

City of Mount Vernon, New York

1 ROOSEVELT SQ. RM. 104
CITY HALL, MOUNT VERNON, NEW YORK 10550
& VIA [FACEBOOK.COM/MOUNTVERNONNY](https://www.facebook.com/mountvernonny)



Referral Packet - 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”

Code: LPW

Attachments: [Referral Request for Use of City Hall Plaza](#)
[Purple City Lights Mount Vernon Stands](#)
[Against Domestic Violence](#)

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

Code: LPW

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

Code: LPW

Attachments: [Emergency Tree Removal- Dead Oak Trees along MacQuesten Parkway](#)
[Dead Oak- MacQuesten Parkway 8](#)
[Dead Oak- MacQuesten Parkway 7](#)
[Dead Oak- MacQuesten Parkway 6](#)
[Dead Oak- MacQuesten Parkway 5](#)
[Dead Oak- MacQuesten Parkway 4](#)
[Dead Oak- MacQuesten Parkway 3](#)
[Dead Oak- MacQuesten Parkway 2](#)
[Dead Oak- MacQuesten Pkwy 1](#)

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”

Code: LPW

Attachments: [FEMA HMGP Amendment](#)

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

Code: LPW

Attachments: [Request for Enrollment Approval and Funding-Grenn Project Manager \(GPM-b\) Certification](#)

6. City Council: An Ordinance Authorizing and Approving the City of Mount Vernon Honorary Street Co-Naming Policy

Code: LPW

Attachments: [Street Re Naming Referral](#)
[Street Re 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

Code: LPW

Attachments: [Referral Letter Transfer of Funds 10-2025](#)

8. City Clerk: A Resolution Appointing Members to the Cable Television Advisory Committee - (Michael Thompson and Oscar Davis)

Code: LPW

Attachments: [Referral Letter - Board of Ed appointment 10-2025](#)

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

Code: HR

Attachments: [Stephanie Mills](#)

10. City Council: An Ordinance Authorizing the Renaming of the Quilting Room Within the Doles Recreation Center as "The Evelyn Paula Young Quilting Room"

Code: HR

Attachments: [Dept Rec Quilting Room Evelyn Young](#)

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

Code: PSC

Attachments: [Passport Labs Referral Letter](#)
[Complus Data Innovations Ordinance](#)

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)

Code: PSC

Attachments: [INTERVIEW AND INTERROGATION COURSE](#)

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

Code: PSC

Attachments: [FEMALE ENFORCERS TRAINING](#)

14. Department of Public Safety: An Ordinance Authorizing the Transfer of Funds for Contractual Payments to Tyler Technologies

Code: PSC

Attachments: [FUNDS TRANSFER - TYLER PAYMENT](#)

15. Department of Public Safety: An Ordinance Authorizing the Transfer of Funds to Cover Prisoner Meal Costs

Code: PSC

Attachments: [FUNDS TRANSFER - PRISONER MEALS](#)

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

Code: FP

Attachments: [Letter to City Council with FEAF](#)
[2025.10.02. The Grace_EAF1_forPrinting2](#)
[Notice](#)

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"

Code: FP

Attachments: [AMENDED REFERRAL
LETTER-ORDINANCE NO.12 JUNE 25,
2025](#)

18. Office of the Comptroller: An Ordinance Authorizing the Acceptance of the 2020 Annual Independent Audit Prepared by PKF O'Connor Davies

Code: FP

Attachments: [COMP2025-16 - Acceptance of the 2020
Annual Independent Audit
FINAL - 2020 City of Mount Vernon
Financials](#)

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

Code: FP

Attachments: [Recommendation ltr 106 Hillside Ave](#)

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)

Code: FP

Attachments: [Recommendation ltr 224 North 7th Ave](#)

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)

Code: FP

Attachments: [Recommendation ltr 234 East 5th St](#)

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)

Code: FP

Attachments: [Recommendation ltr 328 South 1st Avenue](#)

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)

Code: FP

Attachments: [Recommendation ltr 331 South 2nd Ave](#)

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)

Code: FP

Attachments: [Recommendation ltr 467 East 5th Street](#)

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

Code: FP

Attachments: [Recommendation ltr 16 Glen Avenue](#)

OTHER BUSINESS/CLOSING COMMENTS



City of Mount Vernon, New York

Staff Report

1 ROOSEVELT SQ. RM.
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File #: TMP -1665

Agenda Date: 10/22/2025

Agenda #: 1.

City Council:

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.

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.



CITY OF MOUNT VERNON, N.Y.

Mayor Office

SHAWYN PATTERSON-HOWARD, MPA
Mayor

City Hall, One Roosevelt Square
Mount Vernon, NY. 10550
(914) 665-2362 – Fax: (914) 665-6173

MALCOLM CLARK
Chief of Staff
KHENDRA DAVID
Deputy Chief of Staff

September 30, 2025

City Council
Mount Vernon City Hall
1 Roosevelt Square N
Mount Vernon, NY 10550

Referral Request for Use of City Hall Plaza – “Purple City Lights: Mount Vernon Stands Against Domestic Violence”

Dear Honorable City Council Members,

I am writing to respectfully request the use of Mount Vernon City Hall Plaza on Friday, October 10, 2025, from 4:00 PM to 7:00 PM, for an event titled:

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

(Honoring all who’ve been impacted by Domestic Abuse)

In observance of Domestic Violence Awareness Month, this event will serve as a powerful evening of unity, remembrance, and hope, honoring the lives of victims and survivors of domestic violence and reaffirming our collective commitment to ending abuse in all forms.

Hosted by the Office of Neighborhood Safety and Engagement, in partnership with The Social Butterfly Organization and the Youth Shelter Program of Westchester, the program will run from 6:00 PM to 7:30 PM, with setup beginning at 4:00 PM.

Program Highlights Include:

- Candlelight & City Illumination Ceremony: Mount Vernon landmarks lit purple in solidarity
- Musical Performances: Featuring the Mount Vernon High School Choir and local artists
- Keynote Speakers:
 - Mayor Shawyn Patterson-Howard, City of Mount Vernon
 - Senator Jamaal Bailey, New York State Senator
 - Joanne Dunn, Executive Director, Youth Shelter Program of Westchester
 - Dr. Priscilla Echi, CEO & Founder, The Social Butterfly Organization
 - Debbie Burrell-Butler, Executive Director, Youth Bureau
 - Representatives from NAMI Westchester, My Sister’s Place, Westchester County Office for Women, and National & NYS Domestic Violence Coalitions
 - Survivor Testimonial by Alyssa Rose Valentin
 - Youth Leader and Community Advocate

“The Jewel of Westchester”



CITY OF MOUNT VERNON, N.Y.

Mayor Office

SHAWYN PATTERSON-HOWARD, MPA
Mayor

City Hall, One Roosevelt Square
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MALCOLM CLARK
Chief of Staff
KHENDRA DAVID
Deputy Chief of Staff

Special Features:

- “Say Their Names” Tribute: Honoring the lives lost to domestic violence
- Moment of Silence & Survivor Acknowledgment
- Resource Fair: Local DV service providers, counseling services, and legal aid information
- Community Call to Action: A pledge wall for community members to commit to action and support

Presented By:

City of Mount Vernon • Senator Jamaal Bailey • The Social Butterfly Organization • Youth Shelter of Westchester • NAMI Westchester • My Sister’s Place • Westchester County Office for Women • Kindred Solutions • Community Partners

In the event of inclement weather, we respectfully request the use of the City Hall Rotunda as an indoor backup location.

Kindly note, this event will be hosted at no cost to the City and no post event cleanup is needed.

Thank you for your consideration.

Sincerely,

Tajeau Turnier

Tajeau Turnier, LMSW
Director of Neighborhood Safety and Engagement
City of Mount Vernon



City of Mount Vernon, New York

Staff Report

1 ROOSEVELT SQ. RM.
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File #: TMP -1661

Agenda Date: 10/8/2025

Agenda #: 2.

City Council:

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.



City of Mount Vernon, New York

Staff Report

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File #: TMP -1655

Agenda Date: 10/8/2025

Agenda #: 3.

City Council:

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.

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.



CITY OF MOUNT VERNON, N.Y.
DEPARTMENT of PUBLIC WORKS

SHAWYN PATTERSON-HOWARD
Mayor

City Hall, One Roosevelt Square
Mount Vernon, NY, 10550
(914) 665-2300 – Fax: (914) 665-2476

DAMANI L. BUSH
Commissioner

ROBERT L. HACKETT
Deputy Commissioner

September 23, 2025

Honorable City Council Members
The City of Mount Vernon
Mount Vernon, New York
(Through the Office of the Mayor)

Re: Emergency Tree Removal – Dead Oak Trees along MacQuesten Parkway

Dear Honorable City Council Members,

BACKGROUND

I am writing to urgently request the City Council's approval to authorize the City to enter into an emergency contractual agreement for the removal of several dead oak trees that are over 100+ years old along MacQuesten Parkway. This request is critical to protect public safety, as multiple large trees along this heavily traveled corridor have died and/or now hollow inside posing an imminent risk of falling, endangering motorists, pedestrians, and nearby properties. The soil in this area has also deteriorated due to the sloped incline which has now exposed the roots and additional danger. Attached are several photographs from the most recent tree that abruptly came down and damaged a nearby vehicle.

Given the proximity of these oak trees to a major vehicular corridor, their removal is classified as an emergency public safety action. The situation meets the definition of an *emergency purchase* under Section 6(B) of the City's procurement policy, as delay in addressing these conditions would expose residents, motorists, and municipal property to severe risk of injury and damage.

SCOPE OF WORK

- Location: MacQuesten Parkway
- Work Required:
 - **Tree Removal:** Rigging, sectional takedown, and complete removal of ten (10) dead or hazardous trees, including trunks, branches, and canopy.
 - **Stump Grinding:** Mechanical grinding of each stump to a depth sufficient to allow for backfill and restoration below finished grade.
 - **Debris Management:** On-site chipping of branches and brush, cutting and removal of trunk wood, and full removal of all wood chips and grindings from the worksite.
 - **Site Restoration:** Backfilling of stump cavities with clean soil and leveling to surrounding grade.



CITY OF MOUNT VERNON, N.Y.
DEPARTMENT of PUBLIC WORKS

SHAWYN PATTERSON-HOWARD
Mayor

City Hall, One Roosevelt Square
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DAMANI L. BUSH
Commissioner

ROBERT L. HACKETT
Deputy Commissioner

Quotes were solicited from qualified tree service vendors, and the following proposals were received:

- **D&D Tree Service** – \$56,800 (10 trees removed, grind stumps below grade, remove all chips and debris)
- **Michael Serrio** – \$65,000 (same scope of work)
- **Atlas Tree Service** – \$62,450 (same scope of work)

After review, the Department of Public Works has determined that **D&D Tree Service, at \$56,800**, represents the lowest responsible cost for this emergency work.

PROCUREMENT POLICY

Section 6. Items Excepted from these Policies and Procedures by the City Council.

B. Emergency Purchases. For purpose of this section, an emergency refers to an occurrence that presents an immediate threat to public property, the life, safety, health, welfare or property of residents or the public, or threatens to curtail or terminate an essential service to residents or the public. Due to the nature of this exception, these goods or services must be purchased immediately and a delay in order to seek alternate proposals may threaten the life, health, safety, property or welfare of the residents or City of Mount Vernon.

FUNDING

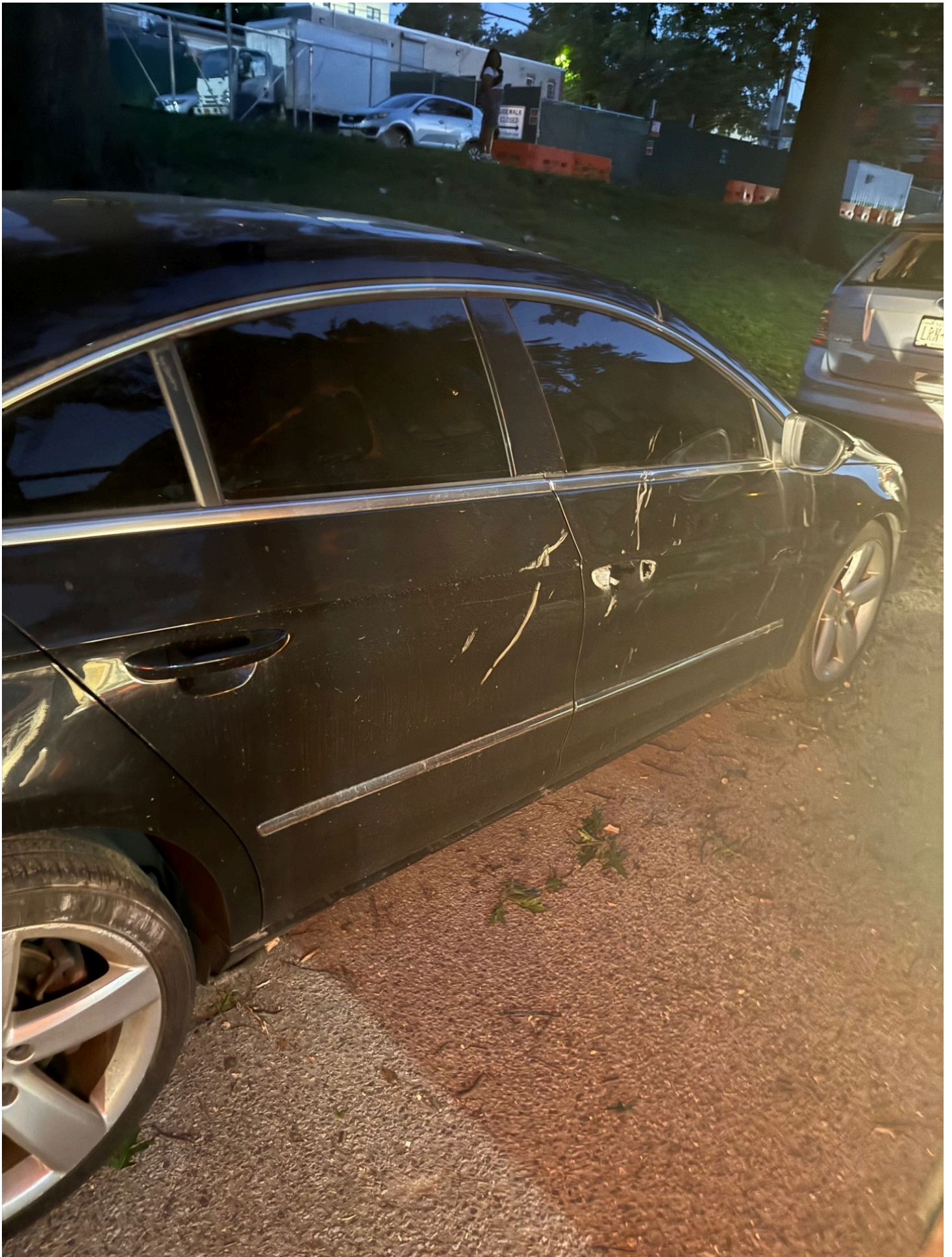
The total associated cost for this emergency tree removal is **\$56,800.00**

Funding for this emergency work will be made through – A8560.439 (Shade Trees & Planting)

Respectfully,

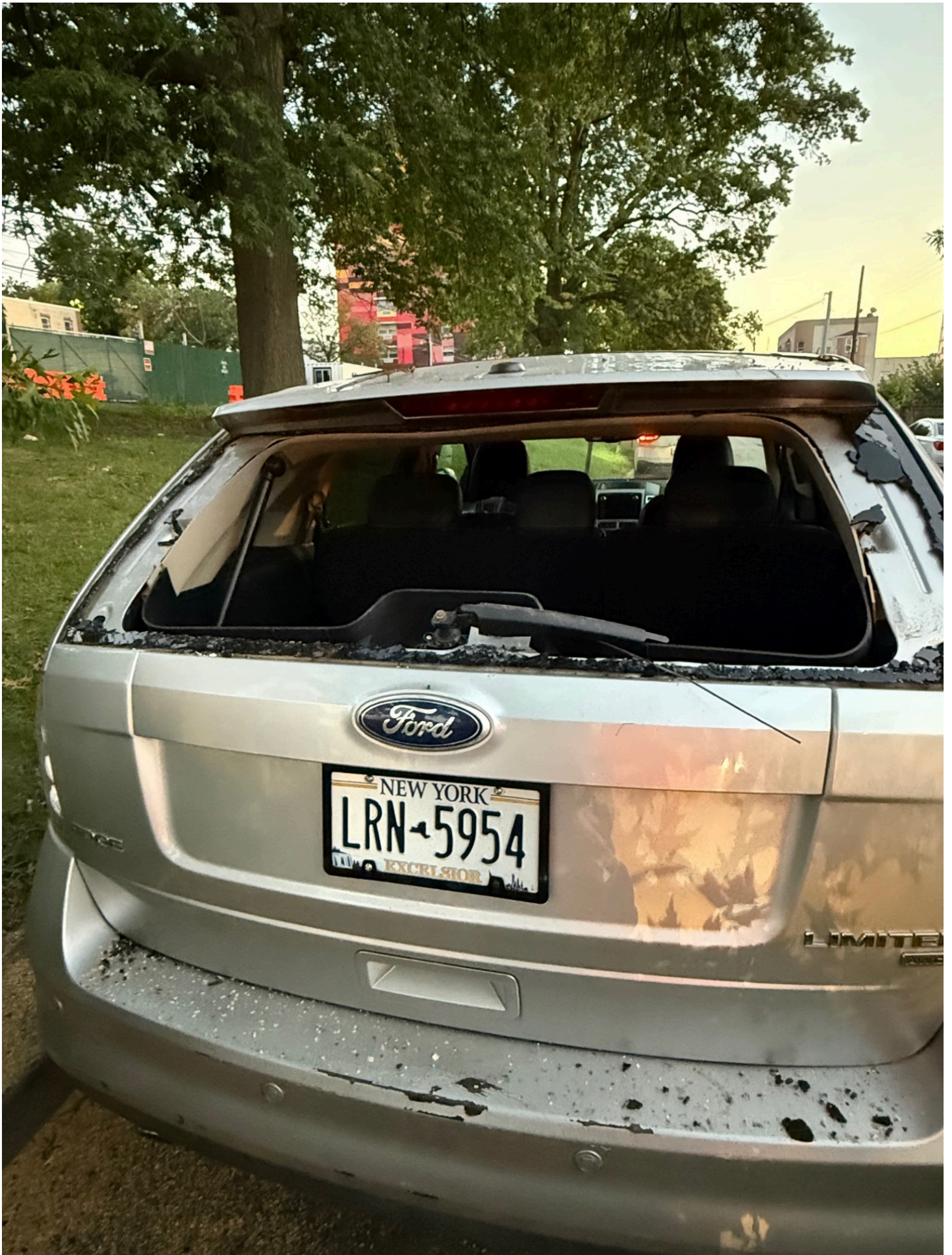
Damani L. Bush
Commissioner of Public Works
DLB

Cc: City Engineer
Arcadis of New York
File



















City of Mount Vernon, New York

Staff Report

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File #: TMP -1660

Agenda Date: 10/8/2025

Agenda #: 4.

City Council:

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.
- 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 []



CITY OF MOUNT VERNON, N.Y.
DEPARTMENT of PUBLIC WORKS

SHAWYN PATTERSON-HOWARD
Mayor

City Hall, One Roosevelt Square
Mount Vernon, NY. 10550
(914) 914-665-2343
email:dpwconcerns@mountvernonny.gov

DAMANI L. BUSH
Commissioner

JOHN NUCULOVIC
Deputy Commissioner

September 26, 2025

Honorable City Council Members
The City of Mount Vernon
Mount Vernon, New York
(Through the Office of the Mayor)

Re: **Amendment of FEMA-4615-DR-NY – Hazard Mitigation Grant Program (HMGP) Project #4615-0004
CMVNY Third & South Columbus Avenues Flood Mitigation to move to Capital Projects**

Dear Honorable City Council Members,

1. PURPOSE. This memo is to impart a selection/determination by Public Works regarding the Study of the South Third & South Columbus Avenues Flood Mitigation.

2. BACKGROUND. This intersection, and area, underwent an explosion caused by water pressure in the manhole. Since then, a retention area has been added to an adjacent property, and the addition of new structures acting as a sump. The issues are: (1) at high tide the entire outfall pipe is submerged, preventing outfall/run; and (2) with the change in storms in recent years (more volume of downfall at a much shorter amount of time), we still are forced to close the road during storms. We have been awarded 950,000 USD from Hazard Mitigation Grant Program (HMGP) Project under the Federal Emergency Management Agency in order to conduct a much-needed study of the intersection, outfall, structures/sub-structures, surrounding areas and watershed.

3. ANALYSIS. Our decision was based on several key factors, as follows: (1) understanding of work to be done; (2) experience with similar projects as relatable to our needs of the instant matter; (3) quality of proposed staff; (4) familiarity with state and federal requirements; (S) organization and financial responsibility; and [6] logistics posture regarding familiarity with the area.

4. SELECTION. When placing the technical proposals in juxtaposition with each other as well as our analytical criterion, the Department of Public Works has identified Woodard & Curran as the most qualified firm to meet the needs of the City of Mount Vernon's upcoming project.

We would like to amend to accept this grant for capital projects account H 4097 C966 (Federal Aid Capital Projects) and H8140.203 C966 for revenues and expenditures, respectively.

Thank you for your consideration.

"The Jewel of Westchester"



CITY OF MOUNT VERNON, N.Y.
DEPARTMENT of PUBLIC WORKS

SHAWYN PATTERSON-HOWARD
Mayor

City Hall, One Roosevelt Square
Mount Vernon, NY. 10550
(914) 914-665-2343
email:dpwconcerns@mountvernonny.gov

DAMANI L. BUSH
Commissioner

JOHN NUCULOVIC
Deputy Commissioner

Respectfully,

Damani Bush
Commissioner of Public Works
DB/lp

Cc: City Engineer
File

"The Jewel of Westchester"



City of Mount Vernon, New York

Staff Report

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

File #: TMP -1663

Agenda Date: 10/8/2025

Agenda #: 5.

City Council:

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.

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.



CITY OF MOUNT VERNON, N.Y.
DEPARTMENT OF PUBLIC WORKS

SHAWYN PATTERSON-HOWARD
Mayor

City Hall, One Roosevelt Square
Mount Vernon, NY. 10550
(914) 914-665-2339
email:dpwconcerns@mountvernonny.gov

DAMANI L. BUSH
Commissioner

JOHN NUCULOVIC
Deputy Commissioner

September 26, 2025

Honorable City Council Members
Of the City of Mount Vernon
City Hall, Mount Vernon, New York
(Through the Office of the Mayor)

Re: Request for Enrollment Approval and Funding – Green Project Manager (GPM-b) Certification

Dear Honorable City Council Members:

I am writing to request permission and funding approval 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). As the City's Director of Sustainability, obtaining this credential will significantly enhance my ability to lead Mount Vernon's sustainability projects effectively and in alignment with our environmental goals. The GPM-b is widely regarded as the leading professional certification in sustainable project management and is now part of PMI's globally recognized certification offerings.

The GPM-b program is a knowledge-based certification focused on integrating sustainability principles into project management from inception to closure. It combines an online preparatory course with a proctored exam. Through the course, participants learn how to assess project impacts, develop Sustainability Management Plans, and embed environmental, social, and governance (ESG) considerations into every project phase. In essence, GPM-b training provides practical tools and frameworks to manage projects in an environmentally and socially responsible manner. This directly aligns with the City's commitment to sustainable development and will bolster my expertise in ethical, forward-thinking project leadership.

~~Although I did not originally meet all of the formal eligibility criteria for this certification, through a successful~~
appeal process and a virtual interview, I have now been deemed qualified to enroll. This outcome reflects the recognition of my professional experience, leadership, and demonstrated success in managing sustainability projects for the City of Mount Vernon.

By undertaking this certification, I will sharpen my ability to plan and execute projects that balance municipal objectives with environmental and social responsibilities. For example, I will learn too formally

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CITY OF MOUNT VERNON, N.Y.
DEPARTMENT OF PUBLIC WORKS

SHAWYN PATTERSON-HOWARD
Mayor

City Hall, One Roosevelt Square
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email:dpwconcerns@mountvernonny.gov

DAMANI L. BUSH
Commissioner

JOHN NUCULOVIC
Deputy Commissioner

evaluate a project's environmental impact and social equity outcomes alongside traditional metrics like scope, schedule, and budget. This knowledge will enhance day-to-day project execution in our department, ensuring that city projects are managed not only for immediate results but also for long-term sustainability benefits. Ultimately, the skills gained will translate into more robust project proposals, more efficient implementation of green initiatives, and leadership by example for our project teams and contractors.

