



County of Westchester

Board of Acquisition and Contract

Meeting Minutes

Thursday, January 30, 2025

11:00 AM

County Executive Conference Room
Michaelian Office Building

Roll Call

Present: Mr. Lawrence C. Soule, Mr. Vedat Gashi, and Mr. Richard Wishnie

Attendees:

Deputy Commissioner of Finance	Mario Arena
Associate Chief Deputy County Attorney	Tami Altschiller
Board of Legislators	Greg Casciato
Board of Legislators	Santiago Caceres
Board of Legislators	Lisa Hochman
Secretary BAC	Raymond Sculky
Assistant Secretary BAC	Joan Cocciardi

Mr. Wishnie presided.

Mr. Wishnie said, “The Board of Acquisition and Contract permits in-person access to the meeting and virtually through Webex.

For the record, has the Secretary gone to the reception area to invite any members of the public who wish to attend today’s meeting in person to come to this conference room?”

Mr. Sculky said, “Yes I have.”

Acquisition & Contract.

Minutes of the meeting 1/23/25 and the SEQR Review for agenda items.

R. Sculky

Mr. Wishnie moved to receive and file the foregoing minutes and SEQR review, which were duly seconded and approved.

1. [110351](#) **Human Resources** - Enter into an agreement with the Scarsdale Union Free School District, pursuant to which the Scarsdale Union Free School District will grant the County a permit to use up to 20 classrooms at Scarsdale High School on 3/1/25 to administer civil service exams, for a total fee of \$6,340.

L. Denig

Mr. Wishnie moved the Resolution, which was duly seconded and unanimously approved.

2. [110222](#) **County Attorney** - Compromise the County of Westchester's right to be reimbursed for health care and wage benefits paid or owing to or on behalf of a County employee, identified as "M.H.", from a settlement of her legal claim against several third parties; and that the County's reimbursement is \$321,662.46, representing a 43.00% reduction of its lien, with full reservation of the County's right to set off M.H.'s net recovery against any future compensation in accordance with the provisions of New York State Workers' Compensation Law.

J. Nonna

Mr. Wishnie moved the Resolution, which was duly seconded and unanimously approved.

3. [110338](#) **Planning / County Executive/Ctywide Admin Svc - 1)** Enter into any and all agreements necessary to purchase approximately 0.93 acres of real property located at 99 Church Street and 6 Cottage Place, in the City of White Plains from the current owner(s) of record in an amount not to exceed \$10,000,000 and to subsequently convey the Property to WBP Development LLC, its successors or assigns, or any entity created to carry out the purposes of the proposed transaction for ONE (\$1.00) DOLLAR and to grant and/or accept any and all property rights in connection therewith. **2)** Enter into an Inter-Municipal Developer Agreement (the "IMDA") with the City of White Plains and the Developer, to fund the construction of certain infrastructure improvements, with County administrative costs and other related work in support of the affordable housing Development to be constructed at 99 Church Street, in an amount not to exceed \$4,420,000 from Capital Project BPL1A-Housing Implementation Fund II and to grant and accept all necessary property rights in connection therewith for the purpose of creating 108 affordable homeownership condominium units that AFFH.

B. Lopez

C. Steers

Mr. Wishnie moved the Resolution, which was duly seconded and unanimously approved.

4. [110340](#) **Planning** - Enter into agreements with 28-30 Holdings, LLC and three contractors for rehabilitation of the property located at 30 Locust Hill Avenue in Yonkers, New York, pursuant to which the contractors will make repairs to multiple apartments for the benefit of low income residents residing at the Property through the Lead Safe Westchester Program. These agreements will be for a total aggregate amount not to exceed \$138,000. The term of the agreements will commence on 2/14/25 - 2/13/26. The work will include, but not be limited to, repairing deteriorated areas identified in lead inspections and risk assessments.

B. Lopez

Mr. Wishnie moved the Resolution, which was duly seconded and unanimously approved.

5. [110214](#) **Social Services** - Enter into an agreement (DSS2000PD-25) with the University of Denver, acting by and through its Butler Institute for Families, Graduate School of Social Work, to provide leadership development and executive coaching consultant services, in an amount not-to-exceed \$172,382, for the term 3/1/25 - 2/28/26, payable in equal quarterly installments, with the County having the sole option to extend the term of the agreement for up to two (2) additional one (1) year periods on the same terms and conditions.

L. Townes

This Resolution was held over by the Board of Legislators.

6. [110173](#) **Health** - Pursuant to Section 3(a)(xxi) of the Westchester County Procurement Policy and Procedures, to exempt from procurement an agreement with Joseph C. LoCascio, Robert Ponzini and Ilan D. Gilbert.

S. Amler

Mr. Wishnie moved the Resolution, which was duly seconded and unanimously approved.

7. [110174](#) **Health** - Enter into Contracts with Joseph C. LoCascio, Robert Ponzini and Ilan D. Gilbert as Hearing Officers, for the term 3/1/25 - 2/28/26, for a total aggregate not-to-exceed amount of \$80,000, payable at the listed contract rates.

S. Amler

Mr. Wishnie moved the Resolution, which was duly seconded and unanimously approved.

8. [110326](#) **Health** - Enter into an agreement with Open Door Family Medical Center, Inc., to accept funding for the WIC Community Innovation and Outreach project in the not-to-exceed amount of \$32,000, for the period from 1/6/25 - 12/31/26.

S. Amler

Mr. Wishnie moved the Resolution, which was duly seconded and unanimously approved.

9. [110366](#) **Health - 1)** Enter into a three-party Lead Remediation Agreement with Elton A. Williams and Natalie Marchan Williams (the "Participant(s)") and AltaVista Lead Improvement Inc., pursuant to which the Contractor will perform lead remediation services on Participant's property located at 353 South 3rd Ave - 2nd Fl. Mt. Vernon, NY 10550, in accordance with New York State's Leading in Lead Prevention Pilot Program, for the period upon execution of the agreement between all parties through 3/31/26, in an amount not to exceed \$40,000; and **2)** enter into a Local Program Administrator Agreement (the "LPA") with the Participant(s), pursuant to which the County will provide an amount not-to-exceed \$40,000 to assist the Participant(s) with the direct costs of the Services to be performed on the Property in accordance with the Program; in consideration for the Grant Assistance to be provided pursuant to the LPA, the Participant(s) will agree, *inter alia*, to allow a Declaration of Interest (the "DOI") to be recorded on the Property and that the term of the LPA will commence upon execution of the LPA by both parties and will continue for a period of five (5) years thereafter, or until the term of the DOI expires, whichever is later.

S. Amler

Mr. Wishnie moved the Resolution, which was duly seconded and unanimously approved.

10. [110268](#) **College** - Contract No.WCC-25-723 for Photocopier Services, Westchester Community College, Valhalla, New York. Advertise for bids.

B. Miles

Mr. Wishnie moved the Resolution, which was duly seconded and unanimously approved.

11. [110333](#) **College** - To accept the termination of the Agreement with Elaine L. Craft Educational Consulting, LLC and amend the agreement with Arizona State University, by increasing the not to exceed amount to be paid to Arizona by \$498,223, for the period from 10/1/23 - 9/30/28, for a total amount not to exceed \$1,399,445, pursuant to which Arizona will also provide grantsmanship mentoring and promote learning and collaboration among two-year colleges.

B. Miles

Mr. Wishnie moved the Resolution, which was duly seconded and unanimously approved.

12. [110334](#) **District Attorney - 1)** Enter into a grant agreement - Agreement No. C11423GG - with the New York State Office of Victim Services to accept a grant in the amount of \$363,773 in state and federal pass through funds, for the District Attorney's Office to provide various services to assist crime victims, for a term commencing retroactively on 10/1/24 - 9/30/25; and **2)** enter into an agreement with the Westchester Jewish Community Services, Inc., to provide psychotherapy services for crime victims, in an amount not-to-exceed \$188,843, for a term commencing retroactively on 10/1/24 - 9/30/25.

C. Cacace

Mr. Wishnie moved the Resolution, which was duly seconded and unanimously approved.

13. [110315](#) **Information Technology / Public Safety** - Amend an agreement (IT-1686) with Intergraph Corporation, d/b/a Hexagon Safety & Infrastructure, pursuant to which Intergraph agreed to provide the County with services regarding the installation, implementation and project management of a new web-based OnCall Dispatch System, which includes essential integration services related to Geographic Information Systems (GIS) functionality within the system, for a term of two (2) years, commencing upon the date the agreement is executed by both parties, for a total aggregate amount not-to-exceed \$1,013,330.34, in order to **(i)** add additional services to refresh the OnCall Dispatch System database and update the System archive database, as detailed in Schedule "A" listed in the Resolution; **(ii)** increase the amount of the agreement by \$38,810.50, to a new total amount not-to-exceed \$1,052,140.84; **(iii)** extend the term by eighteen (18) months, to commence retroactively on 3/14/24 - 9/13/25.

M. Beirne
T. Raynor

Mr. Wishnie moved the Resolution, which was duly seconded and unanimously approved.

14. [110213](#) **Parks** - Enter into an agreement with Fox Party Rental Inc., DBA Westside Party Rental, 210 West Lincoln Avenue, Mt. Vernon, New York 10550, to provide quality tents, tables, and chairs for various special events at Westchester County, for the period of 4/1/25 - 3/31/28, in an amount not to exceed \$125,346.

K. O'Connor

Mr. Wishnie moved the Resolution, which was duly seconded and unanimously approved.

15. [110248](#) **Parks** - Enter into an agreement with BOID Entertainment Systems, Inc., 115 Boutonville Road, South Salem, New York 10590, to provide quality audio equipment and professional services for various special events at Westchester County, for the period from 4/1/25 - 3/31/28, in an amount not to exceed \$136,950.

K. O'Connor

Mr. Wishnie moved the Resolution, which was duly seconded and unanimously approved.

16. [110320](#) **Parks** - Enter into an agreement with Nunataks, Ltd. d/b/a The Greenburgh Nature Center, 99 Dromore Road, Scarsdale, NY 10583, for the provision of various family nature programs and environmental education programs that will serve the people of Westchester County, during the period 1/1/25 -12/31/25, for an amount not to exceed \$48,655.

K. O'Connor

Mr. Wishnie moved the Resolution, which was duly seconded and unanimously approved.

17. [110324](#) **Parks** - Contract No. PRC-1455 for Maintenance And Repair Services, For Electrical Systems At Various Department Of Parks, Recreation And Conservation Facilities. Advertise for bids.

K. O'Connor

Mr. Wishnie moved the Resolution, which was duly seconded and unanimously approved.

18. [110325](#) **Parks** - Contract No. PRC-1456 for Maintenance And Repair Services For Water Pumps, Air Compressors, And Electric Motors At Various Department Of Parks, Recreation And Conservation Facilities. Advertise for bids.

K. O'Connor

Mr. Wishnie moved the Resolution, which was duly seconded and unanimously approved.

19. [110316](#) **Public Safety** - Enter into an agreement with the Student Assistance Services Corporation ("SAS"), pursuant to which SAS will help to coordinate the Bureau of Justice Assistