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MOUNT VERNON, NY

2025 OCT -8 P 10:02

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, October 8, 2025

7:00 PM

**CITY COUNCIL CHAMBERS
CITY HALL**

City Council

*NICOLE BONILLA, M.B.A.
City Clerk*

*JORDAN A. RIULLANO, J.D.
Deputy City Clerk*

**A REGULAR MEETING OF THE CITY OF THE MOUNT VERNON CITY COUNCIL
HELD ON WEDNESDAY, OCTOBER 8, 2025.**

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

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

PRESIDING: Danielle Browne, President

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

CALL TO ORDER / PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

REFERRAL SESSION

Roll Call administered by City Clerk Nicole Bonilla

REPORTS OF STANDING COMMITTEES AND ACTION THEREON

To the Council:

LEGISLATION AND PUBLIC WORKS

1. Office of Neighborhood Safety and Engagement: An Ordinance Authorizing the Use of City Hall Plaza for the Event Entitled "Purple City Lights: Mount Vernon Stands Against Domestic Violence" in Observance of Domestic Violence Awareness Month”
2. Department of Public Works: An Ordinance Authorizing a Budget Line Transfer within the Department of Public Works for Emergency Tree Removal, Debris Management, and Site Restoration along Macquesten Parkway
3. Department of Public Works: An Ordinance Authorizing the Mayor to enter into an Emergency Contract for the Removal Dead Oak Trees Along MacQuesten Parkway in the City of Mount Vernon

4. Department of Public Works: AN ORDINANCE AMENDING ORDINANCE NO. 1, ADOPTED BY THE CITY COUNCIL ON JUNE 28, 2025, ENTITLED "AN ORDINANCE AMENDING ORDINANCE NO. 7, ADOPTED FEBRUARY 11, 2025, ENTITLED 'AN AUTHORIZING THE SELECTION OF WOODARD & CURRAN FOR THE SOUTH THIRD & SOUTH COLUMBUS AVENUES FLOOD MITIGATION PROJECT UNDER THE HAZARD MITIGATION GRANT PROGRAM (HMGP) PROJECT #4615-0004 CMVNY AND ALSO UTILIZE THEIR SERVICES FOR THE BRONXVILLE FIELD CLUB COST ESTIMATE REVIEW"
5. Department of Public Works: An Ordinance Authorizing the Director of Sustainability to Enroll in the Green Project Manager - Basic (GPM-b) Certification Program and Approving Funding for Associated Costs
6. City Council: An Ordinance Authorizing and Approving the City of Mount Vernon Honorary Street Co-Naming Policy
7. Office of the City Clerk: An Ordinance Authorizing a Budget Line Transfer Within the Office of the City Clerk to Cover Additional Annual Membership Dues
8. City Clerk: A Resolution Appointing Members to the Cable Television Advisory Committee - (Michael Thompson and Oscar Davis)

To the Council:

HUMAN RESOURCES

9. City Council: A Resolution Honoring and Celebrating Stephanie Mills for her Extraordinary Legacy of Music, Resilience, and Service to Humanity
10. City Council: An Ordinance Authorizing the Renaming of the Quilting Room Within the Doles Recreation Center as "The Evelyn Paula Young Quilting Room"

To the Council:

PUBLIC SAFETY AND CODES

11. Department of Public Safety: An Ordinance Authorizing the Mayor to Enter into an Addendum Agreement with Passport Labs, Inc. for Integrated Parking Enforcement and Mobile Payment Services
12. Department of Public Safety: An Ordinance Authorizing Eight (8) Members of Service of the Department of Public Safety to Attend the Interview and Interrogation Training Course at the Westchester County Police Academy - (December 1 through December 4, 2025)
13. Department of Public Safety: An Ordinance Authorizing Four (4) Members of Service from the Department of Public Safety to Attend the Female Enforcers Event - Peak Performance, Force Readiness & Personal Resilience Course

14. Department of Public Safety: An Ordinance Authorizing the Transfer of Funds for Contractual Payments to Tyler Technologies
15. Department of Public Safety: An Ordinance Authorizing the Transfer of Funds to Cover Prisoner Meal Costs

To the Council:**FINANCE AND PLANNING**

16. Grace Baptist Church: A Resolution of the City Council of the City of Mount Vernon Declaring Intent to Serve as Lead Agency Pursuant to SEQRA for a Petition Seeking Zoning Text and Map Amendments and Related Land Use Approvals by Grace Baptist Church, and Referring the Petition to the City Corporation Counsel, City Planning Board, and Westchester County Planning Board
17. Assessor: An Ordinance Amending Ordinance No. 12, Adopted by the City Council on June 25, 2025, entitled "AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH CATALIS ENTERPRISE CAMA FOR SOFTWARE SERVICES"
18. Office of the Comptroller: An Ordinance Authorizing the Acceptance of the 2020 Annual Independent Audit Prepared by PKF O'Connor Davies
19. Real Estate Committee: An Ordinance Authorizing the Sale of City-Owned Property Located at 106 Hillside Avenue, Mount Vernon, New York (Parcel ID: 165.73.4032.007) to Jeannette Garcia
20. Real Estate Committee: An Ordinance Authorizing the Sale of City-Owned Property Located at 224 North 7th Avenue, Mount Vernon, New York (Parcel ID: 165.53.1105.005)
21. Real Estate Committee: An Ordinance Authorizing the Sale of City-Owned Property Located at 234 East 5th Street, Mount Vernon, New York (Parcel ID: 169.32.4064.001)
22. Real Estate Committee: An Ordinance Authorizing the Sale of City-Owned Property Located at 328 South 1st Avenue, Mount Vernon, New York (Parcel ID: 169.31.3120.01)
23. Real Estate Committee: An Ordinance Authorizing the Sale of City-Owned Property Located at 331 South 2nd Avenue, Mount Vernon, New York (Parcel ID: 165.63.1142.003)
24. Real Estate Committee: An Ordinance Authorizing the Sale of City-Owned Property Located at 467 East 5th Street, Mount Vernon, New York (Parcel ID: 169.26.4050.029)
25. Real Estate Committee: An Ordinance Authorizing the Mayor to Convey City-Owned Property Located at 16 Glen Avenue, Mount Vernon, NY (Parcel ID: 165.63.1142.003) to Shane Black of SB Management NY LLC

OTHER BUSINESS/CLOSING COMMENTS

1

**AN ORDINANCE AUTHORIZING THE USE OF
CITY HALL PLAZA FOR THE EVENT ENTITLED
“PURPLE CITY LIGHTS: MOUNT VERNON STANDS
AGAINST DOMESTIC VIOLENCE” IN OBSERVANCE
OF DOMESTIC VIOLENCE AWARENESS MONTH**

Whereas, by correspondence dated September 30, 2025, the Director of Neighborhood Safety and Engagement formally requested authorization to use Mount Vernon City Hall Plaza on Friday, October 10, 2025, from 4:00 p.m. to 7:00 p.m., for the purpose of hosting the community event entitled “Purple City Lights: Mount Vernon Stands Against Domestic Violence.”; and

Whereas, the month of October is nationally recognized as Domestic Violence Awareness Month, a time dedicated to raising awareness, honoring victims, celebrating survivors, and reaffirming the community’s collective commitment to ending domestic violence in all its forms; and

Whereas, the Office of Neighborhood Safety and Engagement, in partnership with The Social Butterfly Organization and the Youth Shelter Program of Westchester, has requested the use of Mount Vernon City Hall Plaza on Friday, October 10, 2025, from 4:00 p.m. to 7:00 p.m., to host the event titled:

“Purple City Lights: Mount Vernon Stands Against Domestic Violence”; and

Whereas, the event will feature a Candlelight & City Illumination Ceremony, musical performances, keynote addresses by community leaders and elected officials, and a “Say Their Names” Tribute, symbolizing the City’s solidarity with victims and survivors of domestic violence; and

Whereas, the event will be open to the public and hosted at no cost to the City, with no requirement for post-event cleanup or additional municipal services; and

Whereas, in the event of inclement weather, the organizers have requested the use of the City Hall Rotunda as an indoor backup location; and

Whereas, the City Council of the City of Mount Vernon recognizes the importance of civic engagement, advocacy, and awareness efforts aimed at ending domestic violence, and wishes to support this community initiative;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mount Vernon, in the County of Westchester and State of New York, as follows:

Section 1. Authorization to Use City Property. The City Council hereby authorizes the use of Mount Vernon City Hall Plaza on Friday, October 10, 2025, from 4:00 p.m. to 7:00 p.m., for the purpose of hosting the community event entitled “Purple City Lights: Mount Vernon Stands Against Domestic Violence.”

Section 2. Event Oversight and Coordination. The event will be coordinated by the Office of Neighborhood Safety and Engagement, in partnership with The Social Butterfly Organization and the Youth Shelter Program of Westchester. All setup activities are scheduled to begin at 4:00 p.m. and are expected to conclude by 7:00 p.m.

Section 3. Inclement Weather Provision. In the event of inclement weather, the City Hall Rotunda is hereby authorized as an indoor backup location for the event.

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Section 4. Cost and Cleanup. The event will be hosted at no cost to the City of Mount Vernon, and no post-event cleanup services by the Department of Public Works or other City departments shall be required.

Section 5. Effective Date. This Ordinance shall take effect immediately upon passage and approval by the City Council.

Vote Taken As Follows: 10/8/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM
[Signature]
Assistant Corporation Counsel
OCT 9 2025
Date
[Signature]
Mayor

[Signature]
Councilperson
THIS ORDINANCE
ADOPTED BY CITY COUNCIL
[Signature]
President
ATTEST:
[Signature]
City Clerk

2

AN ORDINANCE AUTHORIZING A BUDGET LINE TRANSFER WITHIN THE DEPARTMENT OF PUBLIC WORKS FOR EMERGENCY TREE REMOVAL, DEBRIS MANAGEMENT, AND SITE RESTORATION ALONG MACQUESTEN PARKWAY

Whereas, in correspondence dated September 24, 2025, the Commissioner of the Department of Public Works formally requested authorization for the Comptroller to execute a budget line transfer to allocate sufficient funds for emergency tree removal, debris management, and site restoration along MacQuesten Parkway, in order to safeguard public safety and preserve critical city infrastructure; and

Whereas, the Department of Public Works has identified a critical need to address the emergency removal of hazardous trees, debris management, and site restoration along MacQuesten Parkway to protect public safety and reduce potential threats to life, health, and property; and

Whereas, the Commissioner of the Department of Public Works has determined that immediate funding is required to support these activities to mitigate existing safety hazards; and

Whereas, in order to fund the necessary emergency work, a transfer of budgeted funds is required from the Department's Building Maintenance appropriation to the Shade Trees and Planting line; and

Whereas, the City Council finds that such transfer is in the best interests of the City of Mount Vernon and its residents to maintain safe public spaces and infrastructure;

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

Section 1. Authorization of Budget Transfer. The City Council hereby authorizes the transfer of funds within the Department of Public Works budget as follows:

From:	Amount:	To:
A1620.431 Building Maintenance: Maintenance of Parking Garages	\$56,800.00	A8560.439 Shade Trees & Planting

Section 2. Purpose of Transfer. The purpose of this transfer is to provide sufficient funding to cover the costs associated with emergency tree removal, debris management, and site restoration along MacQuesten Parkway, necessary to ensure public safety and protect city infrastructure.

Section 3. Authorization to Implement. The Commissioner of the Department of Public Works and the Comptroller are hereby authorized and directed to take any and all actions necessary to implement this budget transfer and carry out the intent of 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 & Contract.

Vote Taken As Follows: 10/8/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM
[Signature]
Assistant Corporation Counsel
APPROVED
OCT - 9 2025
Date
[Signature]
BY
Mayor

[Signature]
Councilperson
THIS ORDINANCE
ADOPTED BY CITY COUNCIL
[Signature]
President
ATTEST
[Signature]
City Clerk

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**AN ORDINANCE AUTHORIZING THE MAYOR
TO ENTER INTO AN EMERGENCY CONTRACT
FOR THE REMOVAL OF DEAD OAK TREES
ALONG MACQUESTEN PARKWAY
IN THE CITY OF MOUNT VERNON**

Whereas, in correspondence dated September 23, 2025, the Commissioner of the Department of Public Works formally requested authorization for the Mayor to enter into an emergency contract with D&D Tree Service for the removal of ten (10) dead or hazardous oak trees located along MacQuesten Parkway; and

Whereas, the City Council of the City of Mount Vernon recognizes the urgent need to protect public safety and property by addressing hazardous conditions caused by several large, dead oak trees located along MacQuesten Parkway; and

Whereas, these oak trees, estimated at over one hundred (100) years in age, have died and/or become hollow inside, with roots destabilized due to deteriorated soil conditions along the sloped incline, thereby posing imminent risk of falling; and

Whereas, a recent incident occurred in which one of these trees fell, causing property damage to a nearby vehicle, further underscoring the present danger; and

Whereas, MacQuesten Parkway is a heavily traveled vehicular corridor, and the continued presence of these hazardous trees creates an immediate threat to motorists, pedestrians, adjacent properties, and public infrastructure; and

Whereas, the situation qualifies as an “emergency” as defined under Section 6(B) of the City’s Procurement Policy, permitting emergency purchases without delay where public safety, health, welfare, or property is at imminent risk; and

Whereas, the Department of Public Works has solicited quotes from three qualified tree service contractors, with the lowest responsible proposal submitted by D&D Tree Service in the amount of Fifty-Six Thousand Eight Hundred Dollars (\$56,800.00) for the complete removal of ten (10) dead or hazardous trees, including stump grinding, debris removal, and site restoration; and

Whereas, funding for this emergency project has been identified under Account A8569.439 (Shade Trees & Planting); **Now, Therefore, Be It Resolved That**

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

Section 1. Authorization of Emergency Work. The City Council hereby authorizes the Mayor to enter into an emergency contract with D&D Tree Service for the removal of ten (10) dead or hazardous oak trees located along MacQuesten Parkway.

Section 2. Scope of Work. The scope of services shall include:

1. Rigging, sectional takedown, and removal of all identified hazardous trees, including trunks, branches, and canopy.
2. Mechanical grinding of stumps below grade to permit backfill and restoration.
3. Chipping and removal of all debris, including wood chips and grindings, from the worksite.
4. Backfilling and leveling of all stump cavities with clean soil to restore the site to finished grade.

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Section 3. Contract Award. The emergency contract is hereby awarded to D&D Tree Service in the amount of \$56,800.00, as the lowest and most responsible proposal received.

Section 4. Funding. The total cost of this emergency work shall be charged to Account A8569.439 (Shade Trees & Planting).

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 As Follows: 10/8/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM
Brian G. Korb
Assistant Corporation Counsel

APPROVED
OCT - 9 2025
Date
Thomas J. Brown
BY Mayor

Cathrina Gleason
Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL
[Signature]
President

ATTEST:
M. Colebonilla
City Clerk

4

AN ORDINANCE AMENDING ORDINANCE NO. 1, ADOPTED BY THE CITY COUNCIL ON JUNE 28, 2025, ENTITLED "AN ORDINANCE AMENDING ORDINANCE NO. 7, ADOPTED FEBRUARY 11, 2025, ENTITLED "AN ORDINANCE AUTHORIZING THE SELECTION OF WOODARD & CURRAN FOR THE SOUTH THIRD & SOUTH COLUMBUS AVENUES FLOOD MITIGATION PROJECT UNDER THE HAZARD MITIGATION GRANT PROGRAM (HMGP) PROJECT #4615-0004 CMVNY AND ALSO UTILIZE THEIR SERVICES FOR THE BRONXVILLE FIELD CLUB COST ESTIMATE REVIEW"

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

Section 1. An amendment to Ordinance No. 1, adopted by the City Council on June 28, 2025, entitled AN ORDINANCE AMENDING ORDINANCE NO. 1, ADOPTED BY THE CITY COUNCIL ON JUNE 28, 2025, ENTITLED "AN ORDINANCE AMENDING ORDINANCE NO. 7, ADOPTED FEBRUARY 11, 2025, ENTITLED "AN AUTHORIZING THE SELECTION OF WOODARD & CURRAN FOR THE SOUTH THIRD & SOUTH COLUMBUS AVENUES FLOOD MITIGATION PROJECT UNDER THE HAZARD MITIGATION GRANT PROGRAM (HMGP) PROJECT #461S-0004 CMVNY AND ALSO UTILIZE THEIR SERVICES FOR THE BRONXVILLE FIELD CLUB COST ESTIMATE REVIEW"

Whereas, by letter dated February 6, 2025, the Commissioner of the Department of Public Works has requested legislation authorizing the City of Mount Vernon to engage Woodard & Curran to study and plan the South Third & South Columbus Avenues Flood Mitigation Project under FEMA's Hazard Mitigation Grant Program and also utilize their services for the Bronxville Field Club cost estimate review; and

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

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

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

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

Whereas, the scope of services provided by Woodard & Curran will agree to provide the following as per request of the City's contracted Land Use Attorney (LUA), Zarin & Steinmetz, LLP. Woodard & Curran will provide professional engineering support services related to the review of the cost estimated developed by the City Engineer and Bronxville Field Club's (BFC) Engineer for the proposed drainage improvements currently under negotiation for settlement. The proposed scope of services includes the following tasks:

- a) Meeting between Woodard & Curran (two Woodard & Curran representatives, in-person) and City to discuss overall project objectives and understand the proposed work items for the drainage improvements on Denman Avenue, Burkewood Road, and the Backyards.

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- b) Review of the two cost estimates (quantities, unit costs, construction duration/labor hours) provided by LUA via email July 10, 2025. Includes conference call with BFC's engineer to discuss their cost estimate.
- c) Preparation of Engineer's Opinion of Probable Construction Cost (EOPCC), including internal QA/QC prior to distribution to the City. EOPCC will include an estimate of construction duration/labor hours per applicable work items.
- d) Meeting between Woodard & Curran (two Woodard & Curran representatives in person) and City to present and discuss EOPCC.

Whereas, the City shall pay Consultant in accordance with services rendered; and for Reimbursable Expenses and Miscellaneous Direct Expenses; and as further follows for a Not-to-Exceed Sum of \$8,000.00. This fee would be adjusted, if necessary, via future contract amendment(s) or change order(s) to reflect a budget increase to account for the final level of effort/hours invested to complete this scope of work; and

Whereas, funding to support this amendment is available from [Budget Code A8120.405] capital projects account H4097 C966 (Federal Aid Capital Projects) and H8140.203 C966 for revenues and expenditures, respectively; and

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

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

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

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

Section 3. Authorization to Enter into Agreement. The Mayor and the Commissioner of the Department of Public Works are hereby authorized to enter into an agreement with Woodward & Curran to execute the study mentioned above, with funding provided by the Hazard Mitigation Grant Program (HMGP) Project #461S-0004 CMVNY, and also utilize their services for the Bronxville Field Club cost estimate review.

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

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

New Matter Underlined
Deleted Matter in Brackets []

APPROVED AS TO FORM
Bras A. Shea
Assistant Corporation Counsel

APPROVED
OCT - 9 2025
Date
William H. Hines
BY
Mayor

Cathleen Gleason
Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL
[Signature]
President

Nicole Bonulla
City Clerk

Vote Taken As Follows: 10/8/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

5

AN ORDINANCE AUTHORIZING THE DIRECTOR OF SUSTAINABILITY TO ENROLL IN THE GREEN PROJECT MANAGER – BASIC (GPM-b) CERTIFICATION PROGRAM AND APPROVING FUNDING FOR ASSOCIATED COSTS

Whereas, in correspondence dated September 26, 2025, the Commissioner of the Department of Public Works and the Director of Sustainability formally requested authorization for the Director of Sustainability to enroll in the Green Project Manager – Basic (GPM-b) certification program offered through the Project Management Institute (PMI) in partnership with Green Project Management (GPM); and

Whereas, the Director of Sustainability for the City of Mount Vernon has formally requested authorization to enroll in the Green Project Manager – Basic (GPM-b) certification program, offered through the Project Management Institute (PMI) in collaboration with Green Project Management (GPM); and

Whereas, the GPM-b certification is an internationally recognized credential that emphasizes the integration of sustainability principles into all phases of project management, ensuring that projects are managed in a manner that promotes environmental stewardship, social equity, and fiscal responsibility; and

Whereas, the Director of Sustainability has successfully completed the eligibility appeal and interview process and has been approved for enrollment in the GPM-b certification program; and

Whereas, obtaining this certification will strengthen the City’s ability to implement sustainable development practices and align project planning and execution with the City’s environmental goals and Climate Action Plan; and

Whereas, the knowledge and expertise gained through this certification will enhance the City’s ability to:

- Integrate Environmental, Social, and Governance (ESG) considerations into municipal projects,
- Reduce project-related risks and improve outcomes,
- Increase competitiveness in securing external funding and sustainability grants, and
- Promote accountability and transparency in the execution and reporting of city projects; and

Whereas, the total cost of enrollment in the GPM-b program, including the online preparatory course and certification exam, is approximately \$525 (USD); and

Whereas, funding for this certification is available under Budget Code A2770.9, which consists of proceeds from the City’s participation in the Logical Buildings Demand Response Program and does not draw upon the City’s general operational budget;

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

Section 1. Authorization to Enroll. The City Council hereby authorizes the Director of Sustainability to enroll in the Green Project Manager – Basic (GPM-b) certification program offered through the Project Management Institute (PMI) in partnership with Green Project Management (GPM).

Section 2. Funding Approval. The City Council hereby approves the expenditure of up to Five Hundred Twenty-Five Dollars (\$525.00) to cover the cost of enrollment, coursework, and examination fees associated with the GPM-b certification. Said funds shall be drawn from Budget Code A2770.9.

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Section 3. Purpose and Benefit. The purpose of this authorization is to enhance the City's capacity for sustainable project management, ensuring that all City projects are implemented with consideration for environmental, social, and economic impacts, consistent with the City's sustainability goals and climate action priorities.

Section 4. Implementation. The Comptroller is hereby authorized and directed to process the approved payment and ensure that all administrative steps necessary for the Director of Sustainability's enrollment are completed in a timely manner.

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 As Follows: 10/8/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM
Brent D. King
Assistant Corporation Counsel

APPROVED
OCT - 9 2025
Date
Shawn Rivera
BY Mayor

Cathleen Gleason
Councilperson
THIS ORDINANCE
ADOPTED BY CITY COUNCIL
[Signature]
President
ATTEST
M. DeBouilla
City Clerk

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NOT
ADOPTED

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**AN ORDINANCE AUTHORIZING AND
APPROVING THE CITY OF MOUNT VERNON
HONORARY STREET CO-NAMING POLICY**

Whereas, in correspondence dated September 22, 2025, the City Council President formally requested authorization for the City Council to establish guidelines and procedures for the honorary co-naming of City streets in recognition of individuals, organizations, or events that have demonstrated exceptional and enduring contributions to the City of Mount Vernon; and

Whereas, the City of Mount Vernon recognizes that certain individuals, organizations, and historic events have made meaningful and lasting contributions to the civic, cultural, and social life of the community; and

Whereas, honorary street co-naming provides a meaningful way to publicly recognize such contributions while preserving the integrity and navigational clarity of the City's official street naming system; and

Whereas, the City Council seeks to establish a clear, fair, and transparent process for considering requests for honorary street co-naming, preventing an overwhelming volume of requests, and maintaining consistent standards for approval; and

Whereas, this policy will ensure that such honors are intentional, respectful, and reflective of Mount Vernon's diverse history and values; **Now, Therefore, Be It Resolved That**

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

Section 1. Purpose. To establish a clear, fair, and efficient process for the honorary co-naming of streets in the City of Mount Vernon that recognizes individuals and organizations with meaningful connections to the city, while maintaining the integrity and distinction of the honor.

Section 2. Definitions:

Honorary Street Co-Naming: The ceremonial naming of a street or portion of a street in honor of a person or organization. The honorary name is added to existing signage and does not alter official addresses or emergency service designations.

Section 3. Eligibility Criteria

A. Individuals must meet the following criteria:

1. Demonstrated significant and positive contributions to the City of Mount Vernon through civic, community, educational, political, cultural, military, or humanitarian achievements.
2. Must have either:
 - a. Resided in Mount Vernon for at least ten (10) years, preferably with a connection to the street proposed for co-naming;
 - b. Maintained a documented, substantial connection to the City of Mount Vernon (e.g., through employment, service, leadership or consistent engagement) for at least ten (10) years.

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3. Must be deceased for at least two (2) years, unless the Council grants an exception due to:

- a. Death resulting from tragedy or public service; or
- b. Extraordinary local or national contributions recognized by the community.

B. Organizations must:

1. Have been established and operating in Mount Vernon for at least 25 years;
2. Have made enduring contributions to the civic, cultural, or economic life of the city.

Section 4. Initiating a Co-Naming Request.

A. For Community-Initiated Requests, applicants must:

1. Submit a completed application and \$50 processing fee to the City Clerk no later than four (4) weeks prior to a scheduled City Council meeting. If there is an expedited request the processing fee increases to \$100. All application fees are non-refundable, regardless of the outcome.
2. Include a detailed biography and justification for the honoree.
3. Provide a map identifying the exact location of the requested co-naming.
4. Submit a petition meeting one of the following thresholds:
 - a. 60% of adjacent property owners along the proposed street segment; or
 - b. 50 signatures from Mount Vernon residents, with at least 25 residing or operating businesses within a 3-block radius of the proposed location.

B. Council-Initiated Requests:

1. May be made by any Council Member via written resolution/referral letter that includes a statement of justification outlining the honoree's contributions and relevance to the community and the location.

Section 5. Review and Approval Process.

1. The City Clerk shall review applications for completeness and place them on the legislative agenda.
2. The City Council will vote on each proposed co-naming at a Regular Meeting.
3. A majority vote of the full City Council is required for approval.
4. If an application is denied, the prospective honoree will not be considered for two (2) years from the date of the denial.
5. Each application will be considered on its own merit, without regard to precedence.

Section 6. Signage and Implementation.

1. Honorary signage will be installed beneath the existing street sign.
2. The Department of Public Works will coordinate fabrication and installation.

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3. The cost of signage and installation shall be paid by the applicant for a community-initiated request

Section 7. General Guidelines, Limits, and Duration.

1. The City will approve no more than five (5) honorary co-namings per calendar year unless waived by a two-thirds vote of the Council.

2. Honorary co-namings shall remain in effect for 25 years, after which they may be renewed by Council resolution.

3. An application to co-name a street for an individual already honored in a similar fashion will be discouraged by the City Council.

4. In general, the street to be co-named will be the street closest to the residence of the prospective honoree, or the place with which they are most closely associated. Multiple naming of the same street is discouraged.

5. The City Council may rescind a co-naming, by majority vote, if the honoree is later found to have engaged in conduct contrary to the values of the city or if warranted by public interest.

Section 8. Effective Date. This policy shall take effect immediately upon adoption by the Mount Vernon City Council.

Vote Taken As Follows: 10/8/2025
Boxhill: Yea Gleason: Yea
Poteat: Abstain Thompson: Yea
Browne: Yea Ordinance Adopted

Vote Taken As Follows: 9/24/2025
Boxhill: Abstain Gleason: Yea
Poteat: Abstain Thompson: Yea
Browne: Yea Ordinance Not Adopted

APPROVED AS TO FORM
[Signature]
Assistant Corporation Counsel

APPROVED
OCT - 9 2025
Date
[Signature]
BY Mayor

[Signature]
Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL
[Signature]
President

ATTEST
[Signature]
City Clerk

7

AN ORDINANCE AUTHORIZING A BUDGET LINE TRANSFER WITHIN THE OFFICE OF THE CITY CLERK TO COVER THE COST OF ADDITIONAL ANNUAL MEMBERSHIP DUES

Whereas, in correspondence dated October 3, 2025, the City Clerk formally requested authorization for the Comptroller to transfer funds within the 2025 adopted budget as shown below; and

Whereas, the Office of the City Clerk requires additional funding to cover the cost of annual membership dues for professional associations that support the efficient and transparent administration of municipal clerk functions; and

Whereas, the current appropriation in budget line A 1410.403 (Membership & Dues) is insufficient to meet the necessary expenditure for these annual memberships; and

Whereas, sufficient funds are available in budget line A 1410.215 (Software & Software Support) to support this transfer without adversely affecting departmental operations; and

Whereas, the City Clerk has therefore requested a transfer of funds between the two accounts to ensure that all membership obligations can be fulfilled in a timely manner; and

Whereas, the City Council finds that this transfer is in the best interest of the City of Mount Vernon and is consistent with sound fiscal management practices;

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

Section 1. Authorization of Budget Transfer. The Comptroller is hereby authorized and directed to transfer funds within the 2025 adopted budget as follows:

From:	Amount:	To:
A1410.215 Software & Software Support	\$1,000.00	A1410.403 Membership & Dues

Section 2. Purpose. The purpose of this transfer is to provide sufficient funds to cover the cost of additional annual membership dues for the Office of the City Clerk.

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

Vote Taken As Follows: 10/8/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

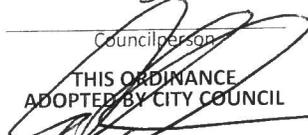
APPROVED AS TO FORM

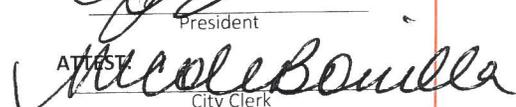
 Assistant Corporation Counsel

OCT 9 2025
 Date

 Mayor


 Councilperson

THIS ORDINANCE
 ADOPTED BY CITY COUNCIL

 President

ATTEST

 City Clerk

8

**A RESOLUTION APPOINTING MEMBERS TO
THE CABLE TELEVISION ADVISORY COMMITTEE
(Michael Thompson and Oscar Davis)**

WHEREAS, Chapter 12, Section 12-4 of the Code of the City of Mount Vernon provides for the appointment of members to the Cable Television Advisory Committee by the Mount Vernon City School District Board of Education, subject to the approval of the City Council; and

WHEREAS, the Cable Television Advisory Committee serves to advise the City on matters relating to cable television services, franchise agreements, and related communications issues that affect the residents of Mount Vernon; and

WHEREAS, the Mount Vernon City School District Board of Education has recommended the appointment of the following individuals to serve as members of the Cable Television Advisory Committee for a one (1) year term commencing October 9, 2025, and ending October 8, 2026:

1. **Michael Thompson**
2. **Oscar Davis**; and

WHEREAS, the City Council of the City of Mount Vernon finds it to be in the best interest of the City and its residents to confirm said appointments in accordance with the City Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, NEW YORK:

Section 1. The following individuals are hereby appointed as members of the Cable Television Advisory Committee, each for a term of one (1) year commencing October 9, 2025, and ending October 8, 2026:

- **Michael Thompson**
- **Oscar Davis**

Section 2. The appointees shall serve in accordance with the duties and responsibilities outlined in the Mount Vernon City Code, Chapter 12, Section 12-4.

Section 3. This Resolution shall take effect immediately upon passage and approval by the City Council.

Vote Taken As Follows: 10/8/2025
Boxhill: Yea Gleason: Yea
Potat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM
Brian J. [Signature]
Assistant Corporation Counsel

APPROVED
OCT - 9 2025
Date
[Signature]
Mayor

[Signature]
Councilperson
THIS ORDINANCE
ADOPTED BY CITY COUNCIL
[Signature]
President
ATTEST
[Signature]
City Clerk

9

**A RESOLUTION HONORING AND CELEBRATING
STEPHANIE MILLS FOR HER EXTRAORDINARY
LEGACY OF MUSIC, RESILIENCE, AND SERVICE
TO HUMANITY**

Whereas, the City Council of Mount Vernon proudly recognizes **STEPHANIE MILLS**, an internationally acclaimed vocalist, actress, and philanthropist, whose extraordinary voice, artistry, and spirit have inspired audiences across the globe for more than five decades; and

Whereas, **STEPHANIE MILLS** began her remarkable journey as a child prodigy in gospel music and on Broadway, achieving early acclaim in the original Broadway production of *The Wiz*, now celebrating its 50th anniversary, where her timeless rendition of "Home" became an enduring anthem of hope, faith, and perseverance; and

Whereas, throughout her illustrious career, Ms. Mills has received numerous accolades, including a Grammy Award for Best Female R&B Vocal Performance, an American Music Award, and multiple gold and platinum albums, while her current "The Queens Tour" continues to captivate audiences and reaffirm her place among the true legends of American music; and

Whereas, beyond her artistic achievements, Ms. Mills has exemplified compassion, leadership, and advocacy through her founding of The 444LOVE Foundation, dedicated to supporting individuals with special needs, as well as through her ongoing efforts to promote social justice, education, and empowerment for underrepresented and marginalized communities; and

Whereas, **STEPHANIE MILLS** is not only a global treasure but also a beloved former resident of Mount Vernon for over 19 years, whose presence, generosity, and enduring legacy have inspired generations of young people in the community to dream boldly and pursue their passions with dedication and resilience; and

Whereas, on Friday, September 26, 2025, the City Council of Mount Vernon proudly co-named the corner of Primrose Avenue and Frederick Place as "Stephanie Mills Way," ensuring that her name and contributions will forever be honored in the city she lovingly once called "Home"; **Now, Therefore, Be It**

Whereas, the City Council of Mount Vernon hereby honors and celebrates **STEPHANIE MILLS** for her extraordinary contributions to the arts, her unwavering commitment to humanitarian causes, and her enduring legacy of excellence, empowerment, and love; and **Be It Further**

Resolved, that a copy of this Resolution be presented to **STEPHANIE MILLS** as an expression of the City's deepest gratitude, admiration, and pride in her lifelong dedication to uplifting others through her music and her humanity.

Vote Taken As Follows: 10/8/2025
Boxhill: Yea Gleason: Yea
Potat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM
[Signature]
Assistant Corporation Counsel
APPROVED
OCT - 9 2025
Date
[Signature]
BY Mayor

[Signature]
Councilperson
THIS ORDINANCE
ADOPTED BY CITY COUNCIL
[Signature]
President
ATTEST
[Signature]
City Clerk

9

**AN ORDINANCE AUTHORIZING THE RENAMING
OF THE QUILTING ROOM WITHIN THE
DOLES RECREATION CENTER AS
“THE EVELYN PAULA YOUNG QUILTING ROOM”**

Whereas, in a letter dated October 2, 2025, the City Council requested formal authorization to rename the quilting room within the Doles Recreation Center, located at 250 South 6th Avenue, Mount Vernon, New York, as “The Evelyn Paula Young Quilting Room”; and

Whereas, the City Council of the City of Mount Vernon recognizes and celebrates the contributions of community members who have devoted their lives to service, education, and the enrichment of the lives of others; and

Whereas, Mrs. Evelyn Paula Young, the beloved mother of former Mayor Clinton I. Young was a devoted wife, mother, educator, and pillar of the Mount Vernon community; and

Whereas, Mrs. Young was known for her unwavering faith, compassion, and dedication to her church, the Mount Vernon Heights Congregational Church, where she served faithfully and touched countless lives through her service and kindness; and

Whereas, through her work with the Mount Vernon School District, Mrs. Young demonstrated an enduring commitment to education, nurturing young minds and inspiring a generation to pursue excellence and lifelong learning; and

Whereas, her love of community, her spirit of giving, and her ability to uplift others exemplified the very best of Mount Vernon’s values; and

Whereas, it is fitting and proper that the City of Mount Vernon honor her life and legacy in a permanent and meaningful way, ensuring her name and contributions are remembered for generations to come; and

Whereas, the Department of Recreation has recommended, and the Mayor’s Office has endorsed, the renaming of the quilting room within the Doles Recreation Center in honor of Mrs. Evelyn Paula Young, whose life of service and love mirrors the community spirit that the Doles Center represents; **Now, Therefore, Be It Resolved That**

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

Section 1. Renaming of Facility Room. The quilting room within the Doles Recreation Center, located at 250 South 6th Avenue, Mount Vernon, New York, is hereby officially renamed “The Evelyn Paula Young Quilting Room.”

Section 2 Purpose and Intent. The purpose of this renaming is to honor and commemorate the late Mrs. Evelyn Paula Young for her outstanding contributions to the City of Mount Vernon, her devotion to faith, education, and family, and her lifelong service to her community.

This act symbolizes the City’s recognition of her legacy of love, leadership, and dedication to enriching others.

10

Section 3. Signage and Ceremonial Dedication.

1. The Department of Recreation, in coordination with the Department of Public Works, is hereby authorized and directed to:

- o Install appropriate signage designating the room as “The Evelyn Paula Young Quilting Room”; and
- o Plan and conduct a ceremonial dedication event celebrating the life and legacy of Mrs. Young, in partnership with her family and community members.

2. All costs associated with signage and the dedication ceremony shall be managed within the approved departmental budget or through donations and sponsorships, where applicable.

Section 4. Administration. The Department of Recreation shall serve as the lead agency for implementing this Ordinance and ensure that the renaming is reflected in all public communications, facility directories, and signage related to the Doles Recreation Center.

Section 5. Effective Date. This Ordinance shall take effect immediately upon passage and approval by the City Council.

Vote Taken As Follows: 10/8/2025

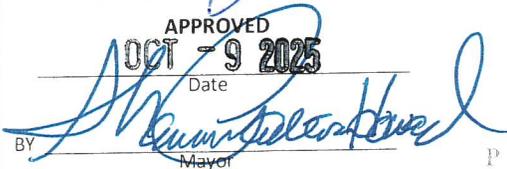
Boxhill: Yea Gleason: Yea

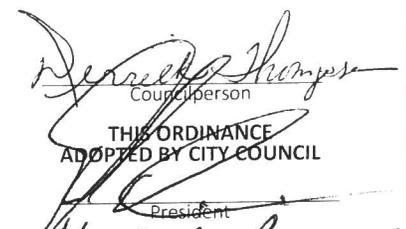
Poteat: Yea Thompson: Yea

Browne: Yea Ordinance Adopted

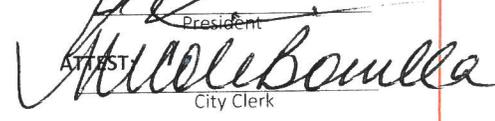
APPROVED AS TO FORM

 Assistant Corporation Counsel

APPROVED
 OCT - 9 2025
 Date

 BY Mayor


 Councilperson

THIS ORDINANCE ADOPTED BY CITY COUNCIL

ATTEST

 City Clerk

11

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN ADDENDUM AGREEMENT WITH PASSPORT LABS, INC. FOR INTEGRATED PARKING ENFORCEMENT AND MOBILE PAYMENT SERVICES

Whereas, in correspondence dated September 16, 2025, the Chief of the Department of Public Safety formally requested authorization for the Mayor to enter into an addendum agreement with Passport Labs, Inc. for the implementation of an integrated parking enforcement and mobile payment system; and

Whereas, the City of Mount Vernon seeks to modernize and streamline its parking enforcement and mobile payment systems to better serve residents and visitors; and

Whereas, Passport Labs, Inc., located at 5960 Fairview Road, Suite 250, Charlotte, NC 28210, is the City’s current parking software provider and offers a fully integrated back-office platform combining enforcement and mobile payment functions; and

Whereas, Passport Labs, Inc. is a trusted parking solution utilized by multiple Westchester County communities, including New Rochelle, Rye, White Plains, Mt. Kisco, Ossining, Pelham, Larchmont, and Port Chester; and

Whereas, Implementation of this integrated system will allow users to pay for parking through various convenient methods, including a mobile app, QR codes, guest checkout (no account required), or by initiating a session through text message; and

Whereas, the new platform will enhance user experience through features such as session reminders, easy time extensions, and access to digital receipts, thereby providing a seamless parking experience; and

Whereas, the convenience fee for mobile payments will be passed on to the customer, while reduced merchant processing fees will be netted from the parking fees collected, requiring no additional expense line in the City’s budget; and

Whereas, Passport Labs, Inc. will provide all necessary signage and decals to ensure a smooth transition and clear communication with parkers; **Now, Therefore, Be It Resolved That**

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

Section 1. Authorization. The City Council hereby authorizes the Mayor to enter into an addendum agreement with Passport Labs, Inc. for the implementation of an integrated parking enforcement and mobile payment system.

Section 2. Terms of Agreement. The addendum agreement shall include:

- (a) Use of Passport’s integrated back-office platform combining enforcement and mobile payments.
- (b) Acceptance of payments through the Passport mobile app, QR codes, guest checkout, and text message initiation.
- (c) Inclusion of convenience fees to be borne by customers and netting of reduced merchant processing fees from parking revenues.
- (d) Provision of all required signage and decals by Passport Labs, Inc. at no additional cost to the City.

11

11

Section 3. Budget Impact. No new expense line shall be added to the City's budget as part of this agreement, as all associated costs will be covered through convenience fees and net revenues.

Section 4. Implementation. The Mayor is hereby authorized to execute any documents necessary to effectuate this agreement on behalf of the City of Mount Vernon.

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 As Follows: 10/8/2025

Boxhill: Yea Gleason: Yea

Poteat: Yea Thompson: Yea

Browne: Yea Ordinance Adopted

APPROVED AS TO FORM
[Signature]
Assistant Corporation Counsel

APPROVED
OCT - 9 2025
Date
[Signature]
BY Mayor

[Signature]
Councilperson
THIS ORDINANCE
ADOPTED BY CITY COUNCIL
[Signature]
President
ATTEST: *[Signature]*
City Clerk

12

AN ORDINANCE AUTHORIZING EIGHT (8) MEMBERS OF THE DEPARTMENT OF PUBLIC SAFETY TO ATTEND THE INTERVIEW AND INTERROGATION TRAINING COURSE AT THE WESTCHESTER COUNTY POLICE ACADEMY

Whereas, in correspondence dated September 29, 2025, the Chief of Public Safety formally requested authorization for Eight (8) Members of Service from the Department of Public Safety to attend the Interview and Interrogation Training Course to be held from December 1 through December 4, 2025, at the Westchester County Police Academy, 2 Dana Road, Valhalla, New York; and

Whereas, the training will be conducted at the Westchester County Police Academy, located at 2 Dana Road, Valhalla, New York; and

Whereas, this professional development course is designed to enhance investigative capabilities by equipping officers with advanced skills in assessing the credibility of suspect statements, structuring effective interviews, and applying interrogation techniques and strategies; and

Whereas, participation in this course will directly contribute to the Department's goal of improving the quality, accuracy, and effectiveness of criminal investigations within the City of Mount Vernon; and

Whereas, the total cost of the course is Six Hundred Thirty Dollars (\$630.00) per participant, for a total amount not to exceed Five Thousand Forty Dollars (\$5,040.00) for all eight (8) participants; and

Whereas, said training expenses shall be paid from Budget Line A3120.451 (Training); and

Whereas, the Department of Public Safety has also requested authorization for the use of two (2) department vehicles for travel to and from the training site;

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

Section 1. Authorization to Attend Training. Eight (8) Members of Service from the Department of Public Safety are hereby authorized to attend the Interview and Interrogation Training Course to be held from December 1 through December 4, 2025, at the Westchester County Police Academy, 2 Dana Road, Valhalla, New York.

Section 2. Funding Authorization. Payment for the total cost of Five Thousand Forty Dollars (\$5,040.00) is hereby authorized and shall be charged to Budget Line A3120.451 (Training).

Section 3. Vehicle Use Authorization. The Department of Public Safety is further authorized to utilize two (2) department vehicles for transportation to and from the training course.

Section 4. 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 As Follows: 10/8/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM
[Signature]
Assistant Corporation Counsel
APPROVED
OCT - 9 2025
Date
[Signature]
BY
Mayor

[Signature]
Councilperson
THIS ORDINANCE
ADOPTED BY CITY COUNCIL
[Signature]
President
ATTEST
[Signature]
City Clerk

12

OCT - 8 2025

15

AN ORDINANCE AUTHORIZING FOUR (4) MEMBERS OF SERVICE OF THE DEPARTMENT OF PUBLIC SAFETY TO ATTEND THE FEMALE ENFORCERS EVENT – PEAK PERFORMANCE, FORCE READINESS & PERSONAL RESILIENCE COURSE

Whereas, in correspondence dated September 29, 2025, the Chief of Public Safety formally requested authorization for four (4) Members of Service from the Department of Public Safety to attend the *Female Enforcers Event – Peak Performance, Force Readiness & Personal Resilience Course* on November 13 and November 14, 2025, at Dutchess County Emergency Response, 392 Creek Road, Poughkeepsie, New York; and

Whereas, this specialized training will be held at the Dutchess County Emergency Response facility, located at 392 Creek Road, Poughkeepsie, New York; and

Whereas, the *Female Enforcers* course is designed to equip female law enforcement officers with essential tactical, operational, and resilience-building skills, while also addressing the unique challenges faced by women in law enforcement; and

Whereas, participation in this training will enhance officer performance, promote professional growth, and strengthen departmental readiness and leadership; and

Whereas, the total cost of attendance for four (4) participants is One Thousand Three Hundred Sixteen Dollars (\$1,316), at a group rate of \$329 per participant, with all expenses to be paid from Budget Line A3120.451 (Training); and

Whereas, the Department of Public Safety further requests authorization for the use of a department vehicle to facilitate travel to and from the training site;

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

Section 1. Authorization to Attend Training. The City Council hereby authorizes four (4) Members of Service from the Department of Public Safety to attend the *Female Enforcers Event – Peak Performance, Force Readiness & Personal Resilience Course* on November 13 and November 14, 2025, at Dutchess County Emergency Response, 392 Creek Road, Poughkeepsie, New York.

Section 2. Funding. The total training cost of One Thousand Three Hundred Sixteen Dollars (\$1,316) shall be paid from Budget Line A3120.451 (Training).

Section 3. Use of Department Vehicle. Authorization is hereby granted for the use of a Department of Public Safety vehicle for transportation to and from the training site.

Section 4. 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 As Follows: 10/8/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM
[Signature]
Assistant Corporation Counsel
APPROVED
OCT - 9 2025
Date
[Signature]
Mayor

[Signature]
Councilperson
THIS ORDINANCE
ADOPTED BY CITY COUNCIL
[Signature]
President
[Signature]
City Clerk

14

**AN ORDINANCE AUTHORIZING THE
TRANSFER OF FUNDS FOR CONTRACTUAL
PAYMENT TO TYLER TECHNOLOGIES**

Whereas, in correspondence dated September 29, 2025, the Chief of Public Safety formally requested authorization for the Comptroller to transfer funds totaling \$190,005.93 to fund the payment due to Tyler Technologies for services and software provided to the Department of Public Safety, ensuring the continuity of the City's Records Management System and compliance with accounting and reporting standards; and

Whereas, the Department of Public Safety utilizes the Records Management System (RMS) software provided by Tyler Technologies, which serves as an integral tool for law enforcement operations, including incident and arrest report creation, digital evidence documentation, case tracking, fingerprinting, and real-time field data access; and

Whereas, the RMS software is essential for maintaining compliance with state and federal reporting requirements, supporting investigative processes, and ensuring operational efficiency within the Department of Public Safety; and

Whereas, in previous fiscal years, funds for Tyler Technologies' software and related services were properly allocated under the Technology and Computerization budget line; and

Whereas, the reallocation of the Technology and Computerization budget line to the Department of Management Services resulted in an insufficient balance to cover the full cost of ongoing Tyler Technologies expenses for the Department of Public Safety; and

Whereas, the Commissioner of the Department of Public Safety has requested a transfer of funds between several budget lines to ensure that all contractual obligations to Tyler Technologies are properly met and recorded in accordance with the City's financial procedures; and

Whereas, the total transfer amount required to satisfy the outstanding expenses for Tyler Technologies' services is One Hundred Ninety Thousand Five Dollars and Ninety-Three Cents (\$190,005.93);

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

Section 1. Authorization of Fund Transfer. The City Council hereby authorizes the Comptroller to transfer funds totaling \$190,005.93 to Budget Line A1680.215 (Software) for the purpose of covering expenses associated with contractual payments to Tyler Technologies.

14

14

Section 2. Source of Funds. The transfer of funds shall be made from the following budget lines within the Department of Public Safety:

Transfer From:	Transfer To:	Amount:
1130.203 (Equipment)	A1680.215 (Software)	\$49,641.83
A3120.414 (Plant & Equipment)	A1680.215 (Software)	\$60,000.00
A3120.468 (Rent)	A1680.215 (Software)	\$62,642.17
A3120.416 (Computerization, Technology Upgrades, Leases)	A1680.215 (Software)	\$17,721.93
Total Transfer:		\$190,005.93

Section 3. Purpose of Transfer. The purpose of this transfer is to fund the payment due to Tyler Technologies for services and software provided to the Department of Public Safety, ensuring the continuity of the City's Records Management System and compliance with accounting and reporting standards.

Section 4. 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 As Follows: 10/8/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

 Assistant Corporation Counsel

OCT 9 2025
 Date

BY
 Mayor

Councilperson

THIS ORDINANCE
 ADOPTED BY CITY COUNCIL

President

ATTEST:

 City Clerk

15

AN ORDINANCE AUTHORIZING THE TRANSFER OF FUNDS TO COVER PRISONER MEAL COSTS

Whereas, in correspondence dated September 29, 2025, the Chief of Public Safety formally requested authorization for the Comptroller to transfer funds in the amount of Eight Thousand Dollars (\$8,000.00) within the Department of Public Safety 2025 budget to cover expenses related to the provision of meals for prisoners in custody; and

Whereas, the Department of Public Safety has advised that the current expenditures for prisoner meals have exceeded the amount allocated in the existing 2025 budget; and

Whereas, adequate funding is essential to ensure the continued and uninterrupted provision of meals for individuals held in custody within the City of Mount Vernon jail; and

Whereas, the City of Mount Vernon is legally and ethically obligated to provide for the proper care and sustenance of individuals detained under its jurisdiction, consistent with state-mandated standards and requirements; and

Whereas, the Department of Public Safety has identified available funds within Budget Line A3120.407 (Leasing, Print & Copy), which can be transferred without impairing departmental operations; and

Whereas, it is in the best interest of the City of Mount Vernon to authorize the transfer of these funds to ensure continued compliance with all applicable laws and the humane treatment of individuals in custody;

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

Section 1. Purpose. The purpose of this Ordinance is to authorize the transfer of funds within the 2025 Department of Public Safety budget to cover costs associated with providing meals to prisoners in custody.

Section 2. Authorization of Fund Transfer. The City Council hereby authorizes the transfer of funds in the total amount of Eight Thousand Dollars (\$8,000.00) from the following budget line:

- From: A3120.407 – Leasing, Print & Copy
- To: A3150.444 – Prisoner Meals

Section 3. Justification. This transfer is necessary to ensure that the City of Mount Vernon remains in compliance with all applicable laws and regulations governing the care and feeding of prisoners and to prevent any interruption in the provision of required meal services.

Section 4. 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 As Follows: 10/8/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM

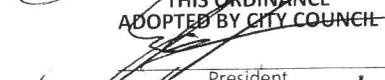
 Assistant Corporation Counsel

APPROVED
 OCT - 9 2025
 Date

 BY Mayor


 Councilperson

THIS ORDINANCE
 ADOPTED BY CITY COUNCIL


 President

ATTEST

 City Clerk

15

16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MOUNT VERNON, DECLARING INTENT TO SERVE AS LEAD AGENCY PURSUANT TO SEQRA FOR A PETITION SEEKING ZONING TEXT AND MAP AMENDMENTS AND RELATED LAND USE APPROVALS BY GRACE BAPTIST CHURCH, AND REFERRING THE PETITION TO THE CITY CORPORATION COUNSEL, CITY PLANNING BOARD, AND WESTCHESTER COUNTY PLANNING BOARD

WHEREAS, the City Council of the City of Mount Vernon is in receipt of a Petition submitted by Grace Baptist Church (“Petitioner”) to amend the Zoning Ordinance and Zoning Map of the City of Mount Vernon (“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 is a Type I action under SEQRA; and

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

WHEREAS, the City Council is the approval authority for the Petition; 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 Petition to the Corporation Counsel and Planning Board for their respective reviews and reports pursuant to Section 267-59 of the Zoning Ordinance; and

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WHEREAS, Section 267-59 of the Zoning Ordinance requires the Corporation Counsel and the Planning Board to report their respective recommendations to the City Council with respect to the Petition within 30 days after referral; and

WHEREAS, the City Council is also required to refer the Petition and EAF to the Westchester County Planning Board pursuant to Section 267-62 of the Zoning Ordinance and 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 Petition 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 Petition to the City of Mount Vernon Corporation Counsel and Planning Board for their respective reports pursuant to Section 267-59 of the Zoning Ordinance; and **BE IT FURTHER**

RESOLVED, that the City Council authorizes the City Clerk to refer the Petition and EAF to the Westchester County Planning Board in accordance with Section 267-62 of the Zoning Ordinance, and Section 239-m of the General Municipal Law; **BE IT FURTHER**

RESOLVED, that this Resolution shall take effect immediately.

Vote Taken As Follows: 10/8/2025
Boxhill: Yea Gleason: Yea
Potteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM
[Signature]
Assistant Corporation Counsel

OCT 9 2025
Date
[Signature]
BY Mayor

[Signature]
Councilperson
THIS ORDINANCE
ADOPTED BY CITY COUNCIL
[Signature]
President

ATTEST
[Signature]
City Clerk

16

16

State Environmental Quality Review

NOTICE OF INTENT TO ACT AS LEAD AGENCY

This Notice is issued pursuant to 6 N.Y.C.R.R. Part 617 of the regulations implementing Article 8 (State Environmental Quality Review Act, or "SEQRA") of the Environmental Conservation Law. The City of Mount Vernon City Council ("City Council") is in receipt of a Petition submitted by Grace Baptist Church ("Petitioner") to amend the Zoning Ordinance and Zoning Map of the City of Mount Vernon ("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").

The City Council hereby declares its intention to act as the Lead Agency for the Proposed Action identified below. **Unless written objections are received from any involved agency by [DATE] (30 days from the issuance of this Notice), the City Council will be established as Lead Agency for the Coordinated SEQRA Review of the Proposed Action.**

Enclosed with this Notice is the Environmental Assessment Form (EAF) and the Zoning Petition, which has been submitted by the Petitioner to the City Council on or around June 11, 2025.

Date: October __, 2025

Name of Action: The Grace

SEQRA Classification: Type I

Description of Action:

The Proposed Action involves the proposed amendments to the Zoning Ordinance and Zoning Map of the City of Mount Vernon to permit 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 (collectively, "Project").

The Property is located in the NB Neighborhood Business District and RMF-6.75 Multifamily Residence District. The Project as proposed is not presently permitted in either District, necessitating the requested Zoning Ordinance and Zoning Map amendments.

The City Council is the approval authority with respect to the Zoning Petition.

The Proposed Action also requires Site Plan approval. The City Planning Board is the approval authority with respect to the Site Plan application. The City Architectural Review Board is the approval authority with respect to a Certificate of Appropriateness, which will be required for the Project.

Location: The three adjacent tax lots comprising approximately 27,653 square feet (±0.63 acres), the properties 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.

Proposed Lead Agency: City of Mount Vernon City Council
1 Roosevelt Square
Mount Vernon, NY 10550

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Contact Person:

Danielle Browne, Esq., City Council President
1 Roosevelt Square
Mount Vernon, NY 10550
Telephone No.: (914) 665-2398

A Copy of this Notice Has Been Sent to the Following Involved & Interested Agencies:

City of Mount Vernon Planning Board
1 Roosevelt Square
Mt. Vernon, NY 10550
Attn: Darryl Selsey, Chair

City of Mount Vernon Architectural Review Board
1 Roosevelt Square
Mt. Vernon, NY 10550
Attn: Robin Myers, Chair

Westchester County Department of Health
145 Huguenot Street
New Rochelle, NY 10801
(914) 813-5000

Westchester County Planning Department
148 Martine Avenue, Room 432
White Plains, NY 10601
Attn: Bernard Thombs, Chair

Copy of this Notice on file with:

Office of the City Clerk
City of Mount Vernon
1 Roosevelt Square
Mount Vernon, NY 10550
Attn: Nicole Bonilla, City Clerk

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17

AN ORDINANCE AMENDING ORDINANCE NO. 12, ADOPTED BY THE CITY COUNCIL ON JUNE 25, 2025, ENTITLED "AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH CATALIS ENTERPRISE CAMA FOR SOFTWARE SERVICES"

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

Section 1. The first decretal paragraph, the fourth Whereas clause, and Section 1 of Ordinance No. 12, adopted by the City Council on June 25, 2025, entitled "AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT FOR CATALIS ENTERPRISE CAMA FOR SOFTWARE SERVICES," is hereby amended as follows:

Whereas, in a letter dated September 19, [June 17], 2025, the Commissioner of the Department of Assessment formally requested authorization to amend Ordinance No. 12, adopted by the City Council on June 25, 2025, for the Mayor authorized execute a contract with Catalis Enterprise for the provision of CAMA-SaaS services and professional setup, at a total cost not to exceed Nine Thousand Six Hundred Dollars (\$9,600.00), for the subscription period of November 3, 2025, through October 30, 2026 [July 15, 2025, through July 14, 2026]; and

Whereas, the City of Mount Vernon requires updated and efficient property assessment and management software services to support the operations of its Assessor's Office; and

Whereas, Catalis Enterprise CAMA offers a Computer-Assisted Mass Appraisal (CAMA) software solution that will enhance the City's assessment capabilities through cloud-based services and professional setup; and

Whereas, the subscription term for the Catalis Enterprise CAMA services is proposed to run from November 3, 2025, through October 30, 2026 [July 15, 2025, through July 14, 2026]; and

Whereas, the total cost of the services, which includes CAMA-SaaS access for 15 users and a one-time professional services fee for setup and data conversion, is Nine Thousand Six Hundred Dollars (\$9,600.00); and

Whereas, funding for this expenditure is available in Budget Code A1355-405; **Now, Therefore, Be It Resolved That**

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

Section 1. Authorization. The Mayor of the City of Mount Vernon, Shawyn Patterson-Howard, is hereby authorized to execute a contract with Catalis Enterprise CAMA for the provision of CAMA-SaaS services and professional setup, at a total cost not to exceed Nine Thousand Six Hundred Dollars (\$9,600.00), for the subscription period of November 3, 2025, through October 30, 2026 [July 15, 2025, through July 14, 2026].

Section 2. Funding. The total amount of \$9,600.00 shall be expended from Budget Code A1355-405, as funds have been certified as available for this purpose.

Section 3. 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.

New Matter Underlined
Deleted Matter in Brackets []

Vote Taken As Follows: 10/8/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM
[Signature]
Assistant Corporation Counsel

APPROVED
OCT - 9 2025
Date
[Signature]
Mayor

[Signature]
Councilperson
THIS ORDINANCE
ADOPTED BY CITY COUNCIL
[Signature]
President
ATTEST
[Signature]
City Clerk

18

AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF THE 2020 ANNUAL INDEPENDENT AUDIT PREPARED BY PKF O'CONNOR DAVIES

Whereas, in correspondence dated October 3, 2025, the Comptroller formally requested authorization for the City Council to accept and adopt the 2020 Annual Independent Audit prepared by PKF O'Connor Davies as the official audit of the City of Mount Vernon for the 2020 fiscal year; and

Whereas, pursuant to Section 98 of the City Charter of the City of Mount Vernon, an independent annual audit of the City's financial statements shall be conducted by a certified public accounting firm and submitted to the City Council, the Mayor, and the Comptroller; and

Whereas, the firm of PKF O'Connor Davies has completed the 2020 Annual Independent Audit for the City of Mount Vernon in accordance with Generally Accepted Accounting Principles (GAAP) and the applicable provisions of the General Municipal Finance Law; and

Whereas, the completed audit provides a comprehensive review of the City's financial condition and accounting practices for the 2020 fiscal year; and

Whereas, copies of the 2020 Annual Independent Audit have been made available to the Mayor, the City Council, and the Comptroller, and are accessible to the public through the City's website in accordance with transparency and accountability requirements; and

Whereas, the City Council of the City of Mount Vernon finds it appropriate and in the best interest of good governance to formally accept the 2020 Annual Independent Audit and adopt any corrective action measures contained therein;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mount Vernon, in the County of Westchester and State of New York, as follows:

Section 1 Acceptance of Audit. The City Council hereby accepts and adopts the 2020 Annual Independent Audit prepared by PKF O'Connor Davies as the official audit of the City of Mount Vernon for the 2020 fiscal year.

Section 2. Public Availability. The Office of the Comptroller shall ensure that the audit remains accessible to the public by maintaining copies in the Comptroller's Office and on the official City website.

Section 3. Implementation of Corrective Actions. The Mayor, Comptroller, and all relevant City departments are hereby directed to review and implement any corrective action measures or recommendations contained within the 2020 Annual Independent Audit in accordance with applicable laws and best practices.