Supporting my enrollment in the GPM-b program will deliver immediate value for our residents and build lasting benefits for Mount Vernon's future:

- **Enhanced ESG Integration:** Ensures projects systematically account for environmental impact, social equity, and governance.
- **Improved Outcomes and Risk Reduction:** Sustainable practices reduce waste, optimize resources, and improve project success rates while saving costs.
- **Stronger Grant Competitiveness:** Demonstrates credibility to funders and increases chances of securing external grants.
- **Public Trust and Transparency:** Improves our ability to measure, report, and communicate project outcomes with accountability.
- **Alignment with Mandates and Long-Term Goals:** Positions the City to proactively meet state and federal climate mandates and advance our Climate Action Plan.

The GPM-b certification costs approximately **\$525 (USD)**, which covers both the online preparatory course and the certification exam. The course is self-paced, requiring about 12–15 hours of study, and concludes with a 90-minute proctored exam consisting of 75 questions. The credential is valid for five years with no recurring annual fees. Funding for this training is available under **Budget Code A2770.9**. These funds are not drawn from the City's operational budget; rather, they are proceeds from Mount Vernon's participation in the Logical Buildings Demand Response program.

In summary, I respectfully seek the Council's authorization for my enrollment in the PMI GPM-b certification program and approval of the associated funding. This modest investment will directly benefit the City of Mount Vernon by enhancing our capacity to plan, execute, and report on sustainability initiatives with greater efficiency, credibility, and impact.

Thank you for your consideration of this request. I am available to provide additional information or address any questions.

"The Jewel of Westchester"



CITY OF MOUNT VERNON, N.Y.
DEPARTMENT OF PUBLIC WORKS

SHAWYN PATTERSON-HOWARD
Mayor

DAMANI L. BUSH
Commissioner

JOHN NUCULOVIC
Deputy Commissioner

Warm regards,

A handwritten signature in blue ink that reads "Shayne M. Brooks".

Shayne M. Brooks
Director of Sustainability
SMB

A handwritten signature in green ink that reads "DLB".

Damani L. Bush
Commissioner of Public Works
DLB

Attachments:

1. Project Management Institute Quote for Certification

Cc: Mayor's Office

Comptroller's Office
Clerk's Office
Building's Department
Planning & Community Development

"The Jewel of Westchester"



City of Mount Vernon, New York

Staff Report

1 ROOSEVELT SQ. RM.
104
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& VIA
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File #: TMP -1656

Agenda Date: 10/8/2025

Agenda #: 6.

City Council:

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.

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.
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.



CITY COUNCIL

ONE ROOSEVELT SQUARE
MOUNT VERNON, NY 10550
(914) 665-2352 FAX (914) 668-6044

www.cmvny.com

DANIELLE BROWNE, ESQ.
CITY COUNCIL PRESIDENT
DBrowne@cmvny.com

September 22, 2025

Honorable City Councilmembers
City Hall
1 Roosevelt Square
Mount Vernon, NY 10550

RE: Proposed Street Co-Naming Policy

Dear Honorable Members of the City Council,

I am writing to request your review and support for the adoption of the attached City of Mount Vernon Street Co-Naming Policy. This policy was developed to create a clear, fair, and meaningful process for honorary street co-namings, while preventing an overwhelming volume of requests and maintaining the integrity of the honor.

This policy strikes a balance between allowing residents and officials to recognize individuals who have made meaningful and lasting contributions to Mount Vernon while ensuring that the city's naming standards remain intentional and respectful.

I respectfully request that the Council adopt this policy so that it may serve as the official procedure for evaluating and approving all future honorary street co-naming requests. Your feedback and support are appreciated.

Best Regards,

Danielle Browne, Esq.
City Council President

City of Mount Vernon Honorary Street Co-Naming Policy

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 1: 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 2: 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.
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 3: 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 4: 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 5: 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.
3. The cost of signage and installation shall be paid by the applicant for community-initiated request

Section 6: 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 co-naming's 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.

Effective Date

This policy shall take effect immediately upon adoption by the Mount Vernon City Council.



City of Mount Vernon, New York

Staff Report

1 ROOSEVELT SQ. RM.
104
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File #: TMP -1687

Agenda Date: 10/22/2025

Agenda #: 7.

City Council:

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.



OFFICE OF THE CITY CLERK
ONE ROOSEVELT SQUARE NORTH
MOUNT VERNON, NEW YORK 10550
(914) 668-2352 * WWW.CMVNY.COM

NICOLE BONILLA, MBA
City Clerk

JORDAN RIULLANO, JD
Deputy City Clerk

October 3, 2025

Re: Transfer of Funds

Dear Honorable City Council Members,

The following budget line transfer is necessary to cover the cost of additional annual membership dues for the Office of the City Clerk.

FROM:	AMOUNT:	TO:
A 1410.215 (Software & Software Support)	\$1,000.00	A 1410.403 (Membership & Dues)

If the honorable body approves, please enact legislation for the requested budget transfer.
Thank you.

Sincerely,

Nicole Bonilla, MBA
City Clerk



City of Mount Vernon, New York

Staff Report

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

File #: TMP -1688

Agenda Date: 10/22/2025

Agenda #: 8.

City Council:

**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.



CITY OF MOUNT VERNON, NEW YORK
OFFICE OF THE CITY CLERK
ONE ROOSEVELT SQUARE, ROOM 104
MOUNT VERNON, NY 10550
(914) 665-2352
Fax (914) 668-6044
www.cmvny.com

Nicole Bonilla, MBA
City Clerk

October 3, 2025

Re: Cable Television Advisory Committee Appointment

Honorable City Council Members,

Under chapter 12, section 12-4 of the Mount Vernon City Code, which provides for the appointment of members to the Cable Television Advisory Committee by the Mount Vernon City School District Board of Education, this letter requests that the City Council enact legislation to appoint the following for a term of one (1) year, commencing on October 9, 2025, and ending on October 8, 2026.

- 1. Michael Thompson**
- 2. Oscar Davis**

Sincerely,

Nicole Bonilla, MBA
City Clerk



Agenda Item Details

Meeting	Sep 30, 2025 - Business Meeting
Category	11. Resolutions Submitted After Work Session
Subject	11.21 Appointment to The City of Mount Vernon Cable Advisory Committee
Type	Action
Recommended Action	BE IT RESOLVED, that the Board of Education herewith appoints Michael Thompson and Oscar Davis to serve on the Cable Television Advisory Committee for the 2025/26 school year.

Abstract:

Evaluation Tool:

Approved by: Dr. Demario A. Strickland, Superintendent of Schools

Motion & Voting

BE IT RESOLVED, that the Board of Education herewith appoints Michael Thompson and Oscar Davis to serve on the Cable Television Advisory Committee for the 2025/26 school year.

Motion by Sakai Brown, second by Erica Peterson.

Final Resolution: Motion Carries

Yea: Warren Mitchell, Wanda White, Randolph Scott, Erica Peterson, Chris McDonough, Sabina Kelley, Sakai Brown

§



City of Mount Vernon, New York

Staff Report

1 ROOSEVELT SQ. RM.
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COM/MOUNTVERNONNY

File #: TMP -1681

Agenda Date: 10/22/2025

Agenda #: 9.

City Council:

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.

CITY COUNCIL OF MOUNT VERNON



RESOLUTION

WHEREAS, the City Council of Mount Vernon proudly recognizes STEPHANIE MILLS, an internationally acclaimed songstress, actress, and philanthropist, whose extraordinary voice and artistry have inspired audiences around the world for more than five decades; and

WHEREAS, STEPHANIE MILLS has graced the world with her incomparable voice and artistry, beginning her journey as a child prodigy in gospel and Broadway before rising to prominence in the original Broadway production of The Wiz, which is celebrating its 50th anniversary, and her timeless performance of “Home” became an anthem of hope and inspiration; and

WHEREAS, throughout her celebrated career, Ms. Mills has garnered numerous awards and honors, including a Grammy Award for Best Female R&B Vocal Performance, an American Music Award, multiple gold and platinum albums, and her current, aptly titled “The Queens Tour”, all of which have earned her a rightful place among the Icons of American music; and

WHEREAS, beyond the stage and recording studio, Ms. Mills has demonstrated an unwavering commitment to advocacy and philanthropy, founding The 444LOVE Foundation to support individuals with special needs, while also using her platform to champion social justice, education, and empowerment for marginalized communities; and

WHEREAS, STEPHANIE MILLS is not only a global treasure, but also a proud former resident of Mount Vernon for more than 19 years, during which her presence, generosity, and accomplishments have continued to inspire generations of young people to pursue their dreams with passion and perseverance; and

WHEREAS, on Friday, September 26, 2025, the City Council of Mount Vernon will co-name the corner of Primrose Avenue and Fredrick Place in her honor as “Stephanie Mills Way,” ensuring that her legacy remains a permanent fixture in the community she once called “Home”; and NOW, THEREFORE, BE IT

RESOLVED, that the City Council of Mount Vernon joins with the residents, family, friends to celebrate STEPHANIE MILLS, her extraordinary legacy of music, resilience, and service to humanity.

Councilperson

Councilperson

Councilperson

Councilperson

City Council President

Authenticated this 26th day of **SEPTEMBER, 2025**

City Clerk



City of Mount Vernon, New York

Staff Report

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

File #: TMP -1682

Agenda Date: 10/22/2025

Agenda #: 10.

City Council:

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.

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:

- Install appropriate signage designating the room as “The Evelyn Paula Young Quilting Room”; and
- 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.



CITY COUNCIL
CITY OF MOUNT VERNON
ONE ROOSEVELT SQUARE
MOUNT VERNON, NY 10550
(914) 665-2352 · FAX (914) 668-6044

CITY COUNCIL MEMBERS

Danielle Browne, Esq., President
Jaevon Boxhill
Cathlin B. Gleason
Edward Poteat
Derrick Thompson

October 2, 2025

City Council of Mount Vernon
1 Roosevelt Square
Mount Vernon, NY 10552

Re: Referral Request to Rename the Doles Recreation Center's Quilting Room After Mrs. Evelyn Paula Young

Dear Honorable City Council President Browne and esteemed members,

I submit this referral request for your consideration and approval to rename the quilting room within the Doles Recreation Center as "The Evelyn Paula Young Quilting Room", in honor of the late mother of former Mayor Clinton I. Young.

Mrs. Young was a remarkable woman whose life embodied service, dedication, and love for her family and community. From her exceptional service to her Mount Vernon Heights Congregational Church family to her dedication to the Mount Vernon School District, inspiring minds, and fostering a brighter future through her commitment to learning and growth within our community.

Her love for community and her enduring light continue to shine in the hearts and minds of all who were blessed to know her. Renaming the quilting room in her honor is a fitting tribute to her legacy and lasting impact.

If this meets with the City Council's approval, I respectfully ask for the passage of the legislation to rename the quilting room within the Doles Recreation Center in honor of the late mother of former Mayor Clinton I. Young.

Thank you for your consideration.

Sincerely,

Legislative Assistant to the
Mount Vernon City Council



City of Mount Vernon, New York

Staff Report

1 ROOSEVELT SQ. RM.
104
CITY HALL, MOUNT
VERNON, NEW YORK
10550
& VIA
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File #: TMP -1634
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Agenda Date: 10/8/2025

Agenda #: 11 -

City Council:

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.

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.



DEPARTMENT OF PUBLIC SAFETY

BUREAU OF POLICE
ROOSEVELT SQUARE
MOUNT VERNON, NY 10550
(914) 665-2500

DAVID GIBSON
COMMISSIONER

JENNIFER LACKARD
DEPUTY COMMISSIONER of Reform

MARCEL OLIFIERS
CHIEF OF OPERATIONS

SHAWYN PATTERSON - HOWARD
MAYOR

September 16, 2025

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

RE: Authorization for Parking Bureau to Enter into an Agreement with Passport Labs Inc.

Dear Honorable City Council Members,

I respectfully request that legislation be enacted authorizing the Parking Bureau to enter into an addendum agreement with our parking software provider, Passport Labs, Inc., located at 5960 Fairview Road, Suite 250, Charlotte, NC 28210.

This agreement would allow the City to implement a fully integrated system, combining enforcement and mobile payment functions within a single back-office platform. Citizens will benefit from a significantly more user-friendly and widely adopted app experience. Passport is a trusted parking solution used in several Westchester communities, including New Rochelle, Rye, White Plains, Mt. Kisco, Ossining, Pelham, Larchmont, and Port Chester.

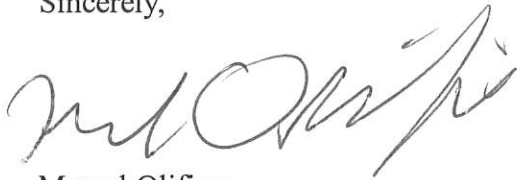
Users will be able to pay for parking via the mobile app, QR codes, guest checkout (no account required), or by initiating a session through text message. The app provides helpful features such as session reminders, the ability to easily extend time, and access to digital receipts—all of which contribute to a seamless parking experience.

The convenience fee will be passed on to the customer, and the reduced merchant processing fees will be netted from the parking fees collected. As such, no new expense line needs to be added to the City's budget.

All necessary signage and decals will be provided as part of the agreement, ensuring a smooth transition and clear communication with parkers.

Should this request meet with the approval of Your Honorable Body, we ask that legislation be enacted to authorize attendance and participation for this training.

Sincerely,

A handwritten signature in black ink, appearing to read 'Marcel Olifiers', written in a cursive style.

Marcel Olifiers
Chief of Public Safety

Cc: Mayor
Comptroller
Law Department

JAN 09 2019

4

AN ORDINANCE AUTHORIZING THE MAYOR
TO ENTER INTO AN AGREEMENT WITH COMPLUS
DATA INNOVATIONS INC. FOR THE DEPARTMENT OF
PUBLIC SAFETY SOFTWARE.

WHEREAS, by letter dated November 29, 2018, the Commissioner of the Department of Public Safety has requested legislation authorizing the Mayor to enter into an agreement with Complus Data Innovations Inc. provider of FastTrack Parking Ticket Management System; and

WHEREAS, the aforesaid agreement will replace the outdated software and hardware from the current vendor AIMS Parking Management Software by EDC Corp; and

WHEREAS, the aforesaid agreement will commence February 2019 effective for three (3) years; NOW, THEREFORE,

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

Section 1. The Mayor is hereby authorized to enter into an agreement with Complus Data Innovations Inc. provider of FastTrack Parking Ticket Management System.

Section 2. Funds are available from Budget Code A3120.416 (Computerization), Department of Public Safety 2018 Budget.

Section 3. The services Complus Data Innovations Inc. provides is fee based (6.75%) of revenue collected.

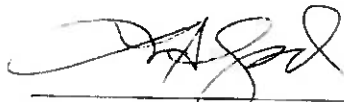
Section 4. This ordinance shall take effect upon its approval by the Board of Estimate & Contract.

APPROVED AS TO FORM

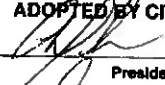
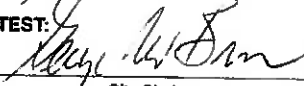
Assistant Corporation Counsel

APPROVED

Dept. _____


Councilperson

THIS ORDINANCE
ADOPTED BY CITY COUNCIL


President
ATTEST: 
City Clerk

APPROVED

1/15/19
Date

By 
Mayor

Vote Taken As Follows 1/9/2019
Copeland Yea Duarte Yea
Farquharson Nay Griffith Yea
Wallace Yea Ordinance Adopted

4

SPECIAL

SEP 18 2019

6

RESOLVED, that an ordinance adopted by the City Council on January 9, 2019 and signed by the Mayor on January 15, 2019, authorizing the Mayor to enter into an agreement with Complus Data innovations Inc. for the Department of Public Safety Software, be and the same hereby is approved.

Vote recorded on 09/18/19 as follows:

Reynolds: Absent Duarte: Yea

Wallace Yea

Resolution Adopted 2-0

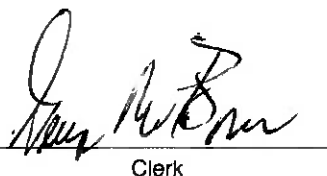
APPROVED AS TO FORM


Assistant Corporation Counsel

ADOPTED BY
BOARD OF ESTIMATE
AND CONTRACT

APPROVED

Dept. _____


Clerk

6



City of Mount Vernon, New York

Staff Report

1 ROOSEVELT SQ. RM.
104
CITY HALL, MOUNT
VERNON, NEW YORK
10550
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File #: TMP -1664

Agenda Date: 10/8/2025

Agenda #: 12.

City Council:

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.



MOUNT VERNON POLICE DEPT

DEPARTMENT OF PUBLIC SAFETY

ROOSEVELT SQUARE -MOUNT VERNON, NY 10550

P - (914) 665-2500

SHAWYN PATTERSON-HOWARD
MAYOR

MARCEL OLIFIERS
CHIEF OF OPERATIONS

JENNIFER LACKARD
DEPUTY COMMISSIONER OF WELLNESS & REFORM

September 29, 2025

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

RE: Request for Authorization to attend Interview and Interrogation Training Course

Dear Honorable Council Members,

The Department of Public Safety respectfully requests that legislation be enacted to authorize **eight (8) Members of Service** to attend **Interview and Interrogation Training Course**, scheduled for **December 1 through December 4, 2025**. The training will be held at the **Westchester County Police Academy, located at 2 Dana Road, Valhalla, NY**.

This course is designed to equip officers with the skills to assess the credibility of suspect statements, structure effective interviews using open-ended and investigative questions, and develop interrogation strategies and themes. Participants will also learn a range of investigative techniques to enhance the accuracy and effectiveness of their inquiries.

The cost of the course is **\$630 per participant, for a total of \$5,040 for eight members**. These expenses will be covered through Budget Line **A3120.451 (Training)**. Additionally, we request authorization for the use of two department vehicles for travel purposes.

Should this request meet with the approval of Your Honorable Body, we ask that legislation be enacted to authorize attendance and participation in this training.

Sincerely,

A handwritten signature in black ink, appearing to read "Marcel Olifiers".

Marcel Olifiers
Chief of Public Safety



City of Mount Vernon, New York

Staff Report

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

File #: TMP -1666

Agenda Date: 10/8/2025

Agenda #: 13.

City Council:

**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.



MOUNT VERNON POLICE DEPT

DEPARTMENT OF PUBLIC SAFETY

ROOSEVELT SQUARE -MOUNT VERNON, NY 10550

P - (914) 665-2500

SHAWYN PATTERSON-HOWARD

MAYOR

MARCEL OLIFIERS

CHIEF OF OPERATIONS

JENNIFER LACKARD

DEPUTY COMMISSIONER OF WELLNESS & REFORM

September 29, 2025

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

**RE: Request for Authorization to attend Female Enforcers Event- Peak Performance,
Force Readiness & Personal Resilience Course**

Dear Honorable Council Members,

The Department of Public Safety respectfully requests that legislation be enacted to authorize **four (4) Members of Service** to attend Female Enforcers Event – Peak Performance, Force Readiness & Personal Resilience course, scheduled for **November 13 and November 14, 2025**. The training will be held at **Dutchess County Emergency Response, located at 392 Creek Road, Poughkeepsie, NY**.

This training is designed to equip female law enforcement officers with the specialized tactical skills and personal strategies necessary to excel in today's demanding environment. It will address both the physical and the holistic challenges faced by women in law enforcement, fostering a community of shared experience and practical solutions.

The cost of the course is **\$359 per participant, \$329 per participant for a group of four or more for a total of \$1,316 for four members**. These expenses will be covered through Budget Line **A3120.451 (Training)**. Additionally, we request authorization for the use of a department vehicle for travel purposes.

Should this request meet with the approval of Your Honorable Body, we ask that legislation be enacted to authorize attendance and participation in this training.

Sincerely,

Marcel Olifiers
Chief of Public Safety



City of Mount Vernon, New York

Staff Report

1 ROOSEVELT SQ. RM.
104
CITY HALL, MOUNT
VERNON, NEW YORK
10550
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File #: TMP -1667

Agenda Date: 10/8/2025

Agenda #: 14.

City Council:

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.

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.



MOUNT VERNON POLICE DEPT
DEPARTMENT OF PUBLIC SAFETY
ROOSEVELT SQUARE -MOUNT VERNON, NY 10550

P - (914) 665-2500

SHAWYN PATTERSON-HOWARD
MAYOR

MARCEL OLIFIERS
CHIEF OF OPERATIONS
JENNIFER LACKARD

DEPUTY COMMISSIONER OF WELLNESS & REFORM

September 29, 2025

Honorable City Council Members
(Through the Office of the Mayor)
City of Mount Vernon
1 Roosevelt Square
Mount Vernon, NY 10550

Subject: Request to Transfer Funds for contractual payment to Tyler Technologies

Dear Honorable City Councilmembers,

This letter comes to request your approval of legislation authorizing the transfer of funds from **Budget lines 1130.203 (Equipment), A3120.414 (Plant & Equipment), A3120.468 (Rent), A3120.416 (Computerization, Technology Upgrades, Leases)** to Budget line **A1680.215 (Software)**. This transfer, in the amount of **\$190,005.93**, is necessary to cover expenses for services that have been provided to the Department of Public Safety by Tyler Technologies. Please see detailed table below:

Budget Line Transfer From	Budget Line Transfer To	Total Amount to Transfer
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:	\$190,005.93

In previous years, funding for this software was properly allocated. However, since our Technology and Computerization line was transferred to Management Services. The full amount needed to cover ongoing Tyler-related expenses was not accounted for. This fund transfer is necessary to ensure accurate financial reporting and compliance with the City's accounting practices.

Tyler Technologies provides a wide range of essential law enforcement operations. This Records Management System (RMS) is instrumental in supporting our daily functions, including incident and arrest report creation, digital evidence documentation, case tracking, fingerprinting, and real-time data access for officers in the field. This system enhances performance, supports investigative processes, and ensures all necessary reports meet state and federal requirements.

If this request meets your approval, we respectfully ask that you enact legislation granting this approval.

Sincerely,

A handwritten signature in black ink, appearing to read 'Marcel Olifiers', written in a cursive style.

Marcel Olifiers
Chief of Public Safety



City of Mount Vernon, New York

Staff Report

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

File #: TMP -1672

Agenda Date: 10/22/2025

Agenda #: 15.

City Council:

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.



MOUNT VERNON POLICE DEPT
DEPARTMENT OF PUBLIC SAFETY
ROOSEVELT SQUARE -MOUNT VERNON, NY 10550

P - (914) 665-2500

SHAWYN PATTERSON-HOWARD
MAYOR

MARCEL OLIFIERS
ACTING COMMISSIONER/CHIEF OF OPERATIONS
JENNIFER LACKARD
DEPUTY COMMISSIONER OF WELLNESS & REFORM

September 29, 2025

Honorable City Council Members
(Through the Office of the Mayor)
City of Mount Vernon
1 Roosevelt Square
Mount Vernon, NY 10550

Subject: Request to Transfer Funds to cover Prisoner Meal costs

Dear Honorable City Councilmembers,

This letter comes to request your approval of legislation authorizing the transfer of funds from **Budget line A3120.407 (Leasing, Print & Copy)** to Budget line **A3150.444 (Prisoner Meals)**. This transfer, in the amount of **\$8,000**, is necessary to cover the cost of prisoner meals in the jail for the remaining of year 2025. Please see detailed table below:

Budget Line Transfer From	Budget Line Transfer To	Total Amount to Transfer
A3120.407 (Leasing, Print & Copy)	A3150.444 (Prisoner Meals)	\$ 8,000.00
	TOTAL:	\$ 8,000.00

Current expenditures have exceeded the allocated amount, and additional funding is required to ensure uninterrupted provision of meals for individuals in custody. This transfer will allow the department to meet its obligations and maintain compliance with state-mandated requirements for inmate care.

If this request meets your approval, we respectfully ask that you enact legislation granting this approval.

Sincerely,

Marcel Olifiers
Chief of Public Safety



City of Mount Vernon, New York

Staff Report

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

File #: TMP -1689

Agenda Date: 10/22/2025

Agenda #: 16.

City Council:

**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 ($\pm 6,948$ sf) and municipal offices ($\pm 5,000$ 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

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.

DELBELLO DONNELLAN WEINGARTEN
WISE & WIEDERKEHR, LLP

Janet J. Giris
Partner
jjg@ddw-law.com

COUNSELLORS AT LAW
360 HAMILTON AVENUE
WHITE PLAINS, NEW YORK 10601
(914) 681-0200
FACSIMILE (914) 684-0288

Connecticut Office
1111 SUMMER STREET
STAMFORD, CT 06905
(203) 298-0000

October 3, 2025

By Hand Delivery and Email

Honorable Danielle Browne, Esq., President
and Members of the City Council
City of Mount Vernon
Mount Vernon City Hall
1 Roosevelt Square North
Mount Vernon, New York 10550

**Re: Petition of Grace Baptist Church for Zoning Amendments Affecting the
Property Located at 70 South Sixth Avenue, 47 Second Street West, and 60
South Sixth Avenue, Mount Vernon.**

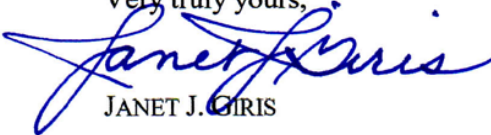
Dear Council President Browne and Members of the City Council:

As you may remember, in June, 2025, we submitted a petition on behalf of Grace Baptist Church (the "Petitioner") and its development partner Mountco Construction and Development Corp. ("Mountco"), seeking modifications to the Zoning Ordinance of the City of Mount Vernon to facilitate the development on the above-referenced property (the "Property") of a mixed use residential and commercial project to be known as "The Grace" (the "Project").

At our meeting with the City Council on June 25, 2025, the Council directed the Petitioner to prepare and submit a full environmental assessment form (FEAF) for the Project. Accordingly, and on behalf of Petitioner, we respectfully submit the enclosed FEAF, prepared by Kimley-Horn and dated September 12, 2025. We respectfully request that this matter be placed on the Council's October 8, 2025 agenda for purposes of declaring intent to be lead agency for review of the Project and all related actions.

Thank you for your consideration. We look forward to working with the Council on your continued review of this extremely exciting and important project for the City.

Very truly yours,


JANET J. GIRIS

Enclosure

cc: James Rausse, FAICP, Commissioner of Planning & Community Development
Brad K. Schwartz, Esq., Zarin & Steinmetz
Patrick Cleary, Cleary Consulting
Pastor W. Franklyn Richardson
Joel Mounty
John Madeo
Bonnie Von Ohlsen, Kimley Horn
Mark P. Weingarten, Esq.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: The Grace		
Project Location (describe, and attach a general location map): 70 South Sixth Ave, 47 Second St West, & 60 South Sixth Ave, Mount Vernon, NY 10550 (Section 165.78, Block 3068, Lots 15, 16, and 36, respectively)		
Brief Description of Proposed Action (include purpose or need): The proposed action is a mixed use building that includes multifamily housing, office space, parking, and residential amenity space. The 0.63 acre site is owned by the adjacent Grace Baptist Church. 262 affordable dwelling units are proposed, consisting of 23 studios, 115 one-bedrooms, 100 two-bedrooms, and 24 three-bedrooms. Units will be available at or below 80% of Westchester County Area Median Income. The proposed office space will be utilized by the Grace Baptist Church (+/- 6,948 sf) and municipal offices (+/-5,000 sf). Parking for the building will be provided in a 114 space structured parking lot, accessible from S 7th Avenue. The proposed action also includes amendments to the City zoning ordinance and/or zoning map to permit the proposed use at the site.		
Name of Applicant/Sponsor: Grace Baptist Church	Telephone: (914) 664 - 2676	
	E-Mail:	
Address: 52 South 6th Avenue		
City/PO: Mount Vernon	State: NY	Zip Code: 10550
Project Contact (if not same as sponsor; give name and title/role): Carl Meinhardt	Telephone: (914) 723 - 1200	
	E-Mail: cmeinhardt@mountco.com	
Address: 700 Post Road #363		
City/PO: Scarsdale	State: NY	Zip Code: 10583
Property Owner (if not same as sponsor): (same as sponsor)	Telephone:	
	E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☒ Yes ☐ No or Village Board of Trustees	City Council: zoning ordinance and/or zoning map amendments	
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	Planning Board: site plan approval, reapportionment and subdivision approval	
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☒ No		
d. Other local agencies ☒ Yes ☐ No	ARB: Certificate of Appropriateness; DOB: Building Permit, Certificate of Occupancy; DPW: Road Opening, Sanitary Sewer Permit; City of Mount Vernon Board of Water Supply: Water service; Mount Vernon Industrial Development Agency	
e. County agencies ☒ Yes ☐ No	WCDOH: water & sewer review; WCDP: 239-m Review	
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	HCR: Funding	
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ☒ No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐ Yes ☒ No iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☒ No		

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	☐ Yes ☒ No
- If Yes, complete sections C, F and G. - If No, proceed to question C.2 and complete all remaining sections and questions in Part 1	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	☒ Yes ☐ No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	☒ Yes ☐ No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	☐ Yes ☒ No
If Yes, identify the plan(s):	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	☐ Yes ☒ No
If Yes, identify the plan(s):	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?

RMF-6.75 and NB District

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☒ No

c. Is a zoning change requested as part of the proposed action? ☒ Yes ☐ No

If Yes,

i. What is the proposed new zoning for the site? TBD - Requesting zoning amendments to facilitate the project.

C.4. Existing community services.

a. In what school district is the project site located? Mount Vernon School District

b. What police or other public protection forces serve the project site?

Mount Vernon Police Department

c. Which fire protection and emergency medical services serve the project site?

Mount Vernon Fire Department

d. What parks serve the project site?

Hartley Park, Brush Park, Wilson's Woods Park, Memorial Park, Hutchinson Fields, Hunts Woods Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? multifamily residential, commercial

b. a. Total acreage of the site of the proposed action? 0.63 acres

b. Total acreage to be physically disturbed? 0.63 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.32 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % Units:

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No *

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

*lot consolidation is proposed

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed?

iv. Minimum and maximum proposed lot sizes? Minimum Maximum

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 24-30 months

ii. If Yes:

- Total number of phases anticipated

- Anticipated commencement date of phase 1 (including demolition) month year

- Anticipated completion date of final phase month year

- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

f. Does the project include new residential uses? ☒ Yes ☐ No			
If Yes, show numbers of units proposed.			
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>
	<u>Multiple Family (four or more)</u>		
Initial Phase	_____	_____	_____
At completion	_____	_____	_____
of all phases	_____	_____	262

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No	
If Yes,	
i. Total number of structures <u>1</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>160</u> height; <u>210</u> width; and <u>162</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>+/- 280,000</u> square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☒ No	
If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☒ Yes ☐ No	
If Yes:	
i. What is the purpose of the excavation or dredging? <u>basement level of building</u>	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): <u>TBD</u> • Over what duration of time? <u>TBD</u>	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. <u>TBD. Nature and characteristics of materials will be identified during future geotechnical investigations.</u>	
iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No	
If yes, describe. <u>TBD. Dependent upon site conditions.</u>	
v. What is the total area to be dredged or excavated? <u>TBD</u> acres	
vi. What is the maximum area to be worked at any one time? <u>0.63</u> acres	
vii. What would be the maximum depth of excavation or dredging? <u>TBD</u> feet	
viii. Will the excavation require blasting? ☐ Yes ☐ No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ 46,250 gallons/day see attached table

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

- Name of district or service area: Mount Vernon Water Department
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ 46,313 gallons/day see attached table

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: Westchester County Wastewater Treatment Plant (Yonkers)
- Name of district: Hutchinson Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No If Yes: i. When is the peak traffic expected (Check all that apply): ☒ Morning ☒ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing <u>0</u> Proposed <u>114</u> Net increase/decrease <u>+114</u> iv. Does the proposed action include any shared use parking? ☒ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ site will be accessible from S 7th Ave vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☒ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☒ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☒ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☒ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ Please note that the proposed action is primarily residential. Electric demand of proposed office space will be provided when architectural design is refined. ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ local utility iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: <u>7 am - 6 pm</u> • Saturday: <u>N/A</u> • Sunday: <u>N/A</u> • Holidays: <u>N/A</u> </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: <u>24/7 (residential), 9AM-5PM office</u> • Saturday: <u>24/7 (residential)</u> • Sunday: <u>24/7 (residential)</u> • Holidays: <u>24/7 (residential)</u> </td> </tr> </table>		i. During Construction: • Monday - Friday: <u>7 am - 6 pm</u> • Saturday: <u>N/A</u> • Sunday: <u>N/A</u> • Holidays: <u>N/A</u>	ii. During Operations: • Monday - Friday: <u>24/7 (residential), 9AM-5PM office</u> • Saturday: <u>24/7 (residential)</u> • Sunday: <u>24/7 (residential)</u> • Holidays: <u>24/7 (residential)</u>
i. During Construction: • Monday - Friday: <u>7 am - 6 pm</u> • Saturday: <u>N/A</u> • Sunday: <u>N/A</u> • Holidays: <u>N/A</u>	ii. During Operations: • Monday - Friday: <u>24/7 (residential), 9AM-5PM office</u> • Saturday: <u>24/7 (residential)</u> • Sunday: <u>24/7 (residential)</u> • Holidays: <u>24/7 (residential)</u>		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: <u>Proposed action may exceed ambient noise levels during construction due to the use of typical construction equipment. Noise will return to ambient levels when construction is complete.</u>	☒ Yes ☐ No
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____	☐ Yes ☒ No
n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: <u>Proposed action will include street lighting in accordance with City of Mount Vernon standards, and building mounted lighting as needed for safety and security.</u>	☒ Yes ☐ No
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: _____	☐ Yes ☒ No
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	☐ Yes ☒ No
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____	☐ Yes ☒ No
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____	☐ Yes ☒ No
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	☐ Yes ☐ No
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☒ Yes ☐ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ TBD tons per _____ week (unit of time) • Operation : _____ 0.3 tons per _____ week (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: <u>Construction materials will be recycled to the extent feasible.</u> • Operation: <u>The proposed residential units and office space will follow recycling protocols required by municipal code.</u> iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: <u>Construction waste will be removed by licensed private carters.</u> • Operation: <u>TBD</u>	☒ Yes ☐ No

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☒ Urban ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.63	0.62	-0.01
• Forested	-	-	-
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	-	-	-
• Agricultural (includes active orchards, field, greenhouse etc.)	-	-	-
• Surface water features (lakes, ponds, streams, rivers, etc.)	-	-	-
• Wetlands (freshwater or tidal)	-	-	-
• Non-vegetated (bare rock, earth or fill)	-	-	-
• Other Describe: landscaping/lawn	0	0.01	+0.1

c. Is the project site presently used by members of the community for public recreation? <i>i. If Yes: explain:</i> _____	☐ Yes ☒ No
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? If Yes, <i>i. Identify Facilities:</i> Montefiore Mount Vernon Hospital, Grimes Elementary, Thorton High School, Emmanuel Children Mission, Amani Public Charter School, Our Lady of Victory School, Mount Vernon Day Care Center, Donna's Daycare, TLC, French Angels, Meadowview Assisted Living, Wartburg	☒ Yes ☐ No
e. Does the project site contain an existing dam? If Yes: <i>i. Dimensions of the dam and impoundment:</i> • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet <i>ii. Dam's existing hazard classification:</i> _____ <i>iii. Provide date and summarize results of last inspection:</i> _____ _____	☐ Yes ☒ No
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? If Yes: <i>i. Has the facility been formally closed?</i> • If yes, cite sources/documentation: _____ <i>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</i> _____ _____ <i>iii. Describe any development constraints due to the prior solid waste activities:</i> _____	☐ Yes ☒ No ☐ Yes ☐ No
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? If Yes: <i>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</i> _____ _____	☐ Yes ☒ No
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? If Yes: <i>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</i> ☐ Yes – Spills Incidents database Provide DEC ID number(s): _____ ☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____ ☐ Neither database <i>ii. If site has been subject of RCRA corrective activities, describe control measures:</i> _____ _____ _____ <i>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</i> If yes, provide DEC ID number(s): _____ <i>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</i> _____ _____ _____	☐ Yes ☒ No ☐ Yes ☐ No

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☐ No	
• If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? _____ >6.5 feet	
b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site: Uf: Urban Land 100 % _____ _____ % _____ _____ %	
d. What is the average depth to the water table on the project site? Average: _____ >6.5 feet	
e. Drainage status of project site soils: ☒ Well Drained: 100 % of site ☐ Moderately Well Drained: _____ % of site ☐ Poorly Drained _____ % of site	
f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: 100 % of site ☐ 10-15%: _____ % of site ☐ 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No	
ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☒ No	
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☐ No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name _____ Classification _____ • Lakes or Ponds: Name _____ Classification _____ • Wetlands: Name _____ Approximate Size _____ • Wetland No. (if regulated by DEC) _____	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No If yes, name of impaired water body/bodies and basis for listing as impaired: _____	
i. Is the project site in a designated Floodway? ☐ Yes ☒ No	
j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No	
k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No If Yes:	
i. Name of aquifer: _____	

m. Identify the predominant wildlife species that occupy or use the project site: _____ typical urban species (birds, squirrel, _____ raccoon, mice, etc.) _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No* If Yes: i. Species and listing (endangered or threatened): _____ *According to the USFWS IPaC mapper, the Northern-Long Eared Bat (endangered), Tricolored Bat (proposed endangered), and the Monarch Butterfly (proposed threatened) are federally listed species that may be found in Westchester County, but are not likely to be found on site due to lack of habitat.	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If yes, give a brief description of how the proposed action may affect that use: _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site: _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☒ Yes ☐ No	
If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☒ Historic Building or District ii. Name: <u>Eligible property: Denzel Washington School of The Arts (formerly Thornton School)</u> iii. Brief description of attributes on which listing is based: <u>Denzel Washington School of the Arts is approx. 100 ft SE of the site and is eligible for listing on the national register due to architectural significance.</u>	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☐ Yes ☒ No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☒ No	
If Yes: i. Describe possible resource(s): _____ ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☒ Yes ☐ No	
If Yes: i. Identify resource: <u>Bronx River Parkway</u> ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): <u>scenic byway</u> iii. Distance between project and resource: _____ <1 miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☒ No	
If Yes: i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Alexa Sikoryak, AICP, Kimley Horn Date 09/12/2025

Signature  Title Planning Consultant for Applicant



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.ii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.iii [Surface Water Features]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:Denzel Washington School of The Arts (formerly Thornton School)
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

TYPE OF USE	TYPE OF USE (PER NYSDEC)	AMOUNT	UNIT		WATER DEMAND		SANITARY LOAD			
					UNIT FLOW	AVERAGE DAILY FLOW (gpd)	UNIT FLOW	AVERAGE DAILY FLOW (gpd)		
OFFICE COMPONENT										
Office	Office Building	46	Per Employee		25	gpd/employee ¹	1,150	25	gpd/employee ¹	1,150
RESIDENTIAL COMPONENT										
Studio	Apartment	23	Per Bedroom		110	gpd/unit ¹	2,530	110	gpd/unit ¹	2,530
1-bedroom	Apartment	115	Per Bedroom		110	gpd/unit ¹	12,650	110	gpd/unit ¹	12,650
2-bedroom	Apartment	100	Per Bedroom		220	gpd/unit ¹	22,000	220	gpd/unit ¹	22,000
3-bedroom	Apartment	24	Per Bedroom		330	gpd/unit ¹	7,920	330	gpd/unit ¹	7,920
INFLOW AND INFILTRATION										
I & I FLOW RATE (PER TR-16)	UNIT		DIAMETER OF PIPE	UNIT		LENGTH OF PIPE	UNIT	SANITARY LOAD		
500	gallons / day	x	10	inch	x	0.01269	MILE	UNIT FLOW	AVERAGE DAILY FLOW (gpd)	
PROJECT TOTAL										
Average Daily Flow (gpd)							46,250	46,313		
Peak Hourly Flow Rate (gph) ²							7,709	7,719		
Peak Rate of Flow (gpm)							128	129		
Peak Rate of Flow (cfs)							0.286	0.287		
Notes:										
¹ Unit flow values based on NYSDEC Design Standards for Intermediate Sized Wastewater Treatment Systems, Dated 3/5/2014, Table B-3, pp. B-16 to B-20.										
² Figure 1 on page 10-6 of the 10 State Standards. Peaking factor=4.										

Notes:

¹ Unit flow values based on NYSDEC Design Standards for Intermediate Sized Wastewater Treatment Systems, Dated 3/5/2014, Table B-3, pp. B-16 to B-20.

² Figure 1 on page 10-6 of the 10 State Standards. Peaking factor=4.

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
Mt. Vernon, NY 10550

Contact Person: Danielle Browne, Esq., City Council President
1 Roosevelt Square
Mt. 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 Mt. Vernon
1 Roosevelt Square
Mt. Vernon, NY 10550
Attn: Nicole Bonilla, City Clerk



City of Mount Vernon, New York

Staff Report

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

File #: TMP -1658

Agenda Date: 10/8/2025

Agenda #: 17.

City Council:

**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 []



CITY OF MOUNT VERNON, N.Y.
DEPARTMENT of ASSESSMENT

SHAWYN PATTERSON-HOWARD
Mayor

City Hall, One Roosevelt Square
Mount Vernon, NY, 10550
(914) 665-2328 – Fax: (914) 665-3522

Stephanie Vanderpool
Commissioner

Cranson D. Johnson
Deputy Commissioner

September 19, 2025

Honorable City Council Members
City of Mount Vernon,
Mount Vernon, New York 10550

Amended

(Through the Office of the Mayor)

Dear Honorable City Council Members:

Re: Amendment to Ordinance No. 12 adopted June 25, 2025 as follows

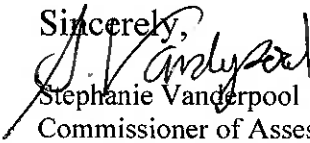
I am requesting to amend Ordinance No. 12 adopted June 25, 2025 as follows:

The prior contract subscription period of July 15, 2025 through July 14, 2026. Due to an unforeseen scheduling conflict, we need to propose the new subscription date of November 3rd, 2025 - October 30th, 2026. All other terms and pricing of the original contract will remain in force

I have attached an amended contract outlining this specific change for your review.

If this meets the approval of your Honorable Body, would you kindly have the necessary legislation enacted.

Sincerely,


Stephanie Vanderpool

Commissioner of Assessment
City-Hall One Roosevelt Square
Mount Vernon, NY 10550
Email: SVanderpool@mountvernonny.gov
P (914) 665-2325 Fax (914) 665-3522
Cc: office file



City of Mount Vernon, New York

Staff Report

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

File #: TMP -1686

Agenda Date: 10/22/2025

Agenda #: 18.

City Council:

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.



CITY OF MOUNT VERNON, N.Y.
OFFICE OF THE COMPTROLLER

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

City Hall, One Roosevelt Square
Mount Vernon, NY, 10550
(914) 665-2303

October 3, 2025

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

RE: COMP2025 – 16 – Acceptance of the 2020 Annual Independent Audit prepared by PKF O'Connor Davies

Honorable City Council Members:

I am pleased to announce and submit the 2020 City Audit for acceptance by your Honorable Body. Pursuant to General Municipal Finance Law and the Mount Vernon City Charter Section 98 – Independent Audit, the annual independent audit shall be submitted to the City Council, the Mayor and the Comptroller. Additionally, copies are to be made accessible to the public.

Therefore, enclosed you will find copies of the final audit documents for the 2020 fiscal year, which will also be available on the City website. It is my request for the City Council to adopt this audit and any corrective action measures. If there are any questions, please do not hesitate to contact me.

Thanking you in advance for your assistance in this matter.

Respectfully,

Darren M. Morton, Ed.D., CPRP, CMFO
Comptroller
City of Mount Vernon
1 Roosevelt Sq.
Mount Vernon, NY 10550
dmorton@cmvny.com
914-665-2304

cc: Mayor Shawyn Patterson-Howard
Corporation Counsel
File

City of Mount Vernon, New York

Financial Statements and
Supplementary Information

Year Ended December 31, 2020

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Independent Auditors' Report

**The Honorable Mayor and the City Council
of the City of Mount Vernon, New York**

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the City of Mount Vernon, New York ("City") as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We did not audit the financial statements of the Mount Vernon Industrial Development Agency (a component unit), which represents 100% of the assets and revenues of the discretely presented component unit, for the year ended December 31, 2020. Those statements were audited by another auditor, whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for such component unit, is based solely on the report of the other auditor. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinions as described in the following Summary of Opinions table.

PKF O'CONNOR DAVIES, LLP
500 Mamaroneck Avenue, Harrison, NY 10528 | Tel: 914.381.8900 | Fax: 914.381.8910 | www.pkfod.com

PKF O'Connor Davies, LLP is a member firm of the PKF International Limited network of legally independent firms and does not accept any responsibility or liability for the actions or inactions on the part of any other individual member firm or firms.

Basis for Qualified Opinion on Water Fund

The financial statements of the Water Fund did not disclose all known actual or possible litigation and claims whose effects should be considered by management when preparing the financial statements. In our opinion, disclosure of this information is required by accounting principles generally accepted in the United States of America.

Basis for Qualified Opinion on Governmental Activities and Aggregate Remaining Fund Information

The City has reported a liability for compensated absences in the amount of \$5,044,161 on the Governmental Activities statement of net position at December 31, 2020. We were unable to obtain sufficient appropriate audit evidence surrounding this balance because the records were not being maintained properly and could not be compiled into a comprehensive and coherent format suitable for the audit. Consequently, we were unable to determine whether any adjustment to this amount was necessary.

Qualified Opinions

In our opinion, except for the effects of the matters described in the Basis for Qualified Opinion paragraphs on the Water Fund, Governmental Activities and the Aggregate Remaining Fund Information, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the City, as of December 31, 2020, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Summary of Opinions

<u><i>Opinion Unit</i></u>	<u><i>Type of Opinion</i></u>
Governmental Activities	Qualified
Discretely Presented Component Unit	Unmodified
General Fund	Unmodified
Community Development Fund	Unmodified
Capital Projects Fund	Unmodified
Water Fund	Qualified
Debt Service Fund	Unmodified
Aggregate Remaining Fund Information	Qualified

Emphasis of Matter

We draw attention to Note 2C in the notes to financial statements which disclose the effects of the City's adoption of the provisions of Governmental Accounting Standards Board ("GASB") Statement No. 84, "Fiduciary Activities". Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Management has omitted Management's Discussion and Analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic or historical context. Our opinions on the basic financial statements are not affected by this missing information.

Accounting principles generally accepted in the United States of America require that the schedules included under the Required Supplementary Information in the accompanying table of contents be presented to supplement the basic financial statements. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United State of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary and Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The individual fund financial statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The individual fund financial statements and schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the individual fund financial statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated September 19, 2025 on our consideration of the City's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

PKF O'Connor Davies, LLP

PKF O'Connor Davies, LLP

Harrison, New York

September 19, 2025

**Report on Internal Control Over Financial Reporting and on Compliance and
Other Matters Based on an Audit of Financial Statements Performed in Accordance
With *Government Auditing Standards***

Independent Auditors' Report

**The Honorable Mayor and City Council
of the City of Mount Vernon, New York**

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, each major fund and the aggregate remaining fund information of the City of Mount Vernon, New York ("City") as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated September 19, 2025. Our report includes a reference to other auditors who audited the financial statements of the Mount Vernon Industrial Development Agency (a component unit), as described in our report on the City's financial statements. This report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors. The financial statements of the Mount Vernon Board of Water Supply ("Water Fund") were not audited in accordance with *Government Auditing Standards*. Our report includes a qualified opinion on the Governmental Activities, Water Fund and aggregate remaining fund Information and disclaims an opinion on the discretely presented component unit.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting ("internal control") to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. We identified certain deficiencies in internal control, described in the accompanying schedule of findings and questioned costs as findings 2020-001, 2020-002, 2020-003, 2020-004 and 2020-005 that we consider to be material weaknesses.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain other matters that we reported to the management of the City in a separate letter.

City's Response to Findings

The City's response to the findings identified in our audit are described in the accompanying schedule of findings and questioned costs. The City's response was not subjected to the auditing procedures applied in the engagement to audit the financial statements and, accordingly, we express no opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

PKF O'Connor Davies, LLP

PKF O'Connor Davies, LLP

Harrison, New York
September 19, 2025

City of Mount Vernon, New York

Statement of Net Position
December 31, 2020

	Primary Government	Component Unit
	Governmental Activities	Industrial Development Agency
ASSETS		
Cash and equivalents	\$ 8,537,810	\$ 1,892,403
Cash - Restricted	-	848,594
Receivables		
Taxes, net	19,708,332	727,182
Accounts, net	1,895,754	-
Water rents	7,836,309	-
State and Federal aid	3,760,070	-
Due from other governments	303,582	-
Mortgages, net	3,948,610	-
Other	-	334,317
Prepaid expenses	-	6,500
Capital assets		
Not being depreciated	5,730,931	245,000
Being depreciated, net	72,904,984	1,226,954
Total Assets	124,626,382	5,280,950
DEFERRED OUTFLOWS OF RESOURCES		
Pension related	51,748,009	-
OPEB related	84,008,257	-
Total Deferred Outflows of Resources	135,756,266	-
LIABILITIES		
Accounts payable and accrued liabilities	18,065,092	107,691
Due to other governments	429,980	1,434,990
Due to school district	5,596,620	-
Overpayments	2,222,972	-
Due to retirement systems	9,791,484	-
Deposits payable	1,250,552	828,594
Employee payroll deductions	220,768	-
Due to fiduciary fund	224,926	-
Unearned revenues	1,315,416	40,138
Accrued interest payable	24,338	-
Non-current liabilities		
Due within one year	10,046,026	-
Due in more than one year	436,918,052	-
Total Liabilities	486,106,226	2,411,413
DEFERRED INFLOWS OF RESOURCES		
Pension related	2,206,323	-
OPEB related	32,650,404	-
Total Deferred Inflows of Resources	34,856,727	-
NET POSITION		
Net investment in capital assets	66,613,594	1,471,954
Restricted for		
Community development	4,671,891	-
Capital projects	3,090,259	-
Liability and casualty claims	1,811,451	-
Debt service	118,166	-
Industrial development agency	-	1,397,583
Unrestricted	(336,885,666)	-
Total Net Position	\$ (260,580,305)	\$ 2,869,537

The notes to financial statements are an integral part of this statement.

