

City of Mount Vernon, New York

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



Referral Packet - Final

Tuesday, October 14, 2025

3:30 PM

MAYOR'S CONFERENCE ROOM - 1st FLOOR

Board of Estimate & Contract

Call to Order: At 3:30 PM by Chairwoman Mayor Shawyn Patterson-Howard

Roll Call: Roll Call and reading of agenda items administered by City Clerk Nicole Bonilla.
Noticed in the Journal News.

OTHERS: Chief of Staff Malcolm Clark, Asst. Corporation Counsel Johan Powell, Deputy City Clerk Jordan A. Riullano, Assistant Comptroller Condell Hamilton

ADMINISTRATION OF THE AGENDA**RESOLUTIONS APPROVING ORDINANCES**

1. [TMP
-1634](#) 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

2. [TMP
-1661](#) 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. [TMP
-1655](#) 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

4. [TMP
-1658](#) 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

5. [TMP
-1660](#) 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

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6. [TMP](#)
[-1663](#) 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
7. [TMP](#)
[-1664](#) 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
8. [TMP](#)
[-1666](#) 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
9. [TMP](#)
[-1667](#) Department of Public Safety: An Ordinance Authorizing the Transfer of Funds for Contractual Payments to Tyler Technologies
- Code:** PSC
10. [TMP](#)
[-1672](#) Department of Public Safety: An Ordinance Authorizing the Transfer of Funds to Cover Prisoner Meal Costs
- Code:** PSC
11. [TMP](#)
[-1673](#) 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
12. [TMP](#)
[-1674](#) 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
13. [TMP](#)
[-1675](#) 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
14. [TMP](#)
[-1676](#) 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
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15. [TMP](#)
[-1677](#) 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
16. [TMP](#)
[-1678](#) 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
17. [TMP](#)
[-1685](#) 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
18. [TMP](#)
[-1687](#) 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

RESOLUTIONS AUTHORIZING PARTIAL PAYMENTS

19. [TMP](#)
[-1668](#) Department of Public Works: A Resolution Authorizing Partial Payment No. 18 for Sewer System Rehabilitation - Phase 1 to National Water Main cleaning Company - \$60,940.56
20. [TMP](#)
[-1684](#) Department of Public Works: A Resolution Authorizing Partial Payment No. 3 to Nuvista Designs General Contractors LLC for Emergency Roof Repairs at the Police Department and Courts - \$147,250.00

SETTLEMENT(S)

21. [TMP](#)
[-1699](#) Settlement of Lawsuit for Property Damage - Mirna Parra v. the City of Mount Vernon - \$15,000.00

Agenda was concluded at ____ PM

Chairwoman Patterson-Howard asked if there was new business:

Mayor asked for a motion to adjourn.

There being no further business, the meeting was adjourned at ____



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

Agenda Date: 10/8/2025

Agenda #: 1.

Board of Estimate & Contract:

RESOLVED, that a resolution adopted by the City Council on October 8, 2025, and signed by the Mayor on October 9, 2025, authorizing the Mayor to Enter into an Addendum Agreement with Passport Labs, Inc. for Integrated Parking Enforcement and Mobile Payment Services - (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); be, and the same is hereby approved.

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.

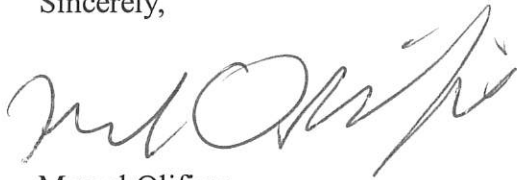
Users will be able to pay for parking via the mobile app, QR codes, guest checkout (no account required), or by initiating a session through text message. The app provides helpful features such as session reminders, the ability to easily extend time, and access to digital receipts—all of which contribute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

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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

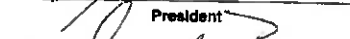
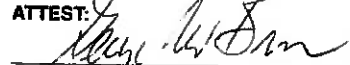
Assistant Corporation Counsel

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

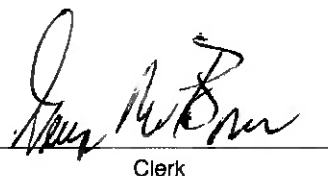
APPROVED AS TO FORM


Assistant Corporation Counsel

ADOPTED BY
BOARD OF ESTIMATE
AND CONTRACT

APPROVED

Dept. _____

6 
Clerk



City of Mount Vernon, New York

Staff Report

1 ROOSEVELT SQ. RM.
104
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File #: TMP -1661

Agenda Date: 10/8/2025

Agenda #: 2.

Board of Estimate & Contract:

RESOLVED, that a resolution adopted by the City Council on October 8, 2025, and signed by the Mayor on October 9, 2025, authorizing a Budget Line Transfer within the Department of Public Works for Emergency Tree Removal, Debris Management, and Site Restoration along Macquesten Parkway, as follows:

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

; be, and the same is hereby approved.

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.

Board of Estimate and Contract:

RESOLVED, that a resolution adopted by the City Council on October 8, 2025, and signed by the Mayor on October 9, 2025, authorizing the Mayor to enter into an Emergency Contract for the Removal Dead Oak Trees Along MacQuesten Parkway in the City of Mount Vernon - (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 - this emergency work shall be charged to Account A8569.439 (Shade Trees & Planting)); be, and the same is hereby approved.

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
Mount Vernon, NY, 10550
(914) 665-2300 – Fax: (914) 665-2476

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

1 ROOSEVELT SQ. RM.
104
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File #: TMP -1658

Agenda Date: 10/8/2025

Agenda #: 4.

Board of Estimate and Contract:

RESOLVED, that a resolution adopted by the City Council on October 8, 2025, and signed by the Mayor on October 9, 2025, authorizing the Amendment of 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” - (November 3, 2025, through October 30, 2026 [July 15, 2025, through July 14, 2026]); be, and the same is hereby approved.

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
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 -1660

Agenda Date: 10/8/2025

Agenda #: 5.

Board of Estimate & Contract:

RESOLVED, that an ordinance adopted by the City Council on October 8, 2025, and signed by the Mayor on October 9, 2025, authorizing the AMENDMENT OF 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”) - [Budget Code A8120.405] capital projects account H4097 C966 (Federal Aid Capital Projects) and H8140.203 C966 for revenues and expenditures, respectively; be, and the same is hereby approved.

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.
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File #: TMP -1663

Agenda Date: 10/8/2025

Agenda #: 6.

Board of Estimate & Contract:

RESOLVED, that an ordinance adopted by the City Council October 8, and signed by the Mayor on October 9, 2025, authorizing the Director of Sustainability to Enroll in the Green Project Manager - Basic (GPM-b) Certification Program and Approving Funding for Associated Costs - (funding for this certification is available under Budget Code A1490.458, 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; up to Five Hundred Twenty-Five Dollars (\$525.00) to cover the cost of enrollment, coursework, and examination fees); be, and the same is hereby approved.

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

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Mount Vernon, NY. 10550
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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.
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File #: TMP -1664

Agenda Date: 10/8/2025

Agenda #: 7.

Board of Estimate & Contract:

RESOLVED, that a resolution adopted by the City Council on October 8, 2025, and signed by the Mayor on October 9, 2025, 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) - (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); be, and the same is hereby approved.

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
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VERNON, NEW YORK
10550
& VIA
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File #: TMP -1666

Agenda Date: 10/8/2025

Agenda #: 8.

Board of Estimate & Contract:

RESOLVED, that a resolution adopted by the City Council on October 8, 2025, and signed by the Mayor on October 9, 2025, 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 - (November 13 and November 14, 2025; the total training cost of One Thousand Three Hundred Sixteen Dollars (\$1,316) shall be paid from Budget Line A3120.451 (Training); be, and the same is hereby approved.

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

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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,

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

Marcel Olifiers
Chief of Public Safety



City of Mount Vernon, New York

Staff Report

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104
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File #: TMP -1667

Agenda Date: 10/8/2025

Agenda #: 9.

Board of Estimate & Contract:

RESOLVED, that a resolution adopted by the City Council on October 8, 2025, and signed by the Mayor on October 9, 2025, authorizing the Transfer of Funds for Contractual Payments to Tyler Technologies, as follows:

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

; be, and the same is hereby approved.

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
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File #: TMP -1672

Agenda Date: 10/22/2025

Agenda #: 10.

Board of Estimate & Contract:

RESOLVED, that a resolution adopted by the City Council on October 8, 2025, and signed by the Mayor on October 9, 2025, authorizing the Transfer of Funds to Cover Prisoner Meal Costs, as follows: (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)

; be, and the same is hereby approved.

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
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File #: TMP -1673

Agenda Date: 10/22/2025

Agenda #: 11.

Board of Estimate & Contract:

RESOLVED, that a resolution adopted by the City Council on October 8, 2025, and signed by the Mayor on October 9, 2025, 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 - (total purchase price of Five Hundred Thousand Dollars (\$500,000.00), 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); be, and the same is hereby approved.

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.
104
CITY HALL, MOUNT
VERNON, NEW YORK
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File #: TMP -1674

Agenda Date: 10/22/2025

Agenda #: 12.

Board of Estimate & Contract:

RESOLVED, that a resolution adopted by the City Council on October 8, 2025, and signed by the Mayor on October 9, 2025, authorizing the Sale of City-Owned Property Located at 224 North 7th Avenue, Mount Vernon, New York (Parcel ID: 165.53.1105.005) - (to Mr. Jorge Ibarra for the total purchase price of Three Hundred Thousand Dollars (\$300,000.00), 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); be, and the same is hereby approved.

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
CITY HALL, MOUNT
VERNON, NEW YORK
10550
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File #: TMP -1675

Agenda Date: 10/22/2025

Agenda #: 13.

Board of Estimate & Contract:

RESOLVED, that a resolution adopted by the City Council on October 8, 2025, and signed by the Mayor on October 9, 2025, authorizing the Sale of 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), 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); be, and the same is hereby approved.

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
CITY HALL, MOUNT
VERNON, NEW YORK
10550
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File #: TMP -1676

Agenda Date: 10/22/2025

Agenda #: 14.

Board of Estimate & Contract:

RESOLVED, that a resolution adopted by the City Council on October 8, 2025, and signed by the Mayor on October 9, 2025, authorizing the Sale of 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), 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); be, and the same is hereby approved.

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
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VERNON, NEW YORK
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File #: TMP -1677

Agenda Date: 10/22/2025

Agenda #: 15.

Board of Estimate & Contract:

RESOLVED, that a resolution adopted by the City Council on October 8, 2025, and signed by the Mayor on October 9, 2025, authorizing the Sale of City-Owned Property Located at 331 South 2nd Avenue, Mount Vernon, New York (Parcel ID: 165.63.1142.003)) - (to Valon Nikci of Bedrock Company for the total sum of \$115,000 (One Hundred Fifteen Thousand Dollars)), 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); be, and the same is hereby approved.

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

File #: TMP -1678

Agenda Date: 10/22/2025

Agenda #: 16.

Board of Estimate & Contract:

RESOLVED, that a resolution adopted by the City Council on October 8, 2025, and signed by the Mayor on October 9, 2025, authorizing the Sale of City-Owned 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)); 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); be, and the same is hereby approved.

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

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

File #: TMP -1685

Agenda Date: 10/22/2025

Agenda #: 17.

Board of Estimate & Contract:

RESOLVED, that a resolution adopted by the City Council on October 8, 2025, and signed by the Mayor on October 9, 2025, authorizing 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) - (to Shane Black of SB Management NY LLC for the total sum of Three Hundred Thousand Dollars (\$300,000)); 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); be, and the same is hereby approved.

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



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 -1687

Agenda Date: 10/22/2025

Agenda #: 18.

Board of Estimate & Contract:

RESOLVED, that a resolution adopted by the City Council on October 8, 2025, and signed by the Mayor on October 9, 2025, authorizing a Budget Line Transfer Within the Office of the City Clerk to Cover Additional Annual Membership Dues, as follows:

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

; be, and the same is hereby approved.

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
FACEBOOK.
COM/MOUNTVERNONNY

File #: TMP -1668

Agenda Date: 10/14/2025

Agenda #: 19.