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

Vote Taken As Follows: 10/8/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM
[Signature]
Assistant Corporation Counsel

APPROVED
OCT - 9 2025
Date
[Signature]
BY Mayor

[Signature]
Councilperson
THIS ORDINANCE
ADOPTED BY CITY COUNCIL
[Signature]
President

[Signature]
City Clerk

19

AN ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY LOCATED AT 106 HILLSIDE AVENUE, MOUNT VERNON, NEW YORK (PARCEL ID: 165.73.4032.007) TO JEANNETTE GARCIA

Whereas, in correspondence dated October 1, 2025, the Real Estate Committee – 2025 formally requested authorization for the Mayor of the City of Mount Vernon to execute and deliver a deed and all other necessary documents to convey the property located at 106 Hillside Avenue, Mount Vernon, New York (Parcel ID: 165.73.4032.007) to Jeannette Garcia for the total purchase price of \$500,000.00 (Five Hundred Thousand Dollars); and

Whereas, the City of Mount Vernon is the lawful owner of real property located at 106 Hillside Avenue, identified as Parcel ID: 165.73.4032.007, having acquired said property through foreclosure for non-payment of taxes; and

Whereas, the City of Mount Vernon Real Estate Committee convened on September 26, 2025, to review all offers received for the sale of the subject property; and

Whereas, after thorough review and deliberation, the Real Estate Committee unanimously identified Jeannette Garcia as the highest qualified bidder, having submitted an offer in the total amount of \$500,000.00 (Five Hundred Thousand Dollars); and

Whereas, Ms. Garcia’s bid and all related documentation were found to be in full compliance with the City’s bidding procedures and policies governing the sale of City-owned properties; and

Whereas, the City Council finds it to be in the best interest of the City of Mount Vernon to convey the aforementioned property to Jeannette Garcia in accordance with the Real Estate Committee’s recommendation and consistent with applicable laws and regulations;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mount Vernon, in the County of Westchester and State of New York, as follows:

Section 1. Authorization to Convey Property. The Mayor of the City of Mount Vernon is hereby authorized to execute and deliver a deed and all other necessary documents to convey the property located at 106 Hillside Avenue, Mount Vernon, New York (Parcel ID: 165.73.4032.007) to Jeannette Garcia for the total purchase price of \$500,000.00 (Five Hundred Thousand Dollars).

Section 2. Execution of Documents. The Mayor, Corporation Counsel, and City Clerk are hereby authorized and directed to take all necessary actions and execute all required documents to effectuate the intent of this Ordinance and complete the sale of the property as authorized herein.

Section 3. Deposit and Use of Proceeds. All proceeds from the sale of said property shall be deposited into the appropriate City account as determined by the Comptroller and used in accordance with applicable fiscal policies and procedures.

Section 4. Effective Date. This Ordinance shall take effect immediately upon its passage, approval by the City Council, and subsequent approval by the Board of Estimate & Contract in accordance with the laws of the City of Mount Vernon and the State of New York.

Vote Taken As Follows: 10/8/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM
[Signature]
Assistant Corporation Counsel
APPROVED
OCT - 9 2025
Date
[Signature]
BY
Mayor

[Signature]
Councilperson
THIS ORDINANCE
ADOPTED BY CITY COUNCIL
[Signature]
President
ATTEST:
[Signature]
City Clerk

19

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**AN ORDINANCE AUTHORIZING THE SALE OF
CITY-OWNED PROPERTY LOCATED AT
224 NORTH 7TH AVENUE, MOUNT VERNON,
NEW YORK (PARCEL ID: 165.53.1105.005)**

Whereas, in correspondence dated October 1, 2025, the Real Estate Committee – 2025 formally requested authorization for the Mayor of the City of Mount Vernon to execute and deliver a deed and all other necessary documents to convey the property located at 224 North 7th Avenue, identified as Parcel ID: 165.53.1105.005, to Mr. Jorge Ibarra for the total purchase price of Three Hundred Thousand Dollars (\$300,000.00); and

Whereas, the City of Mount Vernon is the owner of certain real property located at 224 North 7th Avenue, Mount Vernon, New York, identified on the City's Tax Map as Parcel ID: 165.53.1105.005 (the "Property"); and

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

Whereas, in accordance with City procedures, the Property was offered for sale through a competitive bidding process to ensure transparency, fairness, and the best financial return to the City; and

Whereas, all offers and submissions were reviewed by the Real Estate Committee of the Mount Vernon City Council on September 26, 2025; and

Whereas, following due review and deliberation, the Real Estate Committee determined that the offer submitted by Mr. Jorge Ibarra, in the amount of Three Hundred Thousand Dollars (\$300,000.00), was the highest bid and that Mr. Ibarra was found to be in full compliance with all bidding requirements and conditions; and

Whereas, the sale of the Property will return the parcel to the City's tax rolls, generating future tax revenue and promoting community development and neighborhood revitalization; and

Whereas, it is in the best interest of the City of Mount Vernon to authorize the conveyance of the Property to Mr. Jorge Ibarra under the terms stated herein;

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

Section 1. Authorization of Sale. The Mayor of the City of Mount Vernon is hereby authorized to sell and convey City-owned property located at 224 North 7th Avenue, identified as Parcel ID: 165.53.1105.005, to Mr. Jorge Ibarra for the total purchase price of Three Hundred Thousand Dollars (\$300,000.00).

Section 2. Terms and Conditions of Conveyance. The conveyance shall be subject to the following terms and conditions:

- (a) Full payment of the purchase price at closing;
- (b) Execution of a deed approved by the Corporation Counsel;
- (c) Compliance with all applicable City, County, and State laws governing the sale of municipal property; and
- (d) Payment by the purchaser of all closing costs, recording fees, and related expenses.

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Section 3. Authorization to Execute Documents. The Mayor is hereby authorized and directed to execute all necessary documents, deeds, and agreements required to effectuate the sale and conveyance of the Property to the purchaser.

Section 4. Deposit of Proceeds. All proceeds from the sale shall be deposited into the appropriate City account as determined by the Comptroller and in accordance with applicable financial and accounting regulations.

Section 5. Effective Date. This Ordinance shall take effect immediately upon passage and approval by the City Council, and subsequent approval by the Board of Estimate & Contract in accordance with the laws of the City of Mount Vernon and the State of New York.

Vote Taken As Follows: 10/8/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM
[Signature]
Assistant Corporation Counsel

APPROVED
OCT - 9 2025
Date
[Signature]
BY Mayor

[Signature]
Councilperson
THIS ORDINANCE
ADOPTED BY CITY COUNCIL
President

[Signature]
City Clerk

OCT - 8 2025

21

AN ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY LOCATED AT 234 EAST 5TH STREET, MOUNT VERNON, NEW YORK (PARCEL ID: 169.32.4064.001)

Whereas, in correspondence dated October 1, 2025, the Real Estate Committee – 2025 formally requested authorization for the Mayor of the City of Mount to execute and deliver any and all documents necessary to convey title of 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 total purchase price of Four Hundred Thirty-Five Thousand Dollars (\$435,000); and

Whereas, the City of Mount Vernon is the lawful owner of real property located at 234 East 5th Street, Mount Vernon, New York, designated on the City Tax Map as Parcel ID: 169.32.4064.001 (hereinafter “the Property”); and

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

Whereas, in accordance with established municipal procedures, the Property was made available for sale, and the Real Estate Committee reviewed all bids and offers on September 26, 2025; and

Whereas, after review and deliberation, the Real Estate Committee determined that the offer submitted by Mr. Sheldon Sharpe of Sharpe Home Design LLC, in the amount of Four Hundred Thirty-Five Thousand Dollars (\$435,000), represented the highest and most responsible bid, fully compliant with the bidding process; and

Whereas, the City Council of the City of Mount Vernon recognizes that the sale of said Property will return the parcel to productive use, enhance neighborhood development, and generate revenue for the City;

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

Section 1. Authorization to Convey Property. The Mayor of the City of Mount Vernon is hereby authorized to execute and deliver any and all documents necessary to convey title of 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 total purchase price of Four Hundred Thirty-Five Thousand Dollars (\$435,000).

Section 2. Form of Deed and Approval. The form of the deed and any related conveyance documents shall be subject to the approval of the Corporation Counsel as to form, content, and legality prior to execution.

Section 3. Deposit and Use of Proceeds. The proceeds from the sale of the Property shall be deposited into the appropriate City of Mount Vernon account as designated by the Comptroller and shall be used in accordance with applicable fiscal and legal requirements.

Section 4. Execution of Documents. The Mayor, Corporation Counsel, and City Clerk are hereby authorized and directed to take all necessary actions and execute all required documents to effectuate the intent of this Ordinance and complete the sale of the property as authorized herein.

Section 5. Effective Date. This Ordinance shall take effect immediately upon its passage, approval by the City Council, and subsequent approval by the Board of Estimate & Contract in accordance with the laws of the City of Mount Vernon and the State of New York.

Vote Taken As Follows: 10/8/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM
[Signature]
Assistant Corporation Counsel
APPROVED
OCT - 9 2025
Date
[Signature]
BY Mayor

[Signature]
Councilperson
THIS ORDINANCE
ADOPTED BY CITY COUNCIL
[Signature]
President
ATTEST:
[Signature]
City Clerk

21

22

AN ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY LOCATED AT 328 SOUTH 1ST AVENUE, MOUNT VERNON, NEW YORK (PARCEL ID: 169.31.3120.01)

Whereas, in correspondence dated October 1, 2025, the Real Estate Committee – 2025 formally requested authorization for the Mayor of the City of Mount Vernon to execute and deliver a deed and all other necessary documents to convey the property located at 328 South 1st Avenue, Mount Vernon, New York (Parcel ID: 169.31.3120.01) to Mr. Valon Nikci of Bedrock Company for the total purchase price of Three Hundred and Five Thousand Dollars (\$305,000); and

Whereas, the City of Mount Vernon is the lawful owner of certain real property located at 328 South 1st Avenue, Mount Vernon, New York, designated on the City Tax Map as Parcel ID: 169.31.3120.01; and

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

Whereas, the City's Real Estate Committee convened on September 26, 2025, to review all offers submitted for the purchase of the property, and after full consideration, determined that the offer submitted by Mr. Valon Nikci of Bedrock Company was the highest and most qualified bid; and

Whereas, the Real Estate Committee, by unanimous vote, recommended that the City Council approve the sale of the subject property to Mr. Valon Nikci of Bedrock Company for the total sum of Three Hundred and Five Thousand Dollars (\$305,000); and

Whereas, it is in the best interest of the City of Mount Vernon to convey the subject property in accordance with applicable laws and procedures governing the disposition of City-owned real estate;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mount Vernon, in the County of Westchester and State of New York, as follows:

Section 1. Authorization of Sale. The City Council hereby authorizes and approves the sale of the City-owned property located at 328 South 1st Avenue, Mount Vernon, New York (Parcel ID: 169.31.3120.01) to Mr. Valon Nikci of Bedrock Company for the total purchase price of Three Hundred and Five Thousand Dollars (\$305,000).

Section 2. Authority to Execute Documents. The Mayor of the City of Mount Vernon is hereby authorized and directed to execute and deliver any and all documents necessary to effectuate the conveyance of said property, including but not limited to a deed of conveyance and any related closing instruments, subject to review and approval by the Corporation Counsel.