City of Mount Vernon, New York

Statement of Activities

Year Ended December 31, 2020

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary government				
Governmental activities				
General government support	\$ 22,279,429	\$ 719,658	\$ 187,572	\$ -
Public safety	94,726,451	4,113,170	312,898	53,366
Health	369,521	-	135,149	-
Transportation	3,470,923	-	-	-
Economic opportunity and development	948,875	2,695	1,107,755	-
Culture and recreation	8,651,320	422,788	70,906	-
Home and community services	32,381,030	12,356,950	2,894,807	407,478
Interest	455,240	-	-	1,906
Total Governmental Activities				
Primary Government	<u>\$ 163,282,789</u>	<u>\$ 17,615,261</u>	<u>\$ 4,709,087</u>	<u>\$ 462,750</u>
Component unit				
Industrial Development Agency	<u>\$ 399,187</u>	<u>\$ 437,506</u>	<u>\$ -</u>	<u>\$ -</u>
General revenues				
Real property taxes				
Other tax items				
Interest and penalties on real property taxes				
Payments in lieu of taxes				
Real estate transfer tax				
Non-property taxes				
Utilities gross receipts taxes				
Cable television franchise taxes				
Sales taxes				
Unrestricted use of money and property				
Unrestricted State aid				
Rental income				
Miscellaneous				
Total General Revenues				
Change in Net Position				
NET POSITION				
Beginning				
Ending				

The notes to financial statements are an integral part of this statement.

Net (Expense) Revenue and Changes in Net Position	
Primary Government	Component Unit
Governmental Activities	Industrial Development Agency
\$ (21,372,199)	\$ -
(90,247,017)	-
(234,372)	-
(3,470,923)	-
161,575	-
(8,157,626)	-
(16,721,795)	-
(453,334)	-
(140,495,691)	-
-	38,319
59,296,998	-
1,305,177	-
1,108,085	-
2,531,646	-
919,012	-
1,118,645	-
22,736,286	-
5,601	1,340
8,823,866	-
-	122,654
275,681	10,928
98,120,997	134,922
(42,374,694)	173,241
(218,205,611)	2,696,296
<u>\$ (260,580,305)</u>	<u>\$ 2,869,537</u>

City of Mount Vernon, New York

Balance Sheet
Governmental Funds
December 31, 2020

	General	Community Development	Capital Projects
ASSETS			
Cash and equivalents	\$ 1,487,161	\$ 1,568,306	\$ 4,207,981
Taxes receivable, net	19,708,332	-	-
Other receivables			
Accounts, net	1,501,913	-	-
Water rents	-	-	-
State and Federal aid	3,311,924	335,308	368,633
Due from other governments	303,224	358	-
Mortgages, net	-	3,948,610	-
Due from other funds	1,677,305	733,070	89,230
	6,794,366	5,017,346	457,863
Prepaid expenditures	-	-	-
Total Assets	\$ 27,989,859	\$ 6,585,652	\$ 4,665,844
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES (DEFICITS)			
Liabilities			
Accounts payable	\$ 8,994,612	\$ -	\$ 368,630
Accrued liabilities	2,127,774	1,262,240	-
Due to other governments	429,980	-	-
Due to school district	5,596,620	-	-
Due to other funds	6,983,260	3,004	272,422
Due to fiduciary fund	224,926	-	-
Due to retirement systems	9,791,484	-	-
Deposits payable	1,250,552	-	-
Employee payroll deductions	220,768	-	-
Overpayments	2,222,972	-	-
Unearned revenues	554,037	648,517	112,862
Total Liabilities	38,396,985	1,913,761	753,914
Deferred inflows of resources			
Deferred tax revenues	18,485,852	-	-
Deferred mortgage principal repayments	-	3,948,610	-
Total Deferred Inflows of Resources	18,485,852	3,948,610	-
Total Liabilities and Deferred Inflows of Resources	56,882,837	5,862,371	753,914
Fund balances (deficits)			
Nonspendable	-	-	-
Restricted	192,969	723,281	3,911,930
Committed	-	-	-
Assigned	-	-	-
Unassigned	(29,085,947)	-	-
Total Fund Balances (Deficits)	(28,892,978)	723,281	3,911,930
Total Liabilities and Fund Balances (Deficits)	\$ 27,989,859	\$ 6,585,652	\$ 4,665,844

The notes to financial statements are an integral part of this statement.

Water	Debt Service	Total Governmental Funds
\$ 1,273,911	\$ 451	\$ 8,537,810
-	-	19,708,332
393,841	-	1,895,754
7,836,309	-	7,836,309
-	-	4,015,865
-	-	303,582
-	-	3,948,610
1,307,116	34,371	3,841,092
9,537,266	34,371	21,841,212
-	192,659	192,659
\$ 10,811,177	\$ 227,481	\$ 50,280,013
\$ 5,237,105	\$ -	\$ 14,600,347
74,731	-	3,464,745
-	-	429,980
-	-	5,596,620
1,517,252	109,315	8,885,253
-	-	224,926
-	-	9,791,484
-	-	1,250,552
-	-	220,768
-	-	2,222,972
-	-	1,315,416
6,829,088	109,315	48,003,063
-	-	18,485,852
-	-	3,948,610
-	-	22,434,462
6,829,088	109,315	70,437,525
-	192,659	192,659
1,811,451	-	6,639,631
743,656	-	743,656
1,426,982	-	1,426,982
-	(74,493)	(29,160,440)
3,982,089	118,166	(20,157,512)
\$ 10,811,177	\$ 227,481	\$ 50,280,013

City of Mount Vernon, New York

Reconciliation of Governmental Funds Balance Sheet to
the Government-Wide Statement of Net Position
December 31, 2020

Amounts Reported for Governmental Activities in the Statement of Net Position are Different Because

Fund Balances - Total Governmental Funds	<u>\$ (20,157,512)</u>
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	
Capital assets - non-depreciable	5,730,931
Capital assets - depreciable	230,528,186
Accumulated depreciation	<u>(157,623,202)</u>
	<u>78,635,915</u>
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	
Real property taxes	18,485,852
Departmental income	<u>3,948,610</u>
	<u>22,434,462</u>
Differences between expected and actual experiences, assumption changes and net differences between projected and actual earnings and contributions subsequent to the measurement date for the postretirement benefits (pension and OPEB) are recognized as deferred outflows of resources and deferred inflows of resources on the statement of net position.	
Deferred outflows - pension related	51,748,009
Deferred outflows - OPEB related	84,008,257
Deferred inflows - pension related	(2,206,323)
Deferred inflows - OPEB related	<u>(32,650,404)</u>
	<u>100,899,539</u>
Long-term liabilities that are not due and payable in the current period and, therefore are not reported in the funds.	
Accrued interest payable	(216,997)
General obligation bonds payable	(14,500,000)
Claims payable	(12,155,676)
Net pension liability - ERS	(21,693,596)
Net pension liability - PFRS	(49,172,179)
Retirement incentives and other pension liabilities	(5,723,575)
Post employment benefit liabilities payable	<u>(338,470,899)</u>
	<u>(441,932,922)</u>
Governmental funds report the effect of premiums, discounts, and refundings and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.	
Premium on general obligation bonds	<u>(203,992)</u>
Net Position of Governmental Activities	<u><u>\$ (260,324,510)</u></u>

The notes to financial statements are an integral part of this statement.

City of Mount Vernon, New York

Statement of Revenues, Expenditures and
Changes in Fund Balances
Governmental Funds
Year Ended December 31, 2020

	General	Community Development	Capital Projects	Water
REVENUES				
Real property taxes	\$ 52,568,352	\$ -	\$ -	\$ -
Other tax items	4,944,908	-	-	-
Non-property taxes	24,773,943	-	-	-
Departmental income	2,750,983	25,224	-	-
Intergovernmental charges	381,411	-	-	-
Charges for services	-	-	-	10,033,304
Use of money and property	613,528	-	1,906	225,843
Licenses and permits	1,045,083	-	-	-
Fines and forfeitures	2,192,918	-	-	-
Sale of property and compensation for loss	55,079	-	-	-
State aid	9,376,564	89,285	407,478	-
Federal aid	1,446,089	2,482,577	(6,229)	-
Miscellaneous	280,466	165,467	59,595	492,992
Total Revenues	100,429,324	2,762,553	462,750	10,752,139
EXPENDITURES				
Current				
General government support	15,181,034	-	-	-
Public safety	44,317,478	-	-	-
Health	251,322	-	-	-
Transportation	1,626,047	-	-	-
Economic opportunity and development	1,174,201	-	-	-
Culture and recreation	4,221,961	-	-	-
Home and community services	8,224,216	2,814,045	-	10,600,970
Employee benefits	37,286,637	-	-	-
Capital outlay	-	-	407,478	824,187
Debt service				
Principal	-	-	-	-
Interest	-	-	-	-
Total Expenditures	112,282,896	2,814,045	407,478	11,425,157
Excess (Deficiency) of Revenues Over Expenditures	(11,853,572)	(51,492)	55,272	(673,018)
OTHER FINANCING SOURCES (USES)				
Transfers in	592,595	-	6,444	-
Transfers out	(2,378,463)	-	(1,906)	(592,595)
Total Other Financing Sources (Uses)	(1,785,868)	-	4,538	(592,595)
Net Change in Fund Balances	(13,639,440)	(51,492)	59,810	(1,265,613)
FUND BALANCES (DEFICITS)				
Beginning of Year	(15,253,538)	774,773	3,852,120	5,247,702
End of Year	<u>\$ (28,892,978)</u>	<u>\$ 723,281</u>	<u>\$ 3,911,930</u>	<u>\$ 3,982,089</u>

The notes to financial statements are an integral part of this statement.

Debt Service	Total Governmental Funds
\$ -	\$ 52,568,352
-	4,944,908
-	24,773,943
-	2,776,207
-	381,411
-	10,033,304
-	841,277
-	1,045,083
-	2,192,918
-	55,079
-	9,873,327
-	3,922,437
-	998,520
-	114,406,766
-	15,181,034
-	44,317,478
-	251,322
-	1,626,047
-	1,174,201
-	4,221,961
-	21,639,231
-	37,286,637
-	1,231,665
1,830,000	1,830,000
542,019	542,019
2,372,019	129,301,595
(2,372,019)	(14,894,829)
2,373,925	2,972,964
-	(2,972,964)
2,373,925	-
1,906	(14,894,829)
116,260	(5,262,683)
\$ 118,166	\$ (20,157,512)

City of Mount Vernon, New York

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities Year Ended December 31, 2020

Amounts Reported for Governmental Activities in the Statement of Activities are Different Because

Net Change in Fund Balances - Total Governmental Funds	<u>\$ (14,894,829)</u>
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.	
Capital outlay expenditures	1,738,590
Depreciation expense	<u>(5,259,854)</u>
	<u>(3,521,264)</u>
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	
Real property taxes	6,728,646
Departmental income	<u>28,478</u>
	<u>6,757,124</u>
Bond and other debt proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position. Repayment of bond and other debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position. Also, governmental funds report the effect of premiums, discounts and similar items when debt is first issued, whereas, these amounts are deferred and amortized on the statement of activities.	
Principal paid on general obligation bonds	<u>1,830,000</u>
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Accrued interest	24,012
Claims payable	67,652
Changes in pension liabilities and related deferred outflows and inflows of resources	(13,576,002)
Retirement incentives and other pension liabilities	1,136,545
Other post employment benefit liabilities payable	(20,004,904)
Amortization of premium on bonds	<u>62,767</u>
	<u>(32,289,930)</u>
Change in Net Position of Governmental Activities	<u><u>\$ (42,118,899)</u></u>

The notes to financial statements are an integral part of this statement.

City of Mount Vernon, New York

Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual General Fund Year Ended December 31, 2020

	Original Budget	Final Budget	Actual	Variance with Final Budget
REVENUES				
Real property taxes	\$ 59,911,263	\$ 59,911,263	\$ 52,568,352	\$ (7,342,911)
Other tax items	5,620,000	5,620,000	4,944,908	(675,092)
Non-property taxes	25,075,000	25,075,000	24,773,943	(301,057)
Departmental income	5,964,965	5,964,965	2,750,983	(3,213,982)
Intergovernmental charges	1,225,000	1,225,000	381,411	(843,589)
Use of money and property	752,000	752,000	613,528	(138,472)
Licenses and permits	2,358,300	2,358,300	1,045,083	(1,313,217)
Fines and forfeitures	3,354,000	3,354,000	2,192,918	(1,161,082)
Sale of property and compensation for loss	1,578,500	1,578,500	55,079	(1,523,421)
State aid	9,445,691	9,445,691	9,376,564	(69,127)
Federal aid	220,000	220,000	1,446,089	1,226,089
Miscellaneous	186,159	186,159	280,466	94,307
Total Revenues	115,690,878	115,690,878	100,429,324	(15,261,554)
EXPENDITURES				
Current				
General government support	17,698,036	17,698,036	15,181,034	2,517,002
Public safety	44,455,840	44,455,840	44,317,478	138,362
Health	408,445	408,445	251,322	157,123
Transportation	1,801,960	1,801,960	1,626,047	175,913
Economic opportunity and development	1,092,579	1,092,579	1,174,201	(81,622)
Culture and recreation	4,142,084	4,142,084	4,221,961	(79,877)
Home and community services	9,272,290	9,272,290	8,224,216	1,048,074
Employee benefits	35,883,000	35,883,000	37,286,637	(1,403,637)
Total Expenditures	114,754,234	114,754,234	112,282,896	2,471,338
Excess (Deficiency) of Revenues Over Expenditures	936,644	936,644	(11,853,572)	(12,790,216)
OTHER FINANCING SOURCES (USES)				
Transfers in	1,450,000	1,450,000	592,595	(857,405)
Transfers out	(2,386,644)	(2,386,644)	(2,378,463)	8,181
Total Other Financing Uses	(936,644)	(936,644)	(1,785,868)	(849,224)
Net Change in Fund Balance	-	-	(13,639,440)	(13,639,440)
FUND DEFICIT				
Beginning of Year	-	-	(15,253,538)	(15,253,538)
End of Year	\$ -	\$ -	\$ (28,892,978)	\$ (28,892,978)

The notes to financial statements are an integral part of this statement.

City of Mount Vernon, New York

Internal Service Fund - Compensated Absences
Statement of Net Position
December 31, 2020

ASSETS

Current assets	
Due from other funds	<u>\$ 5,044,161</u>

LIABILITIES

Current liabilities	
Current portion of compensated absences	504,000
Noncurrent liabilities	
Compensated absences, less current portion	<u>4,540,161</u>
Total Liabilities	<u><u>\$ 5,044,161</u></u>

The notes to financial statements are an integral part of this statement.

City of Mount Vernon, New York

Internal Service Fund - Compensated Absences
Statement of Revenues, Expenses and
Changes in Net Position
Year Ended December 31, 2020

OPERATING REVENUES	
Charges for services	\$ 51,052
OPERATING EXPENSES	
Employee benefits	<u>51,052</u>
Income from Operations	-
NET POSITION	
Beginning of Year	<u>-</u>
End of Year	<u><u>\$ -</u></u>

The notes to financial statements are an integral part of this statement.

City of Mount Vernon, New York

Internal Service Fund - Compensated Absences
Statement of Cash Flows
Year Ended December 31, 2020

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts from other funds	\$ 51,052
Payments to employees	<u>(51,052)</u>

Net Cash from Operating Activities	-
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CASH AND EQUIVALENTS

Beginning of Year	<u>-</u>
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End of Year	<u><u>\$ -</u></u>
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**RECONCILIATION OF INCOME FROM OPERATIONS TO
NET CASH FROM OPERATING ACTIVITIES**

Income from operations	\$ -
Adjustments to reconcile income from operations to net cash from operating activities	
Changes in assets and liabilities	
Due from other funds	(51,052)
Compensated absences	<u>51,052</u>

Net Cash from Operating Activities	<u><u>\$ -</u></u>
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The notes to financial statements are an integral part of this statement.

City of Mount Vernon, New York

Statement of Fiduciary Net Position
Fiduciary Fund
December 31, 2020

	Custodial Fund
ASSETS	
Due from other funds	<u>\$ 224,926</u>
LIABILITIES	
Due to other governments	<u>\$ 224,926</u>

The notes to financial statements are an integral part of this statement.

City of Mount Vernon, New York

Statement of Changes in Fiduciary Net Position
Fiduciary Fund
December 31, 2020

	<u>Custodial Fund</u>
ADDITIONS	
Real property taxes collected for other governments	\$ 21,841,907
DEDUCTIONS	
Payments of real property taxes to other governments	<u>21,841,907</u>
Net Increase in Fiduciary Net Position	-
NET POSITION	
Beginning of Year	<u>-</u>
End of Year	<u><u>\$ -</u></u>

The notes to financial statements are an integral part of this statement.

Note 1 - Summary of Significant Accounting Policies

The City of Mount Vernon, New York ("City") was incorporated in 1892 and operates in accordance with its Charter and the various other applicable laws of the State of New York. The City functions under a Mayor/Comptroller/City Council form of government. The City Council is the legislative body responsible for overall operation. The Mayor serves as the chief executive officer and the Comptroller serves as the chief financial officer. The City provides the following services to its residents: public safety, health, transportation, economic opportunity and development, culture and recreation, home and community services and general and administrative support.

The financial statements of the City have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to local governmental units and the Uniform System of Accounts as prescribed by the State of New York. The Governmental Accounting Standards Board ("GASB") is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The City's significant accounting policies are described below:

A. Financial Reporting Entity

The financial reporting entity consists of a) the primary government, which is the City, b) organizations for which the City is financially accountable and c) other organizations for which the nature and significance of their relationship with the City are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete as set forth by GASB.

In evaluating how to define the City, for financial reporting purposes, management has considered all potential component units. The decision to include a potential component unit in the City's reporting entity was made by applying the criteria set forth by GASB, including legal standing, fiscal dependency and financial accountability. Based upon the application of these criteria, the following individual component unit is included in the City's reporting entity because of its operational or financial relationship with the City.

The Mount Vernon Industrial Development Agency ("IDA") is a public benefit corporation created by State legislation to promote the economic welfare, recreation opportunities and prosperity of the City's inhabitants. Members of the IDA serve at the pleasure of the Mayor and, therefore, the City is considered able to impose its will on the IDA. IDA members have complete responsibility for management of the IDA and accountability for fiscal matters. The City is not liable for IDA bonds or notes. Since the IDA does not provide services entirely or almost entirely to the City, the financial statements of the IDA have been reflected as a discretely presented component unit.

Complete financial statements for the IDA can be obtained from their administrative office at the address indicated below:

City of Mount Vernon Industrial Development Agency
City Hall - Roosevelt Square
Mount Vernon, New York 10550

B. Government-Wide Financial Statements

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all non-fiduciary activities of the primary government as a whole and its component unit. For the most part, the effect of interfund activity has been removed from these statements, except for interfund services provided and used. The primary government is reported separately from the legally separate component unit.

Note 1 - Summary of Significant Accounting Policies (Continued)

The Statement of Net Position presents the financial position of the City and its component unit at the end of its fiscal year. The Statement of Activities demonstrates the degree to which direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include (1) charges to customers or applicants who purchase, use or directly benefit from goods or services, or privileges provided by a given function or segment, (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment and (3) interest earned on grants that is required to be used to support a particular program. Taxes and other items not identified as program revenues are reported as general revenues. The City does not allocate indirect expenses to functions in the Statement of Activities.

While separate government-wide and fund financial statements are presented, they are interrelated. Separate financial statements are provided for governmental funds, proprietary funds and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds are reported as separate columns in the fund financial statements.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services in connection with a proprietary fund's principal ongoing operation. The principal operating revenues of the Internal Service Fund are charges to other funds. Operating expenses for the Internal Service Fund includes certain employee benefit costs. All revenues and expenses not meeting the definition are reported as non-operating revenues and expenses.

C. Fund Financial Statements

The accounts of the City are organized and operated on the basis of funds. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts which comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund balances/net position, revenues and expenditures/expenses. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance related legal and contractual provisions. The City maintains the minimum number of funds consistent with legal and managerial requirements. The focus of governmental fund financial statements is on major funds as that term is defined in professional pronouncements. Each major fund is to be presented in a separate column, with non-major funds, if any, aggregated and presented in a single column. Internal service and fiduciary funds are reported by type. The City has elected to treat each governmental fund as a major fund as provided by the provisions of GASB Statement No. 34. Since the governmental fund statements are presented on a different measurement focus and basis of accounting than the government-wide statements' governmental activities column, a reconciliation is presented on the pages following, which briefly explains the adjustments necessary to transform the fund based financial statements into the governmental activities column of the government-wide presentation. The City's resources are reflected in the fund financial statements in three broad fund categories, in accordance with generally accepted accounting principles as follows:

Fund Categories

- a. Governmental Funds - Governmental Funds are those through which most general government functions are financed. The acquisition, use and balances of expendable financial resources and the related liabilities are accounted for through governmental funds. The following are the City's major governmental funds.

Note 1 - Summary of Significant Accounting Policies (Continued)

General Fund - The General Fund constitutes the primary fund of the City and is used to account for and report all financial resources not accounted for and reported in another fund.

Special Revenue Funds - Special revenue funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes other than debt service or capital projects. The major special revenue funds of the City are as follows:

Community Development Fund - The Community Development Fund is used to account for projects/programs financed by entitlements from the United States Department of Housing and Urban Development.

Water Fund - The Water Fund is used to account for the activities of the Mount Vernon Board of Water Supply. The Board of Water Supply was created by State legislation to provide for the supply of water to the residents of the City. The major revenue of this fund is charges to customers based on water consumption.

Capital Projects Fund - The Capital Projects Fund is used to account for and report financial resources that are restricted, committed or assigned to expenditures for capital outlays, including the acquisition or construction of major capital facilities and other capital assets, other than those financed by proprietary funds.

Debt Service Fund - The Debt Service Fund is used to account for and report financial resources that are restricted, committed or assigned to expenditures for principal and interest, and for financial resources that are being accumulated for principal and interest maturing in future years.

- b. Proprietary Funds - The Proprietary fund consists of an internal service fund. Internal service funds account for operations that provide services to other departments or agencies of the government, or to other governments, on a cost reimbursement basis. The City has established its Compensated Absences Fund as an internal service fund.
- c. Fiduciary Funds (Not Included in Government-Wide Financial Statements) – The Fiduciary Funds are used to account for assets held by the City in an agency capacity on behalf of others. The Custodial Fund is used to account for real property taxes collected for other governments.

D. Measurement Focus, Basis of Accounting and Financial Statement Presentation

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as current financial resources (current assets less current liabilities) or economic resources (all assets and liabilities). The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as is the Internal Service Fund and Fiduciary funds. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year

Note 1 - Summary of Significant Accounting Policies (Continued)

for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized when they have been earned and they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. Property taxes are considered to be available if collected within sixty days of the fiscal year end. If expenditures are the prime factor for determining eligibility, revenues from Federal and State grants are recognized as revenues when the expenditure is made and the amounts are expected to be collected within one year of the fiscal year end. A ninety day availability period is generally used for revenue recognition for most other governmental fund revenues. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to certain claims, compensated absences, net pension liabilities, certain pension liabilities and other postemployment benefit liability are recognized later based on specific accounting rules applicable to each, generally when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Component Unit

The component unit is presented on the basis of accounting that most accurately reflects its activities. The IDA is accounted for on the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded at the time liabilities are incurred.

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources and Net Position or Fund Balances

Cash and Equivalents, Investments and Risk Disclosure

Cash and Equivalents - Cash and equivalents consist of funds deposited in demand deposit accounts, time deposit accounts and certificates of deposit with original maturities of less than three months from the date of acquisition.

The City's deposits and investment policies are governed by State statutes. The City has adopted its own written investment policy which provides for the deposit of funds in FDIC insured commercial banks or trust companies located within the State. The City is authorized to use demand deposit accounts, time deposit accounts and certificates of deposit.

Collateral is required for demand deposit accounts, time deposit accounts and certificates of deposit at 100% of all deposits not covered by Federal deposit insurance. The City has entered into custodial agreements with the various banks which hold their deposits. These agreements authorize the obligations that may be pledged as collateral. Such obligations include, among other instruments, obligations of the United States and its agencies and obligations of the State and its municipal and school district subdivisions.

Investments - Permissible investments include obligations of the U.S. Treasury, U.S. Agencies, repurchase agreements and obligations of New York State or its political subdivisions, and accordingly, the City's policy provides for no credit risk on investments.

Note 1 - Summary of Significant Accounting Policies (Continued)

The City follows the provisions of GASB Statement No. 72, "*Fair Value Measurement and Application*", which defines fair value and establishes a fair value hierarchy organized into three levels based upon the input assumptions used in pricing assets. Level 1 inputs have the highest reliability and are related to assets with unadjusted quoted prices in active markets. Level 2 inputs relate to assets with other than quoted prices in active markets which may include quoted prices for similar assets or liabilities or other inputs which can be corroborated by observable market data. Level 3 inputs are unobservable inputs and are used to the extent that observable inputs do not exist.

Risk Disclosure

Interest Rate Risk - Interest rate risk is the risk that the government will incur losses in fair value caused by changing interest rates. The City does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from changing interest rates. Generally, the City does not invest in any long-term investment obligations.

Custodial Credit Risk - Custodial credit risk is the risk that in the event of a bank failure, the City's deposits may not be returned to it. GASB Statement No. 40, "*Deposit and Investment Risk Disclosures – an amendment of GASB Statement No. 3*", directs that deposits be disclosed as exposed to custodial credit risk if they are not covered by depository insurance and the deposits are either uncollateralized, collateralized by securities held by the pledging financial institution or collateralized by securities held by the pledging financial institution's trust department but not in the City's name. The City's aggregate bank balances that were not covered by depository insurance were not exposed to custodial credit risk at December 31, 2020.

Credit Risk - Credit risk is the risk that an issuer or other counterparty will not fulfill its specific obligation even without the entity's complete failure. The City does not have a formal credit risk policy other than restrictions to obligations allowable under General Municipal Law of the State of New York.

Concentration of Credit Risk - Concentration of credit risk is the risk attributed to the magnitude of a government's investments in a single issuer. The City's investment policy limits the amount on deposit at each of its banking institutions.

Restricted Cash - Component Unit – The amount represents cash held by the IDA for a specific purpose. Restricted cash amounted to \$848,594 as of December 31, 2020. The IDA has recorded a security deposit liability of \$828,594 for project deposits and \$20,000 is included in due to other governments for a non-IDA project deposit.

Property Taxes Receivable - City real property taxes attach as an enforceable lien on real property and are levied on January 1st. The City collects City, County and School District taxes. City taxes for the period January 1st to December 31st are levied and due on January 1st with the first half payable without penalty until January 31st and the second half payable without penalty until July 31st. County taxes are due April 1st and are payable without penalty until April 30th. School district taxes for the period July 1st to June 30th are levied on July 1st with the first half payable without penalty until July 31st and the second half payable without penalty until January 31st. The City guarantees the full payment of the County and School District warrants and assumes the responsibility for uncollected taxes. The City also has the responsibility for conducting in-rem foreclosure proceedings.

Note 1 - Summary of Significant Accounting Policies (Continued)

The City functions in both a fiduciary and guarantor relationship with the County of Westchester ("County") and the City School District of Mount Vernon ("School District") with respect to the collection and payment of real property taxes levied by such jurisdictions. The County Charter provides for the City to collect County taxes and remit them as collected. However, the City must remit to the County sixty percent of the amount levied by May 25th and the balance of forty percent on October 15th. With respect to School District taxes, New York State law provides that the City satisfy the warrant of the School District two years after February 20th of the fiscal year for which such taxes were levied. Thus, the City's fiduciary responsibility for school district taxes is from the date of the levy until two years after the above date, at which time the City will satisfy its obligations to the School District. Since the County tax warrant must be paid by October, uncollected County taxes have been accounted for in a manner similar to City taxes. The collection of School District taxes is deemed a financing transaction until the warrants are satisfied. County and school district taxes collected prior to the satisfaction of the respective warrants are considered a fiduciary activity under the provisions of GASB Statement No. 84, "*Fiduciary Activities*", and therefore have been accounted for within the Custodial Fund.

Other Receivables - Other receivables include amounts due from other governments and individuals for services provided by the City. Receivables are recorded and revenues recognized as earned or as specific program expenditures/expenses are incurred. Allowances are recorded when appropriate.

Mortgages Receivable - The City has outstanding mortgages receivable of \$3,948,610 at December 31, 2020. Mortgages are issued to qualifying small and minority businesses and for housing rehabilitation projects at or below market interest rates. Allowances are recorded when appropriate.

Due From/To Other Funds and Due From/To Fiduciary Fund - During the course of its operations, the City has numerous transactions between funds to finance operations, provide services and construct assets. To the extent that certain transactions between funds had not been paid or received as of December 31, 2020, balances of interfund amounts receivable or payable have been recorded in the fund financial statements.

Prepaid Expenses/Expenditures - Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items using the consumption method in both the government-wide and fund financial statements. Prepaid expenses/expenditures consist of costs which have been satisfied prior to the end of the fiscal year, but represent amounts which have been provided for in the subsequent year's budget and will benefit such periods. Reported amounts in governmental funds are equally offset by nonspendable fund balance, in the fund financial statements, which indicates that these amounts do not constitute "available spendable resources" even though they are a component of current assets.

Inventories - Inventories in the Water Fund are valued at cost on a first-in, first-out basis and consist of certain expendable supplies held for consumption. The cost is recorded as inventory at the time individual items are purchased. The City uses the consumption method to relieve inventory. In the fund financial statements, reported amounts are equally offset by nonspendable fund balance, which indicates that these amounts do not constitute "available spendable resources" even though they are a component of current assets. Purchases of other inventory items are recorded as expenditures at the time of purchase and year-end balances are undeterminable. Refer to the Basis of Qualified Opinion on Water Fund paragraph in the independent auditors' report for further information regarding inventory.

Note 1 - Summary of Significant Accounting Policies (Continued)

Capital Assets - Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, bridges, sidewalks and similar items) are reported in the governmental activities column in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. Acquisition value is the price that would be paid to acquire an asset with equivalent service potential on the date of the donation.

In the case of the initial capitalization of general infrastructure assets (i.e., those reported by governmental activities), the City chose to include certain items regardless of their acquisition date or amount. The City was able to estimate the historical cost for the initial reporting of these assets through backtrending (i.e., estimating the current replacement cost of the infrastructure to be capitalized and used an appropriate price-level index to deflate the cost to the acquisition year or estimated acquisition year).

Major outlays for capital assets and improvements are capitalized as projects are completed. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset's life, is not capitalized.

Land and construction-in-progress are not depreciated. Property, plant, equipment and infrastructure of the City are depreciated using the straight line method over the following estimated useful lives.

<u>Class</u>	<u>Life in Years</u>
Primary Government:	
Buildings	50
Improvements	20
Machinery and equipment	5-20
Vehicles	5-10
Infrastructure	40-60
Component Unit:	
Buildings	40
Machinery and Equipment	3

The costs associated with the acquisition or construction of capital assets are shown as capital outlay expenditures on the governmental fund financial statements. Capital assets are not shown on the governmental fund balance sheet.

Unearned Revenues - Unearned revenues arise when assets are recognized before revenue recognition criteria have been satisfied. In the government-wide financial statements, unearned revenue consists of revenue received in advance and/or amounts from grants received before the eligibility requirements have been met.

Unearned revenues in the fund financial statements are those where asset recognition criteria have been met, but for which revenue recognition criteria have not been met. The City has reported unearned revenues of \$554,037 for various receipts in the General Fund, \$648,517 for various items in the Community Development Fund and \$112,862 for Federal and State aid in the Capital Projects Fund received in advance. Such amounts have been deemed to be measurable but not "available" pursuant to generally accepted accounting principles.

Note 1 - Summary of Significant Accounting Policies (Continued)

Deferred Outflows/Inflows of Resources - In addition to assets, the statement of financial position includes a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net assets that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position includes a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net assets that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time.

The City reported deferred inflows of resources of \$18,485,852 for real property taxes in the General Fund and \$3,948,610 for mortgages receivable in the Community Development Fund. These amounts are deferred and recognized as an inflow of resources in the period that the amount becomes available.

The City also reported deferred outflows of resources and deferred inflows of resources in relation to its pension obligations and deferred inflows of resources in relation to its OPEB liability in the government-wide financial statement for governmental activities. These amounts are detailed in the discussion of the City's pension plans in Note 3E.

Long-Term Liabilities - In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the Statement of Net Position. Bond premiums and discounts are deferred and amortized over the life of the bonds. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed as incurred.

In the fund financial statements, governmental funds recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of the debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources, while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as Capital Projects or Debt Service funds expenditures.

Compensated Absences - The various collective bargaining agreements provide for the payment of accumulated vacation and sick leave upon separation from service. The liability for such accumulated leave is reflected in the government-wide Statement of Net Position as current and long-term liabilities. Liabilities for compensated absences are recorded in both the governmental funds and the internal service fund. However, only the liability maturing through employee resignation or retirement is recorded in the governmental funds. The liability for compensated absences includes salary related payments, where applicable.

Net Pension Liability - The net pension liability represents the City's proportionate share of the net pension liability of the New York State and Local Employees' Retirement System and the New York State and Local Police and Fire Retirement System. The financial reporting of these amounts are presented in accordance with the provisions of GASB Statement No. 68, *"Accounting and Financial Reporting for Pensions"* and GASB Statement No. 71, *"Pension Transition for Contributions Made Subsequent to the Measurement Date – An Amendment of GASB Statement No. 68"*.

Other Postemployment Benefit Liability ("OPEB") - In addition to providing pension benefits, the City provides health care benefits for certain retired employees and their survivors. The financial reporting of these amounts are presented in accordance with the provisions of GASB Statement No. 75, *"Accounting and Financial Reporting for Postemployment Benefits Other than Pensions"*.

Note 1 - Summary of Significant Accounting Policies (Continued)

Net Position - Net position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position is comprised of three components: net investment in capital assets, restricted and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation/amortization and reduced by outstanding balances of bonds and other debt that are attributable to the acquisition, construction, or improvement of those assets. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets or related debt are also included in this component of net position.

Restricted net position consists of restricted assets and deferred outflows of resources reduced by liabilities and deferred inflows of resources related to those assets. Assets are reported as restricted when constraints are placed on asset use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments. Restricted net position for the City includes restricted for community development, capital projects, liability and casualty claims, debt service and industrial development agency.

Unrestricted net position is the net amount of the assets, deferred outflows of resources, liabilities, and deferred inflows of resources that does not meet the definition of the two preceding categories.

Sometimes the City will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

Fund Balance - Generally, fund balance represents the difference between current assets and deferred outflows of resources and current liabilities and deferred inflows of resources. In the fund financial statements, governmental funds report fund classifications that comprise a hierarchy based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. Under this standard, the fund balance classifications are as follows:

Nonspendable fund balance includes amounts that cannot be spent because they are either not in spendable form (inventories, prepaid amounts, long-term receivables) or they are legally or contractually required to be maintained intact (the corpus of a permanent fund).

Restricted fund balance is reported when constraints placed on the use of the resources are imposed by grantors, contributors, laws or regulations of other governments or imposed by law through enabling legislation. Enabling legislation includes a legally enforceable requirement that these resources be used only for the specific purposes as provided in the legislation. This fund balance classification is used to report funds that are restricted for debt service obligations and for other items contained in the General Municipal Law of the State of New York.

Committed fund balance is reported for amounts that can only be used for specific purposes pursuant to formal action of the entity's highest level of decision making authority. The City Council is the highest level of decision making authority for the City that can, by the adoption of a resolution prior to the end of the fiscal year, commit fund balance. Once adopted, these funds may only be used for the purpose specified unless the entity removes or changes the purpose by taking the same action that was used to establish the commitment. This classification includes certain amounts established and approved by the City Council.

Note 1 - Summary of Significant Accounting Policies (Continued)

Assigned fund balance, in the General Fund, represents amounts constrained either by the policies of the City Council for amounts assigned for balancing the subsequent year's budget or the City Comptroller for amounts assigned for encumbrances, workers' compensation benefits, tax certiorari claims, contractual labor settlements and capital projects. Unlike commitments, assignments generally only exist temporarily, in that additional action does not normally have to be taken for the removal of an assignment. An assignment cannot result in a deficit in the unassigned fund balance in the General Fund. Assigned fund balance in all funds except the General Fund includes all remaining amounts, except for negative balances, that are not classified as nonspendable and are neither restricted nor committed.

Unassigned fund balance, in the General Fund, represents amounts not classified as nonspendable, restricted, committed or assigned. The General Fund is the only fund that would report a positive unassigned fund balance. For all governmental funds other than the General Fund, any deficit fund balance is reported as unassigned.

In order to calculate the amounts to report as restricted and unrestricted fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. When both restricted and unrestricted amounts of fund balance are available for use for expenditures incurred, it is the City's policy to use restricted amounts first and then unrestricted amounts as they are needed. For unrestricted amounts of fund balance, it is the City's policy to use fund balance in the following order: committed, assigned, and unassigned.

F. Encumbrances

In governmental funds, encumbrance accounting, under which purchase orders, contracts and other commitments for the expenditure of monies are recorded in order to reserve applicable appropriations, is generally employed as an extension of formal budgetary integration in the General Fund. Encumbrances outstanding at year-end are generally reported as assigned fund balance since they do not constitute expenditures or liabilities.

G. Use of Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows of resources, liabilities and deferred inflows of resources and disclosures of contingent assets and liabilities at the date of the financial statements. Estimates also affect the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

H. Subsequent Events Evaluation by Management

Management has evaluated subsequent events for disclosure and/or recognition in the financial statements through the date that the financial statements were available to be issued, which date is September 19, 2025.

Note 2 - Stewardship, Compliance and Accountability

A. Budgetary Data

The City, in accordance with the City Charter, follows the procedures enumerated below in establishing the budgetary data reflected in the financial statements:

- a) On or before the nineteenth day of November, the Board of Estimate and Contract, which is comprised of the Mayor, Comptroller and President of the City Council, shall hold a public hearing on the proposed budget presenting a financial plan for conducting the affairs of the City for the ensuing fiscal year.
- b) After said public hearing, the Board of Estimate and Contract adopts the budget and submits it to the entire City Council for approval.
- c) The City Council then holds a second public hearing on the proposed budget.
- d) The City Council shall adopt the budget estimates as submitted or amended by December 5th, which shall then become the annual budget, and shall at the same time appropriate the amounts set forth in the budget as adopted and for the purposes stated therein.
- e) Formal budgetary integration is employed during the year as a management control device for the General and Debt Service funds.
- f) Budgets for General and Debt Service funds are legally adopted annually on a basis consistent with generally accepted accounting principles. However, for fiscal year ended December 31, 2020, the City did not present nor adopt a budget for the Debt Service Fund. The Capital Projects Fund is budgeted on a project basis. Annual budgets are not adopted for the Community Development and Water funds.
- g) The City Council has established legal control of the budget at the function level of expenditures. Transfers between appropriation accounts, at the function level, require initial approval by the City Council and ultimate approval by the Board of Estimate and Contract. Any modifications to appropriations resulting from increases in revenue estimates or supplemental reserve appropriations also requires a similar approval process.
- h) Appropriations in General and Debt Service funds lapse at the end of the fiscal year, except that outstanding encumbrances are reappropriated in the succeeding year, pursuant to the Uniform System of Accounts promulgated by the Office of the State Comptroller.

Budgeted amounts are as originally adopted, or as amended by the City Council.

B. Property Tax Limitation

The amount that may be raised by the City for real property taxes in any fiscal year, for purposes other than for debt service on City indebtedness, is limited by the Constitution of the State of New York to two percent of the five year average full valuation of taxable real estate located within the City. For 2020, the maximum amount which could have been raised was \$101,906,364, which exceeded the levy subject to the tax limit by \$43,367,120, inclusive of the allowable exclusions of \$2,372,019 and the overlay to provide for uncollected taxes.

Note 2 - Stewardship, Compliance and Accountability (Continued)

In addition to this constitutional tax limitation, Chapter 97 of the Laws of 2011, as amended ("Tax Levy Limitation Law"), modified previous law by imposing a limit on the amount of real property taxes a local government may levy. The following is a brief summary of certain relevant provisions of the Tax Levy Limitation Law. The summary is not complete and the full text of the Tax Levy Limitation Law should be read in order to understand the details and implementations thereof. The Tax Levy Limitation Law imposes a limitation on increases in the real property tax levy, subject to certain exceptions. The Tax Levy Limitation Law permits the City to increase its overall real property tax levy over the tax levy of the prior year by no more than the "Allowable Levy Growth Factor," which is the lesser of one and two-one hundredths or the sum of one plus the Inflation Factor; provided, however that in no case shall the levy growth factor be less than one. The "Inflation Factor" is the quotient of: (i) the average of the 20 National Consumer Price Indexes determined by the United States Department of Labor for the twelve-month period ending six months prior to the start of the coming fiscal year minus the average of the National Consumer Price Indexes determined by the United States Department of Labor for the twelvemonth period ending six months prior to the start of the prior fiscal year, divided by (ii) the average of the National Consumer Price Indexes determined by the United States Department of Labor with the result expressed as a decimal to four places. The City is required to calculate its tax levy limit for the upcoming year in accordance with the provision above and provide all relevant information to the New York State Comptroller prior to adopting its budget. The Tax Levy Limitation Law sets forth certain exclusions to the real property tax levy limitation of the City, including exclusions for certain portions of the expenditures for retirement system contributions and tort judgments payable by the City. The Common Council may adopt a budget that exceeds the tax levy limit for the coming fiscal year, only if the Common Council first enacts, by a vote of at least sixty percent of the total voting power of the Common Council, a local law to override such limit for such coming fiscal year.

C. Fund Deficits

The unassigned and total fund balance deficits in the General Fund of \$29,341,742 and \$28,892,978, respectively, arise in-part because of actual expenditures exceeding budgetary appropriations, along with actual revenues falling short of budgeted amounts.

D. Expenditures in Excess of Budget

The following categories of expenditures exceeded their budgetary provisions by the amounts indicated:

General Fund	
General government support:	
Elections	\$ 16,046
Special items:	
Unallocated insurance	95,327
Judgments and claims	481
Tax certiorari payments	512,755
Environmental protection agency	397,326
Public safety:	
Jail	46,064
Fire Department	1,281,062
Transportation:	
Highway maintenance and repair	20,823
Street lighting	2,765

Note 2 - Stewardship, Compliance and Accountability (Continued)

General Fund (*continued*)

Economic opportunity and development:

Youth board - Job training 162,986

Office for the Aging - Elderly nutrition 200,976

Culture and recreation:

Pools 25,310

Youth centers 1,108,343

Home and community services:

ETPA administrative charge 53,200

Street cleaning 185,798

Employee benefits:

Police and fire retirement 1,916,203

Workers' compensation benefits 244,624

Health and dental insurance 1,069,364

Transfers out - Capital Projects Fund 6,444

C. Adoption of Accounting Standard

For the year ended December 31, 2020, the City implemented the provisions of GASB Statement No. 84, "*Fiduciary Activities*". The objective of this statement is to improve guidance regarding the identification of fiduciary activities for accounting and financial reporting purposes and how those activities should be reported. The statement established criteria for identifying fiduciary activities of all state and local governments. The focus of the criteria generally is on 1) whether a government is controlling the assets of the fiduciary activity and 2) the beneficiaries with whom a fiduciary relationship exists. As a result of the adoption of this standard, certain transactions previously reported within governmental funds are now reflected within the Fiduciary Fund while other transactions previously reported in the Fiduciary Fund are now reflected within governmental funds.

Note 3 - Detailed Notes on All Funds

A. Taxes Receivable

Taxes receivable at December 31, 2020 consisted of the following:

City taxes	\$ 11,750,405
County taxes	4,850,453
Relevied water rents	795,044
School district taxes	9,026,021
Property acquired for taxes	3,961,671
	<u>30,383,594</u>
Less - Allowance for uncollectible taxes	<u>(10,675,262)</u>
	<u><u>\$ 19,708,332</u></u>

City of Mount Vernon, New York

Notes to Financial Statements (Continued)
 December 31, 2020

Note 3 - Detailed Notes on All Funds (Continued)**B. Due From/To Other Funds**

The composition of interfund balances at December 31, 2020 were as follows:

<u>Fund</u>	<u>Due From</u>	<u>Due To</u>
General	\$ 1,677,305	\$ 6,983,260
Community Development	733,070	3,004
Capital Projects	89,230	272,422
Water	1,307,116	1,517,252
Debt Service	34,371	109,315
Total Governmental Funds	3,841,092	8,885,253
Internal Service	5,044,161	-
	<u>\$ 8,885,253</u>	<u>\$ 8,885,253</u>

The composition of due from/to fiduciary fund at December 31, 2020 were as follows:

<u>Fund</u>	<u>Due From</u>	<u>Due To</u>
General	\$ -	\$ 224,926
Fiduciary	224,926	-
	<u>\$ 224,926</u>	<u>\$ 224,926</u>

The outstanding balances between funds results mainly from the time lag between the dates that 1) interfund goods and services are provided or reimbursable expenditures occur, 2) transactions are recorded in the accounting system and 3) payments between funds are made.

C. Capital Assets

Changes in the City's capital assets are as follows:

<u>Class</u>	<u>Balance January 1, 2020</u>	<u>Additions</u>	<u>Deductions</u>	<u>Balance December 31, 2020</u>
Capital Assets, not being depreciated - Land	<u>\$ 5,730,931</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,730,931</u>

City of Mount Vernon, New York

Notes to Financial Statements (Continued)
December 31, 2020

Note 3 - Detailed Notes on All Funds (Continued)

Class	Balance January 1, 2020	Additions	Deductions	Balance December 31, 2020
Capital Assets, being depreciated:				
Buildings	\$ 54,618,477	\$ -	-	\$ 54,618,477
Improvements	4,087,610	-	-	4,087,610
Machinery and equipment	14,435,558	643,399	-	15,078,957
Vehicles	21,520,415	1,095,191	-	22,615,606
Infrastructure	134,127,536	-	-	134,127,536
Total Capital Assets, being Depreciated	228,789,596	1,738,590	-	230,528,186
Less Accumulated Depreciation for:				
Buildings	33,833,019	1,364,243	-	35,197,262
Improvements	3,119,554	103,517	-	3,223,071
Machinery and equipment	13,054,703	597,781	-	13,652,484
Vehicles	18,197,319	725,785	-	18,923,104
Infrastructure	84,158,753	2,468,528	-	86,627,281
Total Accumulated Depreciation	152,363,348	5,259,854	-	157,623,202
Total Capital Assets, being Depreciated, net	\$ 76,426,248	\$ (3,521,264)	\$ -	\$ 72,904,984
Capital Assets, Net	\$ 82,157,179	\$ (3,521,264)	\$ -	\$ 78,635,915

Depreciation expense was charged to City functions and programs as follows:

Governmental Activities:	
General Government Support	\$ 606,941
Public Safety	849,592
Transportation	377,520
Culture and Recreation	686,227
Home and Community Services	2,739,574
Total	\$ 5,259,854

Capital Assets - Component Unit

Changes in the capital assets of the component unit were as follows:

Class	Balance January 1, 2020	Additions	Deductions	Balance December 31, 2020
Capital Assets, not being depreciated - Land	\$ 245,000	\$ -	\$ -	\$ 245,000
Capital Assets, being depreciated - Buildings	\$ 2,220,094	\$ -	\$ 2,241	\$ 2,217,853
Less Accumulated Depreciation for - Buildings	934,546	54,112	(2,241)	990,899
Total Capital Assets, being depreciated, net	\$ 1,285,548	\$ (54,112)	\$ 4,482	\$ 1,226,954
Component Unit - Capital Assets, net	\$ 1,530,548	\$ (54,112)	\$ 4,482	\$ 1,471,954

City of Mount Vernon, New York

Notes to Financial Statements (Continued)
December 31, 2020

Note 3 - Detailed Notes on All Funds (Continued)

D. Accrued Liabilities

Accrued liabilities at December 31, 2020 were as follows:

	Fund			Total Governmental Funds
	General	Community Development	Water	
Payroll and Employee Benefits	\$ -	\$ 258,166	\$ 3,223	\$ 261,389
Other	2,127,774	1,004,074	71,508	3,203,356
Total Accrued Liabilities	<u>\$ 2,127,774</u>	<u>\$ 1,262,240</u>	<u>\$ 74,731</u>	<u>\$ 3,464,745</u>

E. Long-Term Liabilities

The following table summarizes changes in the City's long-term liabilities for the year ended December 31, 2020:

	Balance January 1, 2020	New Issues/ Additions	Maturities and/or Payments	Balance December 31, 2020	Due Within One Year
Governmental Activities (inclusive of Internal Service Fund):					
General Obligation Bonds Payable:					
Capital construction	\$ 14,270,000	\$ -	\$ 1,630,000	\$ 12,640,000	\$ 1,670,000
Judgments and claims	2,060,000	-	200,000	1,860,000	205,000
	<u>16,330,000</u>	<u>-</u>	<u>1,830,000</u>	<u>14,500,000</u>	<u>1,875,000</u>
Plus					
Unamortized premium on bonds	266,759	-	62,767	203,992	-
	<u>16,596,759</u>	<u>-</u>	<u>1,892,767</u>	<u>14,703,992</u>	<u>1,875,000</u>
Other Non-Current Liabilities:					
Claims Payable	12,223,328	349,097	416,749	12,155,676	1,414,355
Compensated Absences	4,993,109	51,052	-	5,044,161	504,000
Net Pension Liability - ERS	5,744,617	15,948,979	-	21,693,596	-
Net Pension Liability - PFRS	15,447,415	33,724,764	-	49,172,179	-
Retirement Incentives and Other Pension Liabilities	6,860,120	-	1,136,545	5,723,575	1,132,602
Other Postemployment Benefit Liabilities Payable	241,222,808	102,368,160	5,120,069	338,470,899	5,120,069
Total Other Non-Current Liabilities	<u>286,491,397</u>	<u>152,442,052</u>	<u>6,673,363</u>	<u>432,260,086</u>	<u>8,171,026</u>
Governmental Activities - Long-Term Liabilities	<u>\$ 303,088,156</u>	<u>\$ 152,442,052</u>	<u>\$ 8,566,130</u>	<u>\$ 446,964,078</u>	<u>\$ 10,046,026</u>

Note 3 - Detailed Notes on All Funds (Continued)

Each governmental fund's liability for compensated absences is liquidated by the Internal Service Fund, which is funded primarily by the General Fund. Claims, net pension liabilities, retirement incentives and other pension liabilities and other postemployment benefit liabilities are liquidated primarily by the General Fund. The City's indebtedness for general obligation bonds is satisfied by the Debt Service Fund, which is funded by the General Fund.