Board of Estimate & Contract:

A RESOLUTION AUTHORIZING PARTIAL PAYMENT NO. 18 FOR SEWER SYSTEM REHABILITATION - PHASE 1 TO NATIONAL WATER MAIN CLEANING COMPANY

WHEREAS, by letter dated September 30, 2025, the Commissioner of the Department of Public Works certified that the work under Contract 122022-2 between the City of Mount Vernon (the “City”) and National Water Main Cleaning Company (the “Contractor”) for the “Sewer System Rehabilitation - Phase 1” project has been performed in a good and substantial manner by the Contractor; and

WHEREAS, the Contractor is entitled to receive Partial Payment No. 18 of \$60,940.56, as directed by the terms of the contract; **NOW, THEREFORE, BE IT**

RESOLVED, that the City Comptroller is hereby authorized and directed to process Partial Payment No. 18 of \$60,940.56 to National Water Main Cleaning Company, as certified by the Commissioner of Public Works. The payment draft shall be delivered to the Corporation Counsel, who will disburse the payment to the Contractor upon receipt of proof that there are no liens against the project; this payment remains subject to the filing of all required documents by the Contractor; **BE IT FURTHER**

RESOLVED, funds for this Partial Payment No. 18 of \$60,940.56 are available under Budget Code H8120.203.C937 (Sanitary), in which all funding is reimbursed via the New York State Department of Environmental Conservation 2021 Water Quality Improvement Program (WQIP) Grant C01519GG.



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 30, 2025

Honorable Board of Estimate and Contract
Of the City of Mount Vernon
City Hall, Mount Vernon, New York 10550
(Through the Office of the Mayor)

Re: **"Contract 122022-2: Sewer System Rehabilitation Phase 1"**
Contractor - National Water Main Cleaning Company
Partial Payment #18 - **\$60,940.56**
Funding Source - NYSDEC 2021 WQIP C01519GG

Dear Board Members:

I, Damani Bush, Commissioner of Public Works of the City of Mount Vernon, do hereby state that the work issued below, under the contract between the City of Mount Vernon and National Water Main Cleaning Company regarding captioned subject has agreed to be performed in the manner as directed by the terms of the contract.

Therefore, the Contractor, National Water Main Cleaning Company is entitled to Partial Payment #18 in the amount of **\$60,940.56**. Funds to pay for this are available under the Budget Code **H8120.203.C937 (Sanitary)**, in which all funding is reimbursed via the New York State Department of Environmental Conservation 2021 Water Quality Improvement Program Grant.

TOTAL CONTRACT -----	\$ 6,923,630.00
CONTRACT SUM TO DATE -----	\$ 6,923,630.00
TOTAL COMPLETED -----	\$ 5,546,212.14
LESS 10% RETAINAGE -----	\$ 554,621.21
TOTAL EARNED LESS RETAINAGE -----	\$ 4,991,590.93
LESS PREVIOUS CERTIFICATES FOR PAYMENT ----	\$ 4,930,650.37
PARTIAL PAYMENT #18 DUE CONTRACTOR -----	\$ 60,940.56

Respectfully,

Damani Bush
Commissioner of Public Works
DB/lp

Cc: Comptroller's Office Law Dept. Engineering Bureau Contract File

"The Jewel of Westchester"

**A RESOLUTION AUTHORIZING PARTIAL
PAYMENT NO. 18 FOR SEWER SYSTEM
REHABILITATION – PHASE 1 TO
NATIONAL WATER MAIN CLEANING COMPANY**

WHEREAS, by letter dated September 30, 2025, the Commissioner of the Department of Public Works certified that the work under Contract 122022-2 between the City of Mount Vernon (the “City”) and National Water Main Cleaning Company (the “Contractor”) for the “Sewer System Rehabilitation – Phase 1” project has been performed in a good and substantial manner by the Contractor; and

WHEREAS, the Contractor is entitled to receive Partial Payment No. 18 of \$60,940.56, as directed by the terms of the contract; **NOW, THEREFORE, BE IT**

RESOLVED, that the City Comptroller is hereby authorized and directed to process Partial Payment No. 18 of \$60,940.56 to National Water Main Cleaning Company, as certified by the Commissioner of Public Works. The payment draft shall be delivered to the Corporation Counsel, who will disburse the payment to the Contractor upon receipt of proof that there are no liens against the project; this payment remains subject to the filing of all required documents by the Contractor; **BE IT FURTHER**

RESOLVED, funds for this Partial Payment No. 18 of \$60,940.56 are available under Budget Code H8120.203.C937 (Sanitary), in which all funding is reimbursed via the New York State Department of Environmental Conservation 2021 Water Quality Improvement Program (WQIP) Grant C01519GG.



