Absent: None

There being no further business, the meeting was adjourned at 10:00 pm.

Jordan Riullano, JD
Deputy City Clerk