General Obligations Bonds Payable

General obligation bonds payable at December 31, 2020 are comprised of the following individual issues:

Purpose	Year of Issue	Original Issue Amount	Final Maturity	Interest Rate	Amount Outstanding at December 31, 2020
Various Public Improvements	2012	\$ 14,224,000	July, 2029	2.500 - 3.125 %	\$ 8,280,000
Various Public Improvements	2013	1,680,000	July, 2031	4.000	1,115,000
Tax Certiorari Obligations	2013	3,000,000	July, 2028	4.50 - 5.250	1,860,000
Refunding Bonds	2016	6,765,000	September, 2024	3.000	3,245,000
					<u>\$ 14,500,000</u>

Interest expenditures of \$542,019 were recorded in the fund financial statements in the Debt Service Fund. Interest expense of \$455,240 was recorded in the government-wide financial statements for governmental activities.

Legal Debt Margin

The City is subject to legal limitations on the amount of debt that it may issue. The City's legal debt margin is 7% of the five year average full valuation of taxable real property.

Payments to Maturity

The annual requirements to amortize all bonded debt outstanding as of December 31, 2020 including interest payments of \$2,309,469 are as follows:

Year Ending December 31,	Principal	Interest	Total
2021	\$ 1,875,000	\$ 483,269	\$ 2,358,269
2022	1,935,000	427,144	2,362,144
2023	1,985,000	365,044	2,350,044
2024	2,055,000	300,744	2,355,744
2025	1,245,000	234,206	1,479,206
2026-2030	5,285,000	493,963	5,778,963
2031	120,000	5,099	125,099
	<u>\$ 14,500,000</u>	<u>\$ 2,309,469</u>	<u>\$ 16,809,469</u>

The above general obligation bonds are direct obligations of the City for which its full faith and credit are pledged and are payable from taxes levied on all taxable real property within the City.

Note 3 - Detailed Notes on All Funds (Continued)**Claims Payable**

The government-wide financial statements reflect self-insured portions of general liability and workers' compensation claims, which are based upon estimates of the ultimate cost of claims (including future claim adjustment expenses) that have been reported, but not settled, and of claims that have been incurred but not reported ("IBNR's"). The length of time for which such costs must be estimated varies depending on the coverage involved. Because actual claim costs depend on such complex factors as inflation, changes in doctrines of legal liability and damage awards, the process used in computing claim liabilities does not necessarily result in an exact amount. Claim liabilities are recomputed periodically using a variety of actuarial and statistical techniques to produce current estimates that reflect recent settlements, claim frequency and other economic and social factors. A provision for inflation in the calculation of estimated future claim costs is implicit in the calculation because reliance is placed both on actual historical data that reflects past inflation and other factors that are considered to be appropriate modifiers of past experience.

An analysis of the activity of unpaid claim liabilities is as follows:

	2020		2019	
	Workers' Compensation	General Liability	Workers' Compensation	General Liability
Unpaid Claims - Beginning of Year	\$ 3,457,194	\$ 2,205,489	\$ 4,006,650	\$ 7,504,717
Incurred Claims including IBNR's	583,086	138,152	545,649	136,435
Claims Paid and Adjustments	(75,563)	(341,186)	(1,095,105)	(5,435,663)
Unpaid Claims - End of Year	<u>\$ 3,964,717</u>	<u>\$ 2,002,455</u>	<u>\$ 3,457,194</u>	<u>\$ 2,205,489</u>
Due Within One Year	<u>\$ 396,472</u>	<u>\$ 200,245</u>	<u>\$ 345,719</u>	<u>\$ 220,549</u>

The City has restricted \$192,969 of the fund balance of the General Fund for workers' compensation benefits. The City has also restricted \$1,811,451 of the fund balance of the Water Fund for liability and casualty claims.

Claims payable also includes a liability of \$6,188,504 for court ordered tax certiorari refunds (\$817,638 due within one year), which were not due and payable at year-end. This amount has been recorded in the government-wide financial statements.

Compensated Absences

Vacation time is generally taken in the year earned but can be carried over to succeeding years, subject to limitations as provided in the respective collective bargaining agreements and the City code. Employees are allowed to accumulate sick and terminal leave up to a maximum depending upon the contract. Payments for accumulated sick and terminal leave are dependent upon the length of service or accumulated days. At December 31, 2020, the value of such accumulated leave was reflected in the Compensated Absences Internal Service Fund. Refer to the Independent Auditors' Report for additional information on Compensated Absences.

Note 3 - Detailed Notes on All Funds (Continued)**Pension Plans***New York State and Local Retirement System*

The City participates in the New York State and Local Employees' Retirement System ("ERS") and the New York State and Local Police and Fire Retirement System ("PFRS") which are collectively referred to as the New York State and Local Retirement System ("System"). These are cost-sharing, multiple-employer defined benefit pension plans. The System provides retirement benefits as well as death and disability benefits. The net position of the System is held in the New York State Common Retirement Fund ("Fund"), which was established to hold all net assets and record changes in plan net position. The Comptroller of the State of New York serves as the trustee of the Fund and is the administrative head of the System. The Comptroller is an elected official determined in a direct statewide election and serves a four year term. Obligations of employers and employees to contribute and benefits to employees are governed by the New York State Retirement and Social Security Law ("NYSRSSL"). Once a public employer elects to participate in the System, the election is irrevocable. The New York State Constitution provides that pension membership is a contractual relationship and plan benefits cannot be diminished or impaired. Benefits can be changed for future members only by enactment of a State statute. The City also participates in the Public Employees' Group Life Insurance Plan, which provides death benefits in the form of life insurance. The System is included in the State's financial report as a pension trust fund. That report, including information with regard to benefits provided may be found at www.osc.state.ny.us/retire/publications/index.php or obtained by writing to the New York State and Local Retirement System, 110 State Street, Albany, NY 12244.

The System is noncontributory except for employees who joined after July 27, 1976, who contribute 3% of their salary for the first ten years of membership, and employees who joined on or after January 1, 2010, who generally contribute between 3% and 6% of their salary for their entire length of service. Under the authority of the NYSRSSL, the Comptroller annually certifies the actuarially determined rates expressly used in computing the employers' contributions based on salaries paid during the System's fiscal year ending March 31. The employer contribution rates for the plan's year ending in 2020 are as follows:

	<u>Tier/Plan</u>	<u>Rate</u>
ERS	1 75I 41J	21.4%
	2 75I 41J	19.5
	3 A15 41J	15.8
	4 A15 41J	15.8
	5 A15 41J	13.2
	6 A15 41J	9.3
PFRS	2 375I	17.6
	2 384D	24.3
	3 384F	22.1
	5 384F	17.7
	5 384D	19.8
	6 384D	14.6

Note 3 - Detailed Notes on All Funds (Continued)

At December 31, 2020, the City reported the following for its proportionate share of the net pension liability for ERS and PFRS:

	ERS	PFRS
Measurement Date	March 31, 2019	March 31, 2019
Net pension liability	\$ 21,693,596	\$ 49,172,179
City's proportion of the net pension liability	0.0819226%	0.9199767%
Change in proportion since the prior measurement date	0.0008446%	(0.0011225%)

The net pension liability was measured as of March 31, 2020 and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on a computation of the actuarially determined indexed present value of future compensation by employer relative to the total of all participating members.

For the year ended December 31, 2020, the City recognized pension expense in the government-wide financial statements of \$7,528,307 for ERS and \$17,197,398 for PFRS. Pension expenditures of \$3,353,943 for ERS and \$7,795,760 for PFRS were recorded in the fund financial statements and were charged to the following funds:

Fund	ERS	PFRS
General	\$ 3,051,787	\$ 7,795,760
Community Development	10,370	-
Water	291,786	-
	<u>\$ 3,353,943</u>	<u>\$ 7,795,760</u>

At December 31, 2020, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	ERS		PFRS	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 1,276,755	\$ -	\$ 3,274,349	\$ 823,628
Changes of assumptions	436,807	377,175	4,203,032	-
Net difference between projected and actual earnings on pension plan investments	11,121,191	-	22,143,779	-
Changes in proportion and differences between City contributions and proportionate share of contributions	371,581	69,130	533,351	936,390
City contributions subsequent to the measurement date	2,506,287	-	5,880,877	-
	<u>\$ 15,712,621</u>	<u>\$ 446,305</u>	<u>\$ 36,035,388</u>	<u>\$ 1,760,018</u>

City of Mount Vernon, New York

Notes to Financial Statements (Continued)

December 31, 2020

Note 3 - Detailed Notes on All Funds (Continued)

	Total	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 4,551,104	\$ 823,628
Changes of assumptions	4,639,839	377,175
Net difference between projected and actual earnings on pension plan investments	33,264,970	-
Changes in proportion and differences between City contributions and proportionate share of contributions	904,932	1,005,520
City contributions subsequent to the measurement date	8,387,164	-
	<u>\$ 51,748,009</u>	<u>\$ 2,206,323</u>

\$2,506,287 and \$5,880,877 reported as deferred outflows of resources related to ERS and PFRS, respectively, resulting from the City's accrued contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended March 31, 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to ERS and PFRS will be recognized in pension expense as follows:

Year Ended March 31,	ERS	PFRS
2021	\$ 2,188,982	\$ 5,940,295
2022	3,224,839	6,726,730
2023	4,084,400	8,495,452
2024	3,261,808	6,940,837
2025	-	291,179
Thereafter	-	-
	<u>\$ 12,760,029</u>	<u>\$ 28,394,493</u>

The total pension liability for the ERS and PFRS measurement date was determined by using an actuarial valuation date as noted below, with update procedures used to roll forward the total pension liabilities to that measurement date. Significant actuarial assumptions used in the valuation were as follows:

	ERS	PFRS
Measurement Date	March 31, 2020	March 31, 2020
Actuarial valuation date	April 1, 2019	April 1, 2019
Investment rate of return	6.8% *	6.8% *
Salary scale	4.2%	5.0%
Inflation rate	2.5%	2.5%
Cost of living adjustments	1.3%	1.3%

*Compounded annually, net of pension plan investment expenses, including inflation.

Note 3 - Detailed Notes on All Funds (Continued)

Annuitant mortality rates are based on the System's experience with adjustments for mortality improvements based on Society of Actuaries Scale MP-2018.

The actuarial assumptions used in the valuation are based on the results of an actuarial experience study for the period April 1, 2010 - March 31, 2015.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected return, net of investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Best estimates of arithmetic real rates of return for each major asset class included in the target asset allocation is summarized in the following table.

Asset Type	Target Allocation	Long-Term Expected Real Rate of Return
Domestic Equity	36 %	4.05 %
International Equity	14	6.15
Private Equity	10	6.75
Real Estate	10	4.95
Absolute Return Strategies	2	3.25
Opportunistic Portfolio	3	4.65
Real Assets	3	5.95
Bonds and Mortgages	17	0.75
Cash	1	0.00
Inflation Indexed Bonds	4	0.50
	<u>100 %</u>	

The real rate of return is net of the long-term inflation assumption of 2.5%.

The discount rate used to calculate the total pension liability was 6.8%. The projection of cash flows used to determine the discount rate assumes that contributions from plan members will be made at the current contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based upon those assumptions, the System's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 6.8%, as well as what the City's proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1 percentage point lower (5.8%) or 1 percentage point higher (7.8%) than the current rate:

Note 3 - Detailed Notes on All Funds (Continued)

	1% Decrease (5.8%)	Current Discount Rate (6.8%)	1% Increase (7.8%)
City's proportionate share of the ERS net pension liability	<u>\$ 39,813,873</u>	<u>\$ 21,693,596</u>	<u>\$ 5,004,744</u>
City's proportionate share of the PFRS net pension liability	<u>\$ 87,920,858</u>	<u>\$ 49,172,179</u>	<u>\$ 14,471,860</u>

The components of the collective net pension liability as of the March 31, 2020 measurement date were as follows:

	ERS	PFRS	Total
Total pension liability	\$ 194,596,261,000	\$ 35,309,017,000	\$ 229,905,278,000
Fiduciary net position	<u>168,115,682,000</u>	<u>29,964,080,000</u>	<u>198,079,762,000</u>
Employers' net pension liability	<u>\$ 26,480,579,000</u>	<u>\$ 5,344,937,000</u>	<u>\$ 31,825,516,000</u>
Fiduciary net position as a percentage of total pension liability	<u>86.39%</u>	<u>84.86%</u>	<u>86.16%</u>

Employer contributions to ERS and PFRS are paid annually and cover the period through the end of the System's fiscal year, which is March 31st. Accrued retirement contributions as of December 31, 2020 represent the employer contribution for the period of April 1, 2020 through December 31, 2020 based on prior year ERS and PFRS wages multiplied by the employers' contribution rate, by tier. Retirement contributions to ERS and PFRS for the nine months ended December 31, 2020 were \$2,506,287 and \$5,880,877, respectively.

Voluntary Defined Contribution Plan

The City also offers a defined contribution plan to all non-union employees hired on or after July 1, 2013 and earning at the annual full-time salary rate of \$75,000 or more. The employee contribution is between 3% and 6% depending on salary and the City will contribute 8%. Employer contributions vest after 366 days of service. No current employees participated in this program.

Retirement Incentives and Other Pension Obligations

The State Legislature enacted Chapter 57 of the Laws of 2010. This chapter authorized local governments, at their option, to amortize a portion of their respective ERS and PFRS contributions beginning in 2010. The maximum amortization amount each year going forward will be determined by the difference between each employer's effective contribution rate as compared to the System's overall graded rate. The amortized amounts are to be paid in equal annual installments over a ten year period, although amounts may be prepaid at any time. Interest will be charged at rates which approximate a market rate of return on taxable fixed rate securities of a comparable duration and will be adjusted annually. The City elected to amortize the maximum allowable ERS and PFRS contributions for the years noted in the table below.

Legislation enacted as part of the 2013-14 New York State adopted budget as Chapter 57 of the Laws of 2013 established an alternative to the original Contribution Stabilization Program enacted

Note 3 - Detailed Notes on All Funds (Continued)

in 2010. This Alternate Contribution Stabilization Program ("ACSP") authorized local governments, at their option, to defer payment on a portion of their annual ERS and PFRS contributions beginning in the 2013 fiscal year. The maximum amortization amount in each year going forward under this alternate plan will be determined by the difference between each employer's normal effective contribution rate as compared to the System's ACSP graded rate. The graded rate will always move from the previous graded rate towards the new actuarial rate by no more than .5% per year. Any amounts amortized under this program are to be paid in equal annual installments over a twelve year period, although amounts may be prepaid at any time. The interest rate on an amount amortized in a given year will be the interest rate for that year and will be fixed for the duration of that payment period. The interest rate will be comparable to a twelve year US Treasury bond plus 1%. If the System's average actuarial rates are lower than the employer's graded rate, the employer would still be required to pay the graded rate. Any additional contributions made as a result will first be used to pay off existing amortizations with any excess being deposited into a reserve account to be used to offset future increases in contribution rates. The City elected to amortize the maximum allowable ERS and PFRS contributions for the 2020 fiscal year. The current year cost and balance due are noted in the table below.

	Original Amount Amortized	Current Year Payments	Principal Balance Due	Principal Due Within One Year
2010 ERS	\$ 340,169	\$ 44,053	\$ -	\$ -
2011 ERS	868,074	105,698	101,877	101,877
2011 PFRS	212,999	25,935	24,997	24,997
2012 ERS	1,134,113	132,953	254,400	125,321
2012 PFRS	1,287,368	150,919	288,778	142,255
2013 ERS	1,340,496	140,851	631,294	117,114
2013 PFRS	2,345,883	246,491	1,104,770	204,951
2014 ERS	1,335,823	138,236	736,601	112,455
2014 PFRS	1,200,104	124,192	661,762	101,030
2015 ERS	1,012,416	103,601	637,986	82,483
2015 PFRS	111,682	11,428	70,378	9,099
2018 PFRS	930,151	95,182	730,502	71,003
2019 ERS	85,534	9,109	73,915	6,159
2019 PFRS	470,184	50,070	406,315	33,858
	<u>\$ 12,674,996</u>	<u>\$ 1,378,718</u>	<u>\$ 5,723,575</u>	<u>\$ 1,132,602</u>

The current year payments were charged to retirement expenditures in the General Fund.

Other Postemployment Benefit Obligations ("OPEB")

In addition to providing pension benefits, the City provides certain health care benefits for retired employees through a single employer defined benefit OPEB plan. The various collective bargaining agreements stipulate the employees covered and the percentage of contribution. Contributions by the City may vary according to length of service. The cost of providing postemployment health care benefits is shared between the City and the retired employee as noted below. Substantially all of the City's employee's may become eligible for those benefits if they reach normal retirement age while

Note 3 - Detailed Notes on All Funds (Continued)

working for the City. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75, "Accounting and Financial Reporting for Postemployment Benefits Other than Pensions", so the net OPEB liability is equal to the total OPEB liability. Separate financial statements are not issued for the plan.

At December 31, 2020, the following employees were covered by the benefit terms:

Inactive employees currently receiving benefit payments	362
Active Employees	<u>765</u>
	<u>1,127</u>

The City's total OPEB liability of \$338,470,899 was measured as of December 31, 2020.

The total OPEB liability in the January 1, 2020 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Inflation	3.00%
Salary increases	3.00%
Discount rate	1.93%
Healthcare cost trend rates	8.0% for 2020, decreasing by 0.5% per year to an ultimate rate of 5% for 2026 and later years
Retirees' share of benefit-related costs	Varies from 0% to 10%, depending on applicable retirement year and bargaining unit

The discount rate was based on a review of the yield derived from the S&P Municipal Bond 20-year High Grade Rate Index, as of December 31, 2020.

Mortality rates were in accordance with the SOA RP-2014 Total Dataset. Mortality improvements are projected using SOA Scale MP-2020.

The City's change in the total OPEB liability for the year ended December 31, 2020 is as follows:

Total OPEB Liability - Beginning of Year	\$ 241,222,808
Service cost	10,637,798
Interest	7,780,406
Changes of benefit terms	-
Differences between expected and actual experience	15,273,978
Changes in assumptions or other inputs	68,675,978
Benefit payments	<u>(5,120,069)</u>
Total OPEB Liability - End of Year	<u>\$ 338,470,899</u>

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower (0.93%) or 1 percentage point higher (2.93%) than the current discount rate:

City of Mount Vernon, New York

Notes to Financial Statements (Continued)
December 31, 2020

Note 3 - Detailed Notes on All Funds (Continued)

	1% Decrease (0.93%)	Current Discount Rate (1.93%)	1% Increase (2.93%)
Total OPEB Liability	<u>\$ 412,672,301</u>	<u>\$ 338,470,899</u>	<u>\$ 281,342,202</u>

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1 percentage point lower (7.0% decreasing to 4.0%) or 1 percentage point higher (9.0% decreasing to 6.0%) than the current healthcare cost trend rates:

	1% Decrease (7.0% decreasing to 4.0%)	Current Health Cost Trend Rates (8.0% decreasing to 5.0%)	1% Increase (9.0% decreasing to 6.0%)
Total OPEB Liability	<u>\$ 273,641,560</u>	<u>\$ 338,470,899</u>	<u>\$ 425,751,563</u>

For the year ended December 31, 2020, the City recognized OPEB expense of \$38,216,954 in the government-wide financial statements. At December 31, 2020, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes of assumptions or other inputs	\$ 70,916,276	\$ 11,300,851
Differences between expected and actual experience	<u>13,091,981</u>	<u>21,349,553</u>
	<u>\$ 84,008,257</u>	<u>\$ 32,650,404</u>

Amounts reported as deferred outflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ended December 31,	
2021	\$ 6,706,769
2022	6,706,769
2023	6,706,769
2024	6,706,769
2025	12,537,929
2026	<u>11,992,848</u>
	<u>\$ 51,357,853</u>

Note 3 - Detailed Notes on All Funds (Continued)

F. Revenues and Expenditures

Interfund Transfers

Interfund transfers are defined as the flow of assets, such as cash or goods and services, without the equivalent flow of assets in return. The interfund transfers reflected below have been reflected as transfers:

Transfer Out	Transfers In			Total
	General Fund	Capital Projects Fund	Debt Service Fund	
General Fund	\$ -	\$ 6,444	\$ 2,372,019	\$ 2,378,463
Capital Projects Fund	-	-	1,906	1,906
Water Fund	592,595	-	-	592,595
	<u>\$ 592,595</u>	<u>\$ 6,444</u>	<u>\$ 2,373,925</u>	<u>\$ 2,972,964</u>

Transfers are used to 1) move funds from the General Fund to the Debt Service Fund as debt service principal and interest payments become due, 2) move surplus revenues from the Water Fund to the General Fund and 3) move amounts earmarked in the operating funds to fulfill commitments for Capital Projects Fund expenditures.

G. Net Position

The components of net position are detailed below:

Net Investment in Capital Assets - the component of net position that reports the difference between capital assets less both the accumulated depreciation and the outstanding balance of debt, excluding unexpended proceeds, that is directly attributable to the acquisition, construction or improvement of those assets.

Restricted for Community Development - the component of net position that reports the difference between assets and liabilities of the Community Development Funds with constraints placed on their use by the United States Department of Housing and Urban Development.

Restricted for Capital Projects - the component of net position that reports the amounts restricted for capital projects less unexpended bonds proceeds and unrestricted interest earnings.

Restricted for Liability and Casualty Claims - the component of net position that has been established to set aside funds to be used for the payment of future claims made upon the Board of Water Supply of the City of Mount Vernon, New York in accordance with Section 6n of the General Municipal Law of the State of New York.

Restricted for Debt Service - the component of net position that reports the difference between assets and liabilities with constraints placed on their use by Local Finance Law.

Restricted for Industrial Development Agency - the component of net position that represents funds restricted for acquiring or constructing various business and recreational facilities and advance job opportunities, health, general prosperity and economic welfare of the people of the City.

Unrestricted - all other amounts that do not meet the definition of "restricted" or "net investment in capital assets".

Note 3 - Detailed Notes on All Funds (Continued)

H. Fund Balances

	General Fund	Community Development Fund	Capital Projects Fund	Water Fund	Debt Service Fund	Total
Nonspendable:						
Prepaid expenditures	\$ -	\$ -	\$ -	\$ -	\$ 192,659	\$ 192,659
Restricted:						
Workers' compensation benefits	192,969	-	-	-	-	192,969
Capital projects	-	-	3,911,930	-	-	3,911,930
Liability and casualty claims	-	-	-	1,811,451	-	1,811,451
Community development purposes	-	723,281	-	-	-	723,281
Total Restricted	192,969	723,281	3,911,930	1,811,451	-	6,639,631
Committed:						
Additions, betterments and replacements	-	-	-	513,259	-	513,259
Maintenance of water supply system	-	-	-	230,397	-	230,397
Total Committed	-	-	-	743,656	-	743,656
Assigned:						
Water Fund	-	-	-	1,426,982	-	1,426,982
Unassigned:						
Future claims	2,273,017	-	-	-	-	2,273,017
For subsequent year's expenditures	4,766,336	-	-	-	-	4,766,336
Unassigned	(36,125,300)	-	-	-	(74,493)	(36,199,793)
Total Unassigned	(29,085,947)	-	-	-	(74,493)	(29,160,440)
Total Fund Balances (Deficits)	\$ (28,892,978)	\$ 723,281	\$ 3,911,930	\$ 3,982,089	\$ 118,166	\$ (20,157,512)

Certain elements of fund balance are described above. Those additional elements which are not reflected in the statement of net position but are reported in the governmental funds balance sheet are described below.

Prepaid Expenditures has been established to account for certain payments made in advance. The amount is classified as nonspendable to indicate that funds are not "available" for appropriation or expenditure even though they are a component of current assets.