Section 3. Disposition of Proceeds. All proceeds derived from the sale of the subject property shall be deposited into the appropriate City account designated for the receipt of real property sale revenues, as directed by the Comptroller.

Section 4. Effective Date. This Ordinance shall take effect immediately upon its passage, approval by the City Council, and subsequent approval by the Board of Estimate & Contract in accordance with the laws of the City of Mount Vernon and the State of New York.

Vote Taken As Follows: 10/8/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM
Assistant Corporation Counsel
APPROVED
OCT - 9 2025
Date
Mayor

Councilperson
THIS ORDINANCE ADOPTED BY CITY COUNCIL
President
ATTEST
City Clerk

25

AN ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY LOCATED AT 331 SOUTH 2ND AVENUE, MOUNT VERNON, NEW YORK (PARCEL ID: 165.63.1142.003)

3120.35

Whereas, in correspondence dated October 1, 2025, the Real Estate Committee – 2025 formally requested authorization for the Mayor of the City of Mount Vernon to execute and deliver a deed and all other necessary documents to convey the property located at 331 South 2nd Avenue, Mount Vernon, New York, identified as Parcel ID: 165.63.1142.003, to Valon Nikci of Bedrock Company for the total sum of \$115,000 (One Hundred Fifteen Thousand Dollars); and

Whereas, said property was acquired by the City of Mount Vernon through foreclosure proceedings resulting from the non-payment of real property taxes; and

Whereas, the City Council of the City of Mount Vernon recognizes that it is in the best interest of the City and its residents to return this property to the tax rolls and promote responsible redevelopment within the community; and

Whereas, the City's Real Estate Committee conducted a formal review of all offers received for the purchase of the aforementioned property during its meeting held on September 26, 2025; and

Whereas, following due deliberation, the Real Estate Committee determined that the highest responsible bidder, Mr. Valon Nikci of Bedrock Company, submitted an offer to purchase the property for the total sum of One Hundred Fifteen Thousand Dollars (\$115,000); and

Whereas, the Real Estate Committee has confirmed that Mr. Nikci has complied fully with all requirements of the City's bidding process; and

Whereas, it is the recommendation of the Real Estate Committee that the City Council authorize the Mayor to execute all necessary documents to convey said property to Mr. Nikci of Bedrock Company;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mount Vernon, in the County of Westchester and State of New York, as follows:

Section 1. Authorization to Sell Property. The Mayor of the City of Mount Vernon is hereby authorized to execute and deliver a deed and any and all necessary documents to convey title to the property located at 331 South 2nd Avenue, Mount Vernon, New York, identified as Parcel ID: 165.63.1142.003, to Valon Nikci of Bedrock Company for the total sum of \$115,000 (One Hundred Fifteen Thousand Dollars).

Section 2. Terms and Conditions of Sale. The sale shall be subject to all applicable federal, state, and local laws, ordinances, and regulations. The purchaser shall assume full responsibility for all future taxes, maintenance, and improvements upon transfer of title.

Section 3. Disposition of Proceeds. All proceeds derived from the sale of the subject property shall be deposited into the appropriate City account designated for the receipt of real property sale revenues, as directed by the Comptroller.

Section 4. Authority of the Mayor. The Mayor, or his/her duly authorized designee, is hereby authorized and directed to execute all necessary documents and take all actions required to effectuate the intent and purpose of this Ordinance.

Section 5. Effective Date. This Ordinance shall take effect immediately upon its passage, approval by the City Council, and subsequent approval by the Board of Estimate & Contract in accordance with the laws of the City of Mount Vernon and the State of New York.

Vote Taken As Follows: 10/8/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM
Assistant Corporation Counsel

APPROVED
OCT - 9 2025
Date
Mayor

Councilperson
THIS ORDINANCE ADOPTED BY CITY COUNCIL
President
Attest
City Clerk

OCT - 9 2025

24

AN ORDINANCE AUTHORIZING THE SALE OF CITY-OWNED PROPERTY LOCATED AT 467 EAST 5TH STREET, MOUNT VERNON, NEW YORK (PARCEL ID: 169.26.4050.029)

Whereas, in correspondence dated October 1, 2025, the Real Estate Committee – 2025 formally requested authorization for the Mayor of the City of Mount Vernon to execute and deliver a deed and all other necessary documents to convey the property located at 467 East 5th Street, Mount Vernon, New York (Parcel ID: 169.26.4050.029) to Donny McTaggart of Edson Avenue Development Group LLC for the total purchase price of Three Hundred Five Thousand Dollars (\$305,000.00); and

Whereas, the City of Mount Vernon is the owner of real property located at 467 East 5th Street, Mount Vernon, New York, identified on the tax map as Parcel ID 169.26.4050.029; and

Whereas, the said property was acquired by the City through foreclosure for the non-payment of real property taxes; and

Whereas, the City Council recognizes the importance of returning tax-foreclosed properties to the tax rolls and encouraging responsible redevelopment and investment within the City; and

Whereas, the City of Mount Vernon Real Estate Committee, at its meeting held on September 26, 2025, reviewed all offers received for the purchase of the subject property; and

Whereas, after due deliberation, the Real Estate Committee determined that Mr. Donny McTaggart of Edson Avenue Development Group LLC submitted the highest responsible bid in the total amount of Three Hundred Five Thousand Dollars (\$305,000.00) and found said bidder to be in full compliance with the City's bidding process; and

Whereas, the Real Estate Committee has recommended the sale of the subject property to Donny McTaggart of Edson Avenue Development Group LLC for the total purchase price of \$305,000.00, subject to all applicable laws, terms, and conditions of sale; and

Whereas, the City Council of the City of Mount Vernon, having reviewed the recommendation of the Real Estate Committee, concurs that the sale of said property is in the best interest of the City and its residents;

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

Section 1. Authorization of Sale. The Mayor of the City of Mount Vernon is hereby authorized and directed to execute any and all necessary documents to convey title and transfer ownership of the property located at 467 East 5th Street, Mount Vernon, New York (Parcel ID: 169.26.4050.029) to Donny McTaggart of Edson Avenue Development Group LLC for the total purchase price of Three Hundred Five Thousand Dollars (\$305,000.00).

Section 2. Terms and Conditions. The sale shall be conducted pursuant to all applicable laws of the State of New York and the City of Mount Vernon. The purchaser shall be responsible for all customary closing costs, fees, and other charges associated with the transfer of ownership.

Section 3. Deposit and Use of Proceeds. All proceeds from the sale of said property shall be deposited into the appropriate City account as determined by the Comptroller and used in accordance with applicable fiscal policies and procedures.

Section 4. Effective Date. This Ordinance shall take effect immediately upon its passage, approval by the City Council, and subsequent approval by the Board of Estimate & Contract in accordance with the laws of the City of Mount Vernon and the State of New York.

Vote Taken As Follows: 10/8/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM
[Signature]
Assistant Corporation Counsel
APPROVED
OCT - 9 2025
Date
[Signature]
BY
Mayor

[Signature]
Councilperson
THIS ORDINANCE
ADOPTED BY CITY COUNCIL
[Signature]
President
ATTEST
[Signature]
City Clerk

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OCT - 9 2025

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AN ORDINANCE AUTHORIZING THE MAYOR TO CONVEY CITY-OWNED PROPERTY LOCATED AT 16 GLEN AVENUE, MOUNT VERNON, NEW YORK (PARCEL ID: 165.63.1142.003) TO SHANE BLACK OF SB MANAGEMENT NY LLC

Whereas, in correspondence dated October 1, 2025, the Real Estate Committee – 2025 formally requested authorization for the Mayor of the City of Mount Vernon to execute and deliver a deed and all other necessary documents to convey the property located at 16 Glen Avenue, Mount Vernon, New York (Parcel ID: 165.63.1142.003) to Shane Black of SB Management NY LLC for the total sum of Three Hundred Thousand Dollars (\$300,000); and

Whereas, the City of Mount Vernon is the lawful owner of real property located at 16 Glen Avenue, Mount Vernon, New York, identified on the City tax map as Parcel ID: 165.63.1142.003; and

Whereas, the City acquired said property through foreclosure for non-payment of property taxes, and the property is no longer required for municipal purposes; and

Whereas, the City, through its Real Estate Committee, solicited and reviewed offers for the purchase of the property in accordance with the City’s established property disposition procedures; and

Whereas, at the meeting of the Real Estate Committee held on September 26, 2025, all submitted offers were reviewed and Mr. Shane Black of SB Management NY LLC was determined to be the highest responsible bidder, having complied fully with all requirements of the bidding process; and

Whereas, the Real Estate Committee has recommended the sale of said property to Mr. Shane Black of SB Management NY LLC for the total purchase price of Three Hundred Thousand Dollars (\$300,000); and

Whereas, the City Council of the City of Mount Vernon finds it to be in the best interest of the City to approve and authorize such conveyance;

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

Section 1. Authorization of Sale. The Mayor of the City of Mount Vernon is hereby authorized to sell and convey the City-owned property located at 16 Glen Avenue, Mount Vernon, New York (Parcel ID: 165.63.1142.003) to Shane Black of SB Management NY LLC for the total sum of Three Hundred Thousand Dollars (\$300,000).

Section 2. Terms of Conveyance. The conveyance shall be made by Quitclaim Deed, upon payment in full of the purchase price. The purchaser shall be responsible for all closing costs, title fees, and any other associated expenses related to the transfer of title.

Section 3. Authority of the Mayor. The Mayor is hereby authorized to execute and deliver all documents necessary to effectuate the sale and transfer of said property on behalf of the City, including the deed and any related closing documents.

Section 4. Deposit of Proceeds. All proceeds from the sale of the property shall be deposited into the City’s General Fund or such other account as may be designated by the Comptroller and approved by the City Council.

Section 5. Effective Date. This Ordinance shall take effect immediately upon passage and approval by the City Council, and subsequent approval by the Board of Estimate & Contract in accordance with the laws of the City of Mount Vernon and the State of New York.

Vote Taken As Follows: 10/8/2025
Boxhill: Yea Gleason: Yea
Poteat: Yea Thompson: Yea
Browne: Yea Ordinance Adopted

APPROVED AS TO FORM
Brian K. Johnson
Assistant Corporation Counsel

APPROVED
OCT - 9 2025
Date
Shane Black
Mayor

A. S. K...
Council person
THIS ORDINANCE
ADOPTED BY CITY COUNCIL
President

ATTEST:
M. Colabonico
City Clerk

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