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

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

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

August 8, 2025

Honorable Members of the City Council and
Board of Estimates and Contracts
1 Roosevelt Square - City Hall
Mount Vernon, NY 10550

Re: RFP/Q for Consultant Team to implement
Innovative Finance and Asset Management
Referral # COMP2025-15

Dear Honorable Members:

I write to respectfully request permission to issue a Request for Proposals/Qualification for seeking consultant teams made up of experienced firms to provide real estate, economic, and development consultant services to advise the City as it strategizes to manage its real property assets. These services will support the "Innovative Finance and Asset Management Imitative", which is funding through the $1M Innovative Finance & Asset Concession Grant Program from the US Department of Transportation.

The successful awardee will help the City with a process to develop several public/private partnerships (P3) that will require help in the pre-construction process to identify and prioritize projects. Among the duties include:

1. Solicit and negotiate asset concessions, including hiring staff to manage these and other efforts
2. Conduct financial analyses related to concessions, public debt, and other procurement opportunities
3. Evaluate options for structure and use of funds from the asset concession payments
4. Evaluate and present project risks and benefits transparently for public accountability
5. Identify best practices to protect the public interest and consider environmental and social equity priorities
6. Identify best practices for facilitating the use of public transit and access to public transit as it relates to the assets

Thank you in advance for your assistance.

If you have any questions, please call the Comptroller's Office at 914-665-2304 or email at Comptroller@cmvny.com.

Sincerely,

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

cc: Mayor
City Council
Law Department

Enclosures