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 -1684

Agenda Date: 10/14/2025

Agenda #: 20.

Board of Estimate & Contract:

A RESOLUTION AUTHORIZING PARTIAL PAYMENT NO. 3 TO NUVISTA DESIGNS GENERAL CONTRACTORS LLC FOR EMERGENCY ROOF REPAIRS AT THE POLICE DEPARTMENT AND COURTS

WHEREAS, by letter dated October 2, 2025, the Commissioner of the Department of Public Works certified that the work performed under the contract between the City of Mount Vernon (the “City”) and Nuvista Designs General Contractors LLC (the “Contractor”) for *Emergency Repairs to the Roofing at the Police Department and Courts* has been completed in a good and substantial manner; and

WHEREAS, pursuant to the terms of said contract, the Contractor is entitled to receive Partial Payment No. 3 in the amount of One Hundred Forty-Seven Thousand Two Hundred Fifty Dollars (\$147,250.00); **NOW, THEREFORE, BE IT**

RESOLVED, that the City Comptroller is hereby authorized and directed to process Partial Payment No. 3 in the amount of \$147,250.00 to Nuvista Designs General Contractors LLC, as certified by the Commissioner of the Department of Public Works; and **BE IT FURTHER**

RESOLVED, that the payment draft shall be delivered to the Corporation Counsel, who shall disburse the payment to the Contractor upon receipt of proof that there are no liens against the project, and upon submission of all required documentation by the Contractor; and **BE IT FURTHER**

RESOLVED, that funds for Partial Payment No. 3, in the amount of \$147,250.00, are available under Bond Anticipation Note (BAN) Budget Code H1620.203 C952.

INVOICE

**Nuvista Designs General
Contractors LLC**
589 Greenbush Rd
Blauvelt, NY 10913-1159

info@nuvistadgc.com
+1 (845) 263-0330
www.nuvistagc.com



Bill to
City of Mount Vernon
1 Roosevelt Sq N
Mount Vernon, New York 10550

Ship to
City of Mount Vernon
1 Roosevelt Sq N
Mount Vernon, New York 10550

Invoice details
Invoice no.: 1039
Terms: Net 30
Invoice date: 10/02/2025
Due date: 11/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Services	Police Station - Building Roof #1, #2 & #6			\$147,250.00

Total **\$147,250.00**

Ways to pay



[View and pay](#)

**A RESOLUTION AUTHORIZING PARTIAL
PAYMENT NO. 3 TO NUVISTA DESIGNS GENERAL
CONTRACTORS LLC FOR EMERGENCY ROOF
REPAIRS AT THE POLICE DEPARTMENT AND COURTS**

WHEREAS, by letter dated October 2, 2025, the Commissioner of the Department of Public Works certified that the work performed under the contract between the City of Mount Vernon (the “City”) and Nuvista Designs General Contractors LLC (the “Contractor”) for *Emergency Repairs to the Roofing at the Police Department and Courts* has been completed in a good and substantial manner; and

WHEREAS, pursuant to the terms of said contract, the Contractor is entitled to receive Partial Payment No. 3 in the amount of One Hundred Forty-Seven Thousand Two Hundred Fifty Dollars (\$147,250.00); **NOW, THEREFORE, BE IT**

RESOLVED, that the City Comptroller is hereby authorized and directed to process Partial Payment No. 3 in the amount of \$147,250.00 to Nuvista Designs General Contractors LLC, as certified by the Commissioner of the Department of Public Works; and **BE IT FURTHER**

RESOLVED, that the payment draft shall be delivered to the Corporation Counsel, who shall disburse the payment to the Contractor upon receipt of proof that there are no liens against the project, and upon submission of all required documentation by the Contractor; and **BE IT FURTHER**

RESOLVED, that funds for Partial Payment No. 3, in the amount of \$147,250.00, are available under Bond Anticipation Note (BAN) Budget Code H1620.203 C952.



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 -1699

Agenda Date: 10/14/2025

Agenda #: 21.

Board of Estimate & Contract:

**A RESOLUTION AUTHORIZING THE
SETTLEMENT OF THE CLAIM OF
MIRNA PARRA**

WHEREAS, on October 19, 2019, Mirna Parra filed a Notice of Claim against the City of Mount Vernon seeking compensation in the amount of \$29,121.72 for property damage resulting from the failure of City-owned sewage and drainage systems, which caused extensive damage to her home; and

WHEREAS, the claimant alleges that between September 25, 2019, and September 26, 2019, her property sustained significant damage due to the intrusion of large amounts of water and raw sewage into the premises; and

WHEREAS, prior to the settlement of this case, the City had received multiple prior notices of sewer-related complaints concerning the subject property; and

WHEREAS, by correspondence dated October 8, 2025, the Corporation Counsel recommended that the Board of Estimate and Contract authorize the settlement of this claim for the amount of \$15,000.00; **NOW, THEREFORE, BE IT**

RESOLVED, that the claim of Mirna Parra is hereby settled in the amount of \$15,000.00, and such settlement is hereby approved; and be it further

RESOLVED, that payment of said amount shall be made from Budget Code A1910.469 (Insurance - Claims) in the 2025 Budget.



SHAWYN PATTERSON-HOWARD
MAYOR

BRIAN G. JOHNSON
CORPORATION COUNSEL

CITY OF MOUNT VERNON, NEW YORK
DEPARTMENT OF LAW
CITY HALL
ONE ROOSEVELT SQUARE, MOUNT VERNON, NY 10550
(914) 665-2366 • FAX (914) 665-9142
WWW.CI.MOUNT-VERNON.NY.US

DEPUTY CORPORATION
COUNSEL
JOHAN S. POWELL

SECOND DEPUTY
CORPORATION COUNSEL
CHRISTINE C. LOMBERT

ASSISTANT CORPORATION
COUNSEL
Mildred McGuire

CONFIDENTIAL

October 8, 2025

(Through Office of the Mayor)

Honorable Board of Estimate and Contract
City Hall
Mount Vernon, New York

Re: **Settlement of MIRNA PARRA v. City of Mount Vernon**
Settlement Amount: \$15,000.00

Honorable Members:

Pursuant to Section 152 of the City Charter, the undersigned respectfully requests the approval of this Honorable Board to settle the above-captioned matter against the City of Mount Vernon for the total sum of \$15,000.00.

This office has evaluated the facts and circumstances of this matter and believe that it is in the best interests of the City to settle for the above amount.

If your Honorable Body agrees, a Resolution approving the settlement of this claim should be adopted.

Respectfully submitted,

Brian G. Johnson
Corporation Counsel

cc: Mayor
Comptroller
Board of Estimate & Contract

“THE JEWEL OF WESTCHESTER”

**A RESOLUTION AUTHORIZING THE
SETTLEMENT OF THE CLAIM OF
MIRNA PARRA**

WHEREAS, on October 19, 2019, Mirna Parra filed a Notice of Claim against the City of Mount Vernon seeking compensation in the amount of \$29,121.72 for property damage resulting from the failure of City-owned sewage and drainage systems, which caused extensive damage to her home; and

WHEREAS, the claimant alleges that between September 25, 2019, and September 26, 2019, her property sustained significant damage due to the intrusion of large amounts of water and raw sewage into the premises; and

WHEREAS, prior to the settlement of this case, the City had received multiple prior notices of sewer-related complaints concerning the subject property; and

WHEREAS, by correspondence dated October 8, 2025, the Corporation Counsel recommended that the Board of Estimate and Contract authorize the settlement of this claim for the amount of \$15,000.00; **NOW, THEREFORE, BE IT**

RESOLVED, that the claim of Mirna Parra is hereby settled in the amount of \$15,000.00, and such settlement is hereby approved; and be it further

RESOLVED, that payment of said amount shall be made from Budget Code A1910.469 (Insurance – Claims) in the 2025 Budget.