The amounts restricted for Workers' Compensation Benefits have been established to set aside funds to be used for a specific purpose in accordance with Section 6j of the General Municipal Law of the State of New York.

The amounts committed for Additions, Betterments and Replacements, established by the City Council, is used to segregate a portion of fund balance to be utilized for additions, betterments and replacements of property and equipment. The City Council legislation permits the members of the Board of Water Supply to set aside \$250,000 per year up to a maximum of \$1,000,000.

The amounts committed for Maintenance of Water Supply System, established by the City Council, is used to segregate a portion of fund balance to be utilized for work to be performed on the water supply system. The City Council legislation permits the members of the Board of Water Supply to set aside \$200,000 per year up to a maximum of \$1,000,000.

Purchases on order are assigned and represent the City's intention to honor the contracts in process at year-end. The subsequent year's appropriations will be amended to provide authority to complete the transactions.

Note 3 - Detailed Notes on All Funds (Continued)

Subsequent year's expenditures represent that at December 31, 2020, the City Council has assigned the above amounts to be appropriated for the ensuing year's budget.

Unassigned fund balance in the General Fund represents amounts not classified as nonspendable, restricted, committed or assigned.

Note 4 - Summary Disclosure of Significant Contingencies

A. Litigation

The City, in common with other municipalities, receives notices of claims for money damages occurring from false arrest, civil rights violations, wrongful death, property damage, negligence, personal injury, improper practice charges, wrongful termination and employment discrimination. The filing of such claims commences a statutory period for initiating judicial action. Currently, the City is a defendant in numerous actions with varying degrees of monetary exposure ranging from \$100,000 to \$29,000,000 per case. Certain cases were adjudicated against the City; however, the City continues to vigorously defend these cases and has filed its appeals when deemed appropriate. The City's claims administrator has reviewed the status of the cases and has determined the City's exposure has been reflected in the government-wide financial statements.

The City is also defendant in numerous tax certiorari proceedings, the results of which generally require tax refunds on the part of the City. Any refunds resulting from adverse settlements will be funded in the year in which the expenditure is incurred.

B. Other Contingencies

The City participates in various Federal grant programs, principal of which are programs of the U.S. Department of Housing and Urban Development. These programs are subject to program compliance audits pursuant to the Uniform Guidance. The amount of expenditures which may be disallowed by the granting agencies cannot be determined at this time, although the City anticipates such amounts, if any, to be immaterial.

During the fiscal year, the Agency determined that certain loans issued under the Community Development Block Grant ("CDBG") program were uncollectible due to borrower defaults, including business closures and financial hardship. As a result, these loans were formally written off after obtaining Board approval. While these actions were taken in 2025, the Agency recognizes that federal program requirements under the CDBG program are subject to oversight and interpretation by the U.S. Department of Housing and Urban Development ("HUD"). Accordingly, there is a possibility that HUD could review the circumstances surrounding the loan write-offs and determine that reimbursement of program funds is necessary. At this time, no formal notice or finding has been received from HUD, and the outcome of any future review cannot be reasonably estimated.

C. Risk Management

The City purchases conventional insurance coverages to reduce its exposure to loss. The City purchases property insurance on a replacement cost basis. The City maintains general, law enforcement and auto liability insurance with limits of \$10 million, excess of a self-insured retention ("SIR"). From 2010 to the present, the City has a \$350,000 SIR, except for the 2014/15 policy year which had an SIR of \$250,000. The City also maintains public officials liability/employment practice liability insurance with coverage of \$10 million, excess an SIR of \$100,000 per occurrence for claims since 2010. The City purchases excess workers' compensation coverage, excess of \$700,000 SIR. All open or paid claims have not exceeded the coverage limits in any of the past three fiscal years.

City of Mount Vernon, New York

Notes to Financial Statements (Continued)
December 31, 2020

Note 5 - Additional Disclosure

Mount Vernon Housing Authority

The Mount Vernon Housing Authority ("Authority") operated a 500 unit five building housing complex known as Levister Towers. Unpaid real property taxes, excluding penalties and interest, due the City dating back to 1987 totaled \$2,607,585. The Authority was also obligated to the City for unpaid utilities charges totaling \$858,000.

On July 17, 2001, the Authority sold its property to a private developer. Under the terms of the sale, the developer entered into an installment agreement with the City that provided for the repayment of the outstanding property taxes and utilities charges over a ten year period, without interest. The developer had defaulted on each of the annual installment payments due since July 2002. Certain minimal payments were made in 2011 and 2013. The City has reflected an allowance for the remaining unpaid amounts in the General Fund.

Note 6 - Tax Abatements

The City has real property tax abatement agreements with housing development and redevelopment companies organized pursuant to Article V or Article XI of the Private Housing Finance Law of the State of New York ("PHFL") for the purpose of creating or preserving affordable housing in the City.

Generally, these agreements provide for a 100 percent abatement of real property taxes in exchange for a payment in lieu of taxes (PILOT) based on a percentage of shelter rents, and continue until the property no longer provides the required affordable housing or no longer complies with the requirements of the PHFL.

The City also has real property tax abatement agreements pursuant to Section 412-a of the Real Property Tax Law for the purpose of acquiring a leasehold interest in certain land for improvements. These agreements induce a Company to acquire, renovate, construct, and equip the Project.

Copies of the agreements may be obtained from the City. Information relevant to disclosure of these agreements for the fiscal year ended December 31, 2020 is as follows:

Start Date	Agreement	Taxable Assessed Value	Tax Rate	Tax Value	PILOT Received	Taxes Abated
9/1/2015	Levister Towers	\$ 862,000	\$ 0.41080	\$ 354,110	\$ 352,799	\$ 1,311
12/1/2015	Petrillo	112,660	0.41080	46,281	17,162	29,119
1/1/1983	Wartburgh	3,618,200	0.41080	1,486,357	75,444	1,410,913
12/1/2020	Ebony Gardens	311,650	0.41080	128,026	133,769	-
11/1/2014	203 Gramatan Ave, Blue Rico LLC Dept	418,641	0.41080	171,978	39,862	132,116
12/1/2014	130 Modern LLC / Macquesten Commercial	190,000	0.41080	78,052	25,707	52,345
4/1/2018	Ace Natural , inc /Exit 8 Hutch LLC Natural Food	130,615	0.41080	53,657	30,176	23,481
4/1/2016	Luciano Bros DBA Dominican Magic	52,583	0.41080	21,601	19,748	1,853
9/1/2017	Enclave at Fleetwood (A&B)	163,829	0.41080	67,301	52,406	14,895
8/1/2013	Enclave on Fifth Housing Development Fund .Company	94,300	0.41080	38,738	21,618	17,120
5/1/2004	Grace Plaza LLC	30,000	0.41080	12,324	29,080	-
9/1/2014	Grace Terrace LLC	125,404	0.41080	51,516	16,944	34,572
12/1/2007	Grace Towers Housing II LLC	198,100	0.41080	81,379	63,276	18,103
6/1/2005	Heritage House North (AKA Mount Vernon North)	250,000	0.41080	102,700	30,410	72,290
6/1/2005	Heritage House South (AKA Mount Vernon South)	1,000,000	0.41080	410,800	56,222	354,578
2020	Oakwood Gardens	182,720	0.41080	75,061	19,446	55,615
9/1/2017	Warren Place LLC / American Christmas inc	115,000	0.41080	47,242	13,970	33,272
1/1/2001	Target	500,000	0.41080	205,400	75,441	129,959
4/1/2014	Zion Court Apartments LP	96,000	0.41080	39,437	13,286	26,151
11/1/2003	Kings Court	10,500	0.41080	4,313	5,226	-
11/1/2003	Macedonia Towers	38,800	0.41080	15,939	16,093	-
		<u>\$ 8,501,002</u>		<u>\$ 3,492,212</u>	<u>\$ 1,108,085</u>	<u>\$ 2,407,693</u>

Note 7 - Subsequent Events

Rehabilitation of Storm Sewer System

In September 2020, the Federal District Court ordered the City to bring its polluting storm system into compliance with the Clean Water Act. The filing alleged that since at least January 2012 the City has failed to comply with permit obligations and has allowed raw sewage to flow into its storm sewer system, which then discharges into the Hutchinson and Bronx Rivers. The City's Department of Public Works Commissioner estimated the total cost to rehabilitate the entire system would range from approximately \$124 million to \$199 million.

In 2022, the New York State Governor announced a \$150 million investment for water and sewer infrastructure in Mount Vernon. An additional \$3 million in federal funding was allocated to assist residents impacted by the sewer and water infrastructure crisis through the Governor's Office of Storm Recovery Healthy Homes pilot program.

In addition, in August 2022, the City was awarded \$10 million from the Water Quality Improvement Project administered by the New York State Department of Environmental Conservation.

Mount Vernon City School District ("School District") Taxes

Beginning in 2018, the City Comptroller's office delayed payments to vendors, including tax payments to the School District. The School District has identified approximately \$11.7 million in back taxes not received from the City that relate to tax years 2017 through 2019. The City has identified approximately \$11 million of these back taxes as uncollected from the taxpayers. In response to the delayed payments from 2018-2020, the School District elected to take over the billing and collection of school taxes effective with its 2020-21 fiscal year. However, since the School District has no authority to lien properties for unpaid taxes, the School District must submit a certified listing of unpaid taxes for the 2020-21 fiscal year to the City for relevy on the City's 2023 tax bills. (i.e., two year old taxes). The City would have been required to make the School District whole (with certain exceptions) for these taxes prior to the end of the School District's fiscal year end of June 30, 2023. These 2020-21 School District unpaid taxes aggregate to approximately \$5.9 million. While this process was supposed to be under way, we have been advised by City officials that a listing of unpaid 2020-21 taxes has not been certified and provided to the City.

Vendor Payments

After fiscal year end December 31, 2017, the City Comptroller's office began delaying payments to vendors. Subsequently, the City Comptroller's office issued a financial report on July 7, 2022 that has identified an estimated \$60 million of unpaid bills relating to New York State health insurance, New York State Retirement System and various other vendors.

New York State Office of the State Comptroller ("NYS OSC") - Report of Examination of the City of Mount Vernon

The NYS OSC conducted an examination of the City's finances for the period January 1, 2018 through September 30, 2020 and extended their audit period back to January 1, 2017. The NYS OSC report dated January 2022, identified internal control deficiencies relating to electronic disbursements, withdrawals and uncollected property taxes. The report can be accessed at www1.osc.state.ny.us.

Note 7 - Subsequent Events (Continued)

Bond Anticipation Notes

The City, in November 2023, issued bond anticipation notes for various purposes in the amount of \$3,204,456 with an interest rate of 6.5% that will mature in November 2024.

The City, in May 2024, issued bond anticipation notes to finance the costs of certain settled claims in the amount of \$15,800,000 with an interest rate of 5.5% that will mature in May 2025.

The City, in November 2024, issued bond anticipation notes for various purposes in the amount of \$3,204,456 with an interest rate of 5.25% that will mature in May 2025.

The City, in December 2024, issued tax anticipation notes in anticipation of the collection of taxes or assessments levied in the amount of \$6,500,000 with an interest rate of 4.75% that will mature in December 2025.

The City, in May 2025, issued bond anticipation notes for various purposes in the amount of \$18,733,000 with an interest rate of 5.00% that will mature in May 2026.

Note 8 - Recently Issued GASB Pronouncements

GASB Statement No. 87, "*Leases*," as amended by GASB Statement No. 95, "*Postponement of the Effective Dates of Certain Authoritative Guidance*," established a single model for lease accounting based on the concept that leases are a financing of a "right-to-use" underlying asset. As such, this Statement requires a lessee to recognize a lease liability and an intangible right-to-use lease asset. A lessor will be required to recognize a lease receivable and a deferred inflow of resources. The requirements of this Statement are effective for reporting periods beginning after June 15, 2021.

GASB Statement No. 96, "*Subscription-Based Information Technology Arrangements*" provides guidance on the accounting and financial reporting for subscription-based information technology arrangements ("SBITAs") for government end users. This Statement defines a SBITA and establishes that a SBITA results in a right-to-use subscription asset (intangible asset) and a corresponding liability. The Statement also provides the capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA, as well as detailing the requirements for note disclosures regarding a SBITA. The requirements of this Statement are effective for reporting periods beginning after June 15, 2022.

GASB Statement No. 101, "*Compensated Absences*," provides guidance on the accounting and financial reporting for compensated absences. The objective of this Statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The requirements of this Statement are effective for reporting periods beginning after December 15, 2023.

GASB Statement No. 102, "*Certain Risk Disclosures*," was issued to disclosure within the government financial statements risks related to a government's vulnerabilities due to certain concentrations or constraints. A concentration is defined as a lack of diversity related to an aspect of a significant inflow of resources or outflow of resources. A constraint is a limitation imposed on a government by an external party or by formal action of the government's highest level of decision-making authority. Concentrations and constraints may limit a government's ability to acquire resources or control spending. The requirements of this Statement are effective for reporting periods beginning after June 15, 2024.

Note 8 - Recently Issued GASB Pronouncements (Continued)

GASB Statement No. 103, "*Financial Reporting Model Improvements*", has been issued to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. The requirements of this Statement are effective for reporting periods beginning after June 15, 2025.

This is not an all-inclusive list of recently issued GASB pronouncements but rather a listing of Statements that the City believes will most impact its financial statements. The City will evaluate the impact this and other pronouncements may have on its financial statements and will implement them as applicable and when material.

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City of Mount Vernon, New York

Required Supplementary Information - Schedule of Changes in the City's Total OPEB Liability and Related Ratios Last Ten Fiscal Years (1)(2)

	2020	2019	2018
Total OPEB Liability:			
Service cost	\$ 10,637,798	\$ 9,639,390	\$ 11,785,471
Interest	7,780,406	8,097,140	7,871,969
Changes of benefit terms	-	-	-
Differences between expected and actual experience	15,273,978	(13,056,050)	(21,041,656)
Changes of assumptions or other inputs	68,675,978 (4)	16,871,614	(19,776,487)
Benefit payments	(5,120,069)	(5,556,388)	(5,450,303)
Net Change in Total OPEB Liability	97,248,091	15,995,706	(26,611,006)
Total OPEB Liability – Beginning of Year	241,222,808	225,227,102	251,838,108 (3)
Total OPEB Liability – End of Year	<u>\$ 338,470,899</u>	<u>\$ 241,222,808</u>	<u>\$ 225,227,102</u>
Covered-employee payroll	<u>\$ 65,765,117</u>	<u>\$ 65,617,520</u>	<u>\$ 63,700,494</u>
Total OPEB liability as a percentage of covered-employee payroll	<u>514.67%</u>	<u>367.62%</u>	<u>353.57%</u>

Notes to Schedule:

(1) Data not available prior to fiscal year 2018 implementation of Governmental Accounting Standards Board Statement No. 75, "Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions".

(2) No assets are accumulated in a trust that meets the criteria in paragraph 4 of this Statement to pay related benefits.

(3) Restated for the implementation of the provisions of GASB Statement No. 75.

(4) Due to an increase in head count since previous valuation and decrease in discount rate.

City of Mount Vernon, New York

Required Supplementary Information
New York State and Local Employees' Retirement System
Last Ten Fiscal Years (1)

Schedule of the City's Proportionate Share of the Net Pension Liability (2)

	2020	2019	2018
City's proportion of the net pension liability	<u>0.0819226%</u>	<u>0.0810780%</u>	<u>0.0782397%</u>
City's proportionate share of the net pension liability	<u>\$ 21,693,596</u>	<u>\$ 5,744,617</u>	<u>\$ 2,525,143</u>
City's covered payroll	<u>\$ 21,991,912</u>	<u>\$ 21,744,897</u>	<u>\$ 20,640,896</u>
City's proportionate share of the net pension liability as a percentage of its covered payroll	<u>98.64%</u>	<u>26.42%</u>	<u>12.23%</u>
Plan fiduciary net position as a percentage of the total pension liability	<u>86.39%</u>	<u>96.27%</u>	<u>98.24%</u>

Schedule of Contributions

	2020	2019	2018
Contractually required contribution	\$ 3,296,246	\$ 3,222,581	\$ 3,216,625
Contributions in relation to the contractually required contribution	<u>(3,296,246)</u>	<u>(3,222,581)</u>	<u>(3,216,625)</u>
Contribution excess	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
City's covered payroll	<u>\$ 22,224,279</u>	<u>\$ 22,426,672</u>	<u>\$ 21,305,445</u>
Contributions as a percentage of covered payroll	<u>14.83%</u>	<u>14.37%</u>	<u>15.10%</u>

(1) Data not available prior to fiscal year 2015 implementation of Governmental Accounting Standards Board Statement No. 68, "Accounting and Financial Reporting for Pensions."

(2) The amounts presented for each fiscal year were determined as of the March 31 measurement date within the current fiscal year.

See independent auditors' report.

<u>2017</u>	<u>2016</u>	<u>2015</u>
<u>0.0778000%</u>	<u>0.0802498%</u>	<u>0.0813849%</u>
<u>\$ 7,310,258</u>	<u>\$ 12,880,315</u>	<u>\$ 2,749,381</u>
<u>\$ 19,679,508</u>	<u>\$ 20,843,445</u>	<u>\$ 21,254,838</u>
<u>37.15%</u>	<u>61.80%</u>	<u>12.94%</u>
<u>94.70%</u>	<u>90.70%</u>	<u>97.90%</u>

<u>2017</u>	<u>2016</u>	<u>2015</u>
<u>\$ 3,161,136</u>	<u>\$ 3,762,662</u>	<u>\$ 3,356,410</u>
<u>(3,161,136)</u>	<u>(3,762,662)</u>	<u>(3,356,410)</u>
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<u>\$ 20,169,013</u>	<u>\$ 18,764,023</u>	<u>\$ 19,134,374</u>
<u>15.67%</u>	<u>20.05%</u>	<u>17.54%</u>

City of Mount Vernon, New York

Required Supplementary Information
New York State and Local Police and Fire Retirement System
Last Ten Fiscal Years (1)

Schedule of the City's Proportionate Share of the Net Pension Liability (2)

	2020	2019	2018
City's proportion of the net pension liability	<u>0.9199767%</u>	<u>0.9210992%</u>	<u>0.9271820%</u>
City's proportionate share of the net pension liability	<u>\$ 49,172,179</u>	<u>\$ 15,447,415</u>	<u>\$ 9,371,556</u>
City's covered payroll	<u>\$ 35,257,411</u>	<u>\$ 35,549,512</u>	<u>\$ 33,936,605</u>
City's proportionate share of the net pension liability as a percentage of its covered payroll	<u>139.47%</u>	<u>43.45%</u>	<u>27.61%</u>
Plan fiduciary net position as a percentage of the total pension liability	<u>84.86%</u>	<u>95.09%</u>	<u>96.93%</u>

Schedule of Contributions

	2020	2019	2018
Contractually required contribution	\$ 7,649,931	\$ 7,369,182	\$ 8,008,092
Contributions in relation to the contractually required contribution	<u>(7,649,931)</u>	<u>(7,369,182)</u>	<u>(8,008,092)</u>
Contribution excess	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
City's covered payroll	<u>\$ 36,585,904</u>	<u>\$ 35,411,503</u>	<u>\$ 35,329,453</u>
Contributions as a percentage of covered payroll	<u>20.91%</u>	<u>20.81%</u>	<u>22.67%</u>

(1) Data not available prior to fiscal year 2015 implementation of Governmental Accounting Standards Board Statement No. 68, "Accounting and Financial Reporting for Pensions."

(2) The amounts presented for each fiscal year were determined as of the March 31 measurement date within the current fiscal year.

See independent auditors' report.

<u>2017</u>	<u>2016</u>	<u>2015</u>
<u>0.7983856%</u>	<u>0.8552386%</u>	<u>0.8663737%</u>
<u>\$ 16,547,755</u>	<u>\$ 25,321,793</u>	<u>\$ 2,384,776</u>
<u>\$ 35,408,391</u>	<u>\$ 28,897,760</u>	<u>\$ 27,752,986</u>
<u>46.73%</u>	<u>87.63%</u>	<u>8.59%</u>
<u>93.50%</u>	<u>90.20%</u>	<u>99.00%</u>

<u>2017</u>	<u>2016</u>	<u>2015</u>
<u>\$ 6,663,870</u>	<u>\$ 5,749,156</u>	<u>\$ 6,185,009</u>
<u>(6,663,870)</u>	<u>(5,749,156)</u>	<u>(6,185,009)</u>
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<u>\$ 33,440,029</u>	<u>\$ 30,102,307</u>	<u>\$ 28,909,815</u>
<u>19.93%</u>	<u>19.10%</u>	<u>21.39%</u>

City of Mount Vernon, New York

General Fund

Schedule of Revenues and Other Financing Sources Compared to Budget

Year Ended December 31, 2020

	Original Budget	Final Budget	Actual	Variance with Final Budget
REAL PROPERTY TAXES	\$ 59,911,263	\$ 59,911,263	\$ 52,568,352	\$ (7,342,911)
OTHER TAX ITEMS				
Interest and penalties on real property taxes	1,320,000	1,320,000	1,305,177	(14,823)
Payments in lieu of taxes	500,000	500,000	1,108,085	608,085
Gain on sale of tax acquired property	1,100,000	1,100,000	-	(1,100,000)
Real estate transfer tax	2,700,000	2,700,000	2,531,646	(168,354)
	<u>5,620,000</u>	<u>5,620,000</u>	<u>4,944,908</u>	<u>(675,092)</u>
NON-PROPERTY TAXES				
Utilities gross receipts taxes	850,000	850,000	919,012	69,012
Cable television franchise taxes	2,100,000	2,100,000	1,118,645	(981,355)
Sales taxes	22,125,000	22,125,000	22,736,286	611,286
	<u>25,075,000</u>	<u>25,075,000</u>	<u>24,773,943</u>	<u>(301,057)</u>
DEPARTMENTAL INCOME				
Parking meter and permit fees	3,500,000	3,500,000	1,384,561	(2,115,439)
Red light camera demonstration program	850,000	850,000	560,686	(289,314)
Charges for tax advertising	30,000	30,000	1,000	(29,000)
Comptroller's fees	522,700	522,700	365,232	(157,468)
City Clerk fees	14,080	14,080	8,124	(5,956)
Police Department fees	30,335	30,335	2,175	(28,160)
Fire Department fees	750	750	15	(735)
Animal shelter fees	10,000	10,000	3,147	(6,853)
Safety inspection fees	350,000	350,000	41,155	(308,845)
Vital statistics	35,000	35,000	34,514	(486)
Public works fees	78,000	78,000	80,172	2,172
Bus shelter and scale fees	115,000	115,000	91,452	(23,548)
Park and recreation charges	122,500	122,500	4,175	(118,325)
Zoning and Planning Board fees	42,500	42,500	10,000	(32,500)
Sewer rents	40,000	40,000	-	(40,000)
Emergency Tenant Protection charges	70,000	70,000	20,952	(49,048)
Participant's contributions - Nutrition programs	15,000	15,000	2,695	(12,305)
Other departmental income	139,100	139,100	140,928	1,828
	<u>5,964,965</u>	<u>5,964,965</u>	<u>2,750,983</u>	<u>(3,213,982)</u>

INTERGOVERNMENTAL CHARGES

County prisoner transportation	180,000	180,000	-	(180,000)
Police Department services	1,035,000	1,035,000	308,122	(726,878)
Other	10,000	10,000	73,289	63,289

	1,225,000	1,225,000	381,411	(843,589)
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USE OF MONEY AND PROPERTY

Earnings on investments	40,000	40,000	5,601	(34,399)
Earnings on investments - Restricted to workers' compensation benefits	-	-	106	106
Rentals of real property	702,000	702,000	607,508	(94,492)
Commissions	10,000	10,000	313	(9,687)

	752,000	752,000	613,528	(138,472)
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LICENSES AND PERMITS

Business and occupational licenses	111,300	111,300	45,207	(66,093)
Dog licenses and apportionment	1,000	1,000	658	(342)
Public safety permits	75,000	75,000	27,890	(47,110)
Building permits	1,000,000	1,000,000	435,116	(564,884)
Street opening permits	856,000	856,000	339,043	(516,957)
Plumbing permits	85,000	85,000	60,451	(24,549)
Other permits	230,000	230,000	136,718	(93,282)

	2,358,300	2,358,300	1,045,083	(1,313,217)
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FINES AND FORFEITURES

Fines and forfeited bail	3,354,000	3,354,000	2,192,718	(1,161,282)
Forfeiture of deposits	-	-	200	200

	3,354,000	3,354,000	2,192,918	(1,161,082)
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SALE OF PROPERTY AND COMPENSATION FOR LOSS

Sale of real property	1,500,000	1,500,000	-	(1,500,000)
Sale of scrap	1,500	1,500	230	(1,270)
Insurance recoveries	75,000	75,000	54,849	(20,151)
Other compensation for loss	2,000	2,000	-	(2,000)

	1,578,500	1,578,500	55,079	(1,523,421)
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(Continued)

City of Mount Vernon, New York

General Fund

Schedule of Revenues and Other Financing Sources Compared to Budget (Continued)

Year Ended December 31, 2020

	Original Budget	Final Budget	Actual	Variance with Final Budget
STATE AID				
Per capita	\$ 7,155,691	\$ 7,155,691	\$ 7,155,691	\$ -
Mortgage tax	1,500,000	1,500,000	1,668,175	168,175
Public safety grant	250,000	250,000	220,760	(29,240)
Mental health - Westchester County	540,000	540,000	135,149	(404,851)
Supplemental nutrition assistance program	-	-	23,687	23,687
Comprehensive adolescent pregnancy prevention program	-	-	100,625	100,625
Fire department	-	-	7,701	7,701
Other	-	-	64,776	64,776
	<u>9,445,691</u>	<u>9,445,691</u>	<u>9,376,564</u>	<u>(69,127)</u>
FEDERAL AID				
Programs for the aging	20,000	20,000	189,975	169,975
21st century community learning centers grant	-	-	779,795	779,795
Nutrition for the elderly - Title IIIC	200,000	200,000	174,240	(25,760)
Project safe neighborhood	-	-	81,854	81,854
WIA job opportunity	-	-	76,300	76,300
Youth Bureau - Girls Embracing Maturity program	-	-	143,925	143,925
	<u>220,000</u>	<u>220,000</u>	<u>1,446,089</u>	<u>1,226,089</u>
MISCELLANEOUS				
Refund of prior year's expenditures	25,000	25,000	269,479	244,479
Gifts and donations	145,000	145,000	4,785	(140,215)
Other	16,159	16,159	6,202	(9,957)
	<u>186,159</u>	<u>186,159</u>	<u>280,466</u>	<u>94,307</u>
TOTAL REVENUES	<u>115,690,878</u>	<u>115,690,878</u>	<u>100,429,324</u>	<u>(15,261,554)</u>
OTHER FINANCING SOURCES				
Transfers in				
Water Fund	1,450,000	1,450,000	592,595	(857,405)
TOTAL REVENUES AND OTHER FINANCING SOURCES	<u>\$ 117,140,878</u>	<u>\$ 117,140,878</u>	<u>\$ 101,021,919</u>	<u>\$ (16,118,959)</u>

City of Mount Vernon, New York

General Fund

Schedule of Expenditures and Other Financing Uses Compared to Budget

Year Ended December 31, 2020

	Original Budget	Final Budget	Actual	Variance with Final Budget
GENERAL GOVERNMENT SUPPORT				
City Council	\$ 525,500	\$ 525,500	\$ 243,348	\$ 282,152
Board of Estimate and Contract	28,000	28,000	2,479	25,521
Mayor	610,124	610,124	452,358	157,766
Department of Finance	1,400,692	1,400,692	1,226,774	173,918
Assessment and Taxation	397,656	397,656	361,950	35,706
Expenses on City owned property	375,000	375,000	183,619	191,381
City Clerk	587,354	587,354	470,790	116,564
Law	1,420,111	1,420,111	1,282,540	137,571
Civil service	285,075	285,075	133,033	152,042
Personnel	222,000	222,000	206,159	15,841
Elections	123,024	123,024	139,070	(16,046)
Bureau of Management Services	1,161,508	1,161,508	895,689	265,819
Engineering	231,329	231,329	186,815	44,514
Public Works Commissioner's office	780,305	780,305	703,536	76,769
Building maintenance	1,036,597	1,036,597	809,390	227,207
Vehicle maintenance	2,525,961	2,525,961	2,465,303	60,658
Special items:				
Independent audit	92,800	92,800	73,000	19,800
Unallocated insurance	940,000	940,000	1,035,327	(95,327)
City-wide electricity charges	1,800,000	1,800,000	1,615,398	184,602
City-wide telephone charges	325,000	325,000	284,162	40,838
Municipal association dues	5,000	5,000	-	5,000
Judgments and claims	750,000	750,000	750,481	(481)
Taxes on City property	135,000	135,000	-	135,000
Tax certiorari payments	500,000	500,000	1,012,755	(512,755)
Tax abatements	35,000	35,000	18,059	16,941
Environmental protection agency	-	-	397,326	(397,326)
Metropolitan commuter transportation mobility tax	200,000	200,000	197,442	2,558
Contingency	1,205,000	1,205,000	34,231	1,170,769
	<u>17,698,036</u>	<u>17,698,036</u>	<u>15,181,034</u>	<u>2,517,002</u>

PUBLIC SAFETY

Police Department	25,844,639	25,844,639	24,786,676	1,057,963
Jail	242,709	242,709	288,773	(46,064)
Animal shelter	201,104	201,104	185,926	15,178
Fire Department	16,715,477	16,715,477	17,996,539	(1,281,062)
Architectural Board of Review	33,050	33,050	7,284	25,766
Building Department	1,299,547	1,299,547	949,804	349,743
Civil defense	119,314	119,314	102,476	16,838
	<u>44,455,840</u>	<u>44,455,840</u>	<u>44,317,478</u>	<u>138,362</u>

HEALTH

Developmentally disabled programs	<u>408,445</u>	<u>408,445</u>	<u>251,322</u>	<u>157,123</u>
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TRANSPORTATION

Highway maintenance and repair	1,274,837	1,274,837	1,295,660	(20,823)
Maintenance of bridges	10,000	10,000	-	10,000
Snow removal	350,000	350,000	178,176	171,824
Street lighting	117,123	117,123	119,888	(2,765)
Sidewalks	50,000	50,000	32,323	17,677
	<u>1,801,960</u>	<u>1,801,960</u>	<u>1,626,047</u>	<u>175,913</u>

ECONOMIC OPPORTUNITY AND DEVELOPMENT

Veteran's services	112,000	112,000	91,831	20,169
Consumer affairs	72,748	72,748	71,921	827
Youth board - Job training	-	-	162,986	(162,986)
Programs for the aging	624,831	624,831	363,487	261,344
Office for the Aging - Elderly nutrition	283,000	283,000	483,976	(200,976)
	<u>1,092,579</u>	<u>1,092,579</u>	<u>1,174,201</u>	<u>(81,622)</u>

CULTURE AND RECREATION

Parks and recreation - Administration	653,087	653,087	464,767	188,320
Parks and recreation - Maintenance	1,304,189	1,304,189	1,035,465	268,724
Playgrounds	307,000	307,000	216,447	90,553
Neighborhood facility center	450,574	450,574	303,849	146,725
Pools	23,557	23,557	48,867	(25,310)
Youth programs	630,000	630,000	294,049	335,951
Youth bureau	481,875	481,875	471,695	10,180
Youth centers	224,302	224,302	1,332,645	(1,108,343)
Adult education	67,500	67,500	54,177	13,323
	<u>4,142,084</u>	<u>4,142,084</u>	<u>4,221,961</u>	<u>(79,877)</u>

(Continued)

City of Mount Vernon, New York

General Fund

Schedule of Expenditures and Other Financing Uses Compared to Budget (Continued)

Year Ended December 31, 2020

	Original Budget	Final Budget	Actual	Variance with Final Budget
HOME AND COMMUNITY SERVICES				
Zoning Board of Appeals	\$ 42,431	\$ 42,431	\$ 42,344	\$ 87
Department of Planning and Development	1,546,535	1,546,535	1,284,692	261,843
Planning Board	45,336	45,336	19,193	26,143
ETPA administrative charge	65,000	65,000	118,200	(53,200)
Sanitary and storm sewers	1,820,386	1,820,386	1,046,736	773,650
Refuse disposal	3,370,725	3,370,725	3,150,120	220,605
Street cleaning	2,361,877	2,361,877	2,547,675	(185,798)
Shade trees	20,000	20,000	15,256	4,744
	<u>9,272,290</u>	<u>9,272,290</u>	<u>8,224,216</u>	<u>1,048,074</u>
EMPLOYEE BENEFITS				
State retirement	11,980,000	5,396,226	3,726,288	1,669,938
Police and fire retirement	-	6,583,774	8,499,977	(1,916,203)
Social security	4,458,000	4,458,000	4,302,384	155,616
Workers' compensation benefits	950,000	950,000	1,194,624	(244,624)
Employee assistance program	5,000	5,000	4,000	1,000
Unemployment benefits	200,000	200,000	200,000	-
Health and dental insurance	18,290,000	18,290,000	19,359,364	(1,069,364)
	<u>35,883,000</u>	<u>35,883,000</u>	<u>37,286,637</u>	<u>(1,403,637)</u>
TOTAL EXPENDITURES	<u>114,754,234</u>	<u>114,754,234</u>	<u>112,282,896</u>	<u>2,471,338</u>
OTHER FINANCING USES				
Transfers out				
Capital Projects Fund	-	-	6,444	(6,444)
Debt Service Fund	2,386,644	2,386,644	2,372,019	14,625
TOTAL OTHER FINANCING USES	<u>2,386,644</u>	<u>2,386,644</u>	<u>2,378,463</u>	<u>8,181</u>
TOTAL EXPENDITURES AND OTHER FINANCING USES	<u>\$ 117,140,878</u>	<u>\$ 117,140,878</u>	<u>\$ 114,661,359</u>	<u>\$ 2,479,519</u>

See independent auditors' report.

City of Mount Vernon, New York

Capital Projects Fund

Project-Length Schedule

Inception of Project Through December 31, 2020

PROJECT	Authorization	Expenditures and Transfers		Unexpended Balance
		Capital Outlay	Interfund Transfers	
Police Equipment	\$ 3,354,806	\$ 2,625,263	\$ 555,837	\$ 173,706
City Hall Computer System Phase II	730,000	729,737	-	263
Roundabout Construction	1,838,487	1,771,178	-	67,309
Municipal Garage Elevators	750,000	394,873	-	355,127
Demolition of Public Nuisance Buildings	750,000	629,783	-	120,217
Memorial Field Renovations	10,450,215	4,150,216	-	6,299,999
Fourth Street Playground	1,250,000	140,142	-	1,109,858
Streetscape	400,000	26,342	-	373,658
Roof Replacement	750,000	656,693	-	93,307
Computer System Upgrade	325,000	271,741	-	53,259
Police Department	325,000	222,516	-	102,484
Fire - Emergency Operations Center	1,542,090	1,287,707	-	254,383
Fire Vehicles	192,000	186,928	-	5,072
Road Work	275,000	273,034	-	1,966
Parking Garage	750,000	628,493	-	121,507
Parking Garage Scape Entrance	750,000	4,143	-	745,857
Citywide Grounds Upkeep	135,000	134,146	-	854
Citywide Grounds Upkeep	1,081,500	1,066,374	-	15,126
Street Sewers Citywide	516,050	512,635	-	3,415
Doles Center Renovations	1,411,003	967,441	-	443,562
Armory Renovations	365,000	302,859	-	62,141
Municipal Buildings	650,000	614,612	-	35,388
HVAC	600,000	79,733	-	520,267
Maintenance Vehicle	225,000	218,105	-	6,895
Parking and Building Vehicles	149,700	148,802	-	898
Street Signs	150,000	94,862	-	55,138
License Plate Reader	260,000	241,782	-	18,218
Police Vehicles	150,000	149,471	-	529
Garage Renovation	250,000	201,099	-	48,901
Sanitary Sewers	200,000	198,555	-	1,445
Equipment	35,000	21,072	-	13,928
Resurfacing	3,162,200	2,877,199	-	285,001
YMCA Purchase	750,000	705,118	-	44,882
Parking Meters	180,000	177,600	-	2,400
YMCA Renovation	750,000	451,218	-	298,782
Police Justice Assistance Grant - 2013	52,532	33,301	-	19,231
Police Justice Assistance Grant - 2014	53,492	53,472	-	20
Resurfacing - 2014	1,914,313	1,237,643	-	676,670
Police Justice Assistance Grant - 2011	64,516	64,214	-	302
Con Edison Overtime	598,882	256,802	-	342,080
Resurfacing - 2015	2,257,273	2,190,517	-	66,756
Police Justice Assistance Grant - 2016	43,494	-	-	43,494
Department of Environmental Conservation Grant	410,482	407,478	-	3,004
Totals	<u>\$ 40,848,035</u>	<u>\$ 27,404,899</u>	<u>\$ 555,837</u>	<u>\$ 12,887,299</u>

Revenues	Fund Balance at December 31, 2020
\$ 3,354,806	\$ 173,706
730,000	263
1,813,919	42,741
750,000	355,127
750,000	120,217
4,150,216	-
140,142	-
150,000	123,658
750,000	93,307
325,000	53,259
325,000	102,484
1,350,090	62,383
192,000	5,072
275,000	1,966
750,000	121,507
750,000	745,857
135,000	854
1,081,500	15,126
516,050	3,415
1,406,537	439,096
365,000	62,141
650,000	35,388
600,000	520,267
225,000	6,895
149,700	898
150,000	55,138
260,000	18,218
150,000	529
250,000	48,901
200,000	1,445
35,000	13,928
2,877,199	-
750,000	44,882
180,000	2,400
750,000	298,782
33,301	-
53,472	-
1,237,643	-
64,214	-
598,882	342,080
2,190,517	-
-	-
407,478	-
<u>\$ 31,872,666</u>	<u>\$ 3,911,930</u>

City of Mount Vernon, New York

Debt Service Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance

Year Ended December 31, 2020

	Original Budget	Final Budget	Actual	Variance with Final Budget
REVENUES	\$ -	\$ -	\$ -	\$ -
EXPENDITURES				
Debt service				
Serial bonds				
Principal	-	-	1,830,000	(1,830,000)
Interest	-	-	542,019	(542,019)
Total Expenditures	-	-	2,372,019	(2,372,019)
Deficiency of Revenues Over Expenditures	-	-	(2,372,019)	(2,372,019)
OTHER FINANCING SOURCES				
Transfers in	-	-	2,373,925	2,373,925
Net Change in Fund Balance	-	-	1,906	1,906
FUND BALANCE				
Beginning of Year	-	-	116,260	116,260
End of Year	\$ -	\$ -	\$ 118,166	\$ 118,166

See independent auditors' report.



City of Mount Vernon, New York

Staff Report

1 ROOSEVELT SQ. RM.
104
CITY HALL, MOUNT
VERNON, NEW YORK
10550
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File #: TMP -1673

Agenda Date: 10/22/2025

Agenda #: 19.

City Council:

**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.



CITY OF MOUNT VERNON, N.Y.
Real Estate Committee – 2025
City Hall, One Roosevelt Square
Mount Vernon, NY 10550

REAL ESTATE COMMITTEE

Danielle Browne – City Council President
Dr. Darren Morton – Chairman
Stephanie Vanderpool – Co-Chair
Antoinette Anderson - Secretary

October 1, 2025

Honorable City Council Members
City Of Mount Vernon
1 Roosevelt Square
Mount Vernon, NY 10552

Re: Recommend the Sale of City-Owned Properties Located at 106 Hillside Avenue, Mount Vernon, NY
Parcel ID: 165.73.4032.007

Dear Honorable Council Members,

I respectfully submit this request for your consideration and approval to authorize the Mayor to convey Parcel ID: 165.73.4032.007, located at 106 Hillside Avenue, to Jeannette Garcia for the total sum of \$500,000 (Five Hundred Thousand).

This property was acquired by the City through foreclosure for non-payment of taxes. All offers on the property were reviewed by the Real Estate Committee on September 26, 2025. By unanimous vote, Ms. Garcia was identified as the highest bidder and found to be in full compliance with the bidding process.

If this request meets with the City Council's approval, I respectfully ask that the necessary legislation be enacted to reflect this action. Thank you for your attention to this matter.

Sincerely,

Antoinette Anderson

Secretary, Real Estate Committee



City of Mount Vernon, New York

Staff Report

1 ROOSEVELT SQ. RM.
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File #: TMP -1674

Agenda Date: 10/22/2025

Agenda #: 20.

City Council:

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.

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.



CITY OF MOUNT VERNON, N.Y.
Real Estate Committee – 2025
City Hall, One Roosevelt Square
Mount Vernon, NY 10550

REAL ESTATE COMMITTEE

Danielle Browne – City Council President
Dr. Darren Morton – Chairman
Stephanie Vanderpool – Co-Chair
Antoinette Anderson - Secretary

October 1, 2025

Honorable City Council Members
City Of Mount Vernon
1 Roosevelt Square
Mount Vernon, NY 10552

Re: Recommend the Sale of City-Owned Properties Located at 224 North 7th Avenue, Mount Vernon, NY
Parcel ID: 165.53.1105.005

Dear Honorable Council Members,

I respectfully submit this request for your consideration and approval to authorize the Mayor to convey Parcel ID: 165.53.1105.005, located at 224 North 7th Avenue, to Jorge Ibarra for the total sum of \$300,000 (Three Hundred Thousand Dollars).

This property was acquired by the City through foreclosure for non-payment of taxes. All offers on the property were reviewed by the Real Estate Committee on September 26, 2025. By unanimous vote, Mr. Ibarra was identified as the highest bidder and found to be in full compliance with the bidding process.

If this request meets with the City Council's approval, I respectfully ask that the necessary legislation be enacted to reflect this action. Thank you for your attention to this matter.

Sincerely,

Antoinette Anderson

Secretary, Real Estate Committee



City of Mount Vernon, New York

Staff Report

1 ROOSEVELT SQ. RM.
104
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File #: TMP -1675

Agenda Date: 10/22/2025

Agenda #: 21.

City Council:

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.



CITY OF MOUNT VERNON, N.Y.
Real Estate Committee – 2025
City Hall, One Roosevelt Square
Mount Vernon, NY 10550

REAL ESTATE COMMITTEE

Danielle Browne – City Council President
Dr. Darren Morton – Chairman
Stephanie Vanderpool – Co-Chair
Antoinette Anderson - Secretary

October 1, 2025

Honorable City Council Members
City Of Mount Vernon
1 Roosevelt Square
Mount Vernon, NY 10552

Re: Recommend the Sale of City-Owned Properties Located at 234 East 5th Street, Mount Vernon, NY
Parcel ID: 169.32.4064.001

Dear Honorable Council Members,

I respectfully submit this request for your consideration and approval to authorize the Mayor to convey Parcel ID: 169.32.4064.001, located at 234 East 5th Street, to Sheldon Sharpe of Sharpe Home Design LLC for the total sum of \$435,000 (Four Hundred and Thirty-Five Thousand).

This property was acquired by the City through foreclosure for non-payment of taxes. All offers on the property were reviewed by the Real Estate Committee on September 26, 2025. By unanimous vote, Mr. Sharpe was identified as the highest bidder and found to be in full compliance with the bidding process.

If this request meets with the City Council's approval, I respectfully ask that the necessary legislation be enacted to reflect this action. Thank you for your attention to this matter.

Sincerely,

Antoinette Anderson

Secretary, Real Estate Committee



City of Mount Vernon, New York

Staff Report

1 ROOSEVELT SQ. RM.
104
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File #: TMP -1676

Agenda Date: 10/22/2025

Agenda #: 22.

City Council:

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.



CITY OF MOUNT VERNON, N.Y.
Real Estate Committee – 2025
City Hall, One Roosevelt Square
Mount Vernon, NY 10550

REAL ESTATE COMMITTEE

Danielle Browne – City Council President
Dr. Darren Morton – Chairman
Stephanie Vanderpool – Co-Chair
Antoinette Anderson - Secretary

October 1, 2025

Honorable City Council Members
City Of Mount Vernon
1 Roosevelt Square
Mount Vernon, NY 10552

Re: Recommend the Sale of City-Owned Properties Located at 328 South 1st Avenue, Mount Vernon, NY
Parcel ID: 169.31.3120.01

Dear Honorable Council Members,

I respectfully submit this request for your consideration and approval to authorize the Mayor to convey Parcel ID: 169.31.3120.01, located at 328 South 1st Avenue, to Valon Nikci of Bedrock Company for the total sum of \$305,000 (Three Hundred and Five Thousand).

This property was acquired by the City through foreclosure for non-payment of taxes. All offers on the property were reviewed by the Real Estate Committee on September 26, 2025. By unanimous vote, Mr. Nikci was identified as the highest bidder and found to be in full compliance with the bidding process.

If this request meets with the City Council's approval, I respectfully ask that the necessary legislation be enacted to reflect this action. Thank you for your attention to this matter.

Sincerely,

Antoinette Anderson

Secretary, Real Estate Committee



City of Mount Vernon, New York

Staff Report

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

File #: TMP -1677

Agenda Date: 10/22/2025

Agenda #: 23.

City Council:

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)

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.



CITY OF MOUNT VERNON, N.Y.
Real Estate Committee – 2025
City Hall, One Roosevelt Square
Mount Vernon, NY 10550

REAL ESTATE COMMITTEE

Danielle Browne – City Council President
Dr. Darren Morton – Chairman
Stephanie Vanderpool – Co-Chair
Antoinette Anderson - Secretary

October 1, 2025

Honorable City Council Members
City Of Mount Vernon
1 Roosevelt Square
Mount Vernon, NY 10552

Re: Recommend the Sale of City-Owned Properties Located at 331 South 2nd Avenue, Mount Vernon, NY
Parcel ID: 165.63.1142.003

Dear Honorable Council Members,

I respectfully submit this request for your consideration and approval to authorize the Mayor to convey Parcel ID: 165.63.1142.003, located at 331 South 2nd Avenue, to Valon Nikci of Bedrock Company for the total sum of \$115,000 (One Hundred and Fifteen Thousand).

This property was acquired by the City through foreclosure for non-payment of taxes. All offers on the property were reviewed by the Real Estate Committee on September 26, 2025. By unanimous vote, Mr. Nikci was identified as the highest bidder and found to be in full compliance with the bidding process.

If this request meets with the City Council's approval, I respectfully ask that the necessary legislation be enacted to reflect this action. Thank you for your attention to this matter.

Sincerely,

Antoinette Anderson

Secretary, Real Estate Committee



City of Mount Vernon, New York

Staff Report

1 ROOSEVELT SQ. RM.
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File #: TMP -1678

Agenda Date: 10/22/2025

Agenda #: 24.

City Council:

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.



CITY OF MOUNT VERNON, N.Y.
Real Estate Committee – 2025
City Hall, One Roosevelt Square
Mount Vernon, NY 10550

REAL ESTATE COMMITTEE

Danielle Browne – City Council President
Dr. Darren Morton – Chairman
Stephanie Vanderpool – Co-Chair
Antoinette Anderson - Secretary

October 1, 2025

Honorable City Council Members
City Of Mount Vernon
1 Roosevelt Square
Mount Vernon, NY 10552

Re: Recommend the Sale of City-Owned Properties Located at 467 East 5th Street, Mount Vernon, NY
Parcel ID: 169.26.4050.029

Dear Honorable Council Members,

I respectfully submit this request for your consideration and approval to authorize the Mayor to convey Parcel ID: 169.26.4050.029, located at 467 East 5th Street, to Donny McTaggart of Edson Avenue Development Group LLC for the total sum of \$305,000 (Three Hundred and Five Thousand).

This property was acquired by the City through foreclosure for non-payment of taxes. All offers on the property were reviewed by the Real Estate Committee on September 26, 2025. By unanimous vote, Mr. McTaggart was identified as the highest bidder and found to be in full compliance with the bidding process.

If this request meets with the City Council's approval, I respectfully ask that the necessary legislation be enacted to reflect this action. Thank you for your attention to this matter.

Sincerely,

Antoinette Anderson

Secretary, Real Estate Committee



City of Mount Vernon, New York

Staff Report

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& VIA
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COM/MOUNTVERNONNY

File #: TMP -1685

Agenda Date: 10/22/2025

Agenda #: 25.

City Council:

**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.



CITY OF MOUNT VERNON, N.Y.
Real Estate Committee – 2025
City Hall, One Roosevelt Square
Mount Vernon, NY 10550

REAL ESTATE COMMITTEE

Danielle Browne – City Council President
Dr. Darren Morton – Chairman
Stephanie Vanderpool – Co-Chair
Antoinette Anderson - Secretary

October 1, 2025

Honorable City Council Members
City Of Mount Vernon
1 Roosevelt Square
Mount Vernon, NY 10552

Re: Recommend the Sale of City-Owned Properties Located at 16 Glen Avenue, Mount Vernon, NY
Parcel ID: 165.63.1142.003

Dear Honorable Council Members,

I respectfully submit this request for your consideration and approval to authorize the Mayor to convey Parcel ID: 165.63.1142.003, located at 16 Glen Avenue, to Shane Black of SB Management NY LLC for the total sum of \$300,000 (Three Hundred Thousand).

This property was acquired by the City through foreclosure for non-payment of taxes. All offers on the property were reviewed by the Real Estate Committee on September 26, 2025. By unanimous vote, Mr. Black was identified as the highest bidder and found to be in full compliance with the bidding process.

If this request meets with the City Council's approval, I respectfully ask that the necessary legislation be enacted to reflect this action. Thank you for your attention to this matter.

Sincerely,

Antoinette Anderson

Secretary, Real Estate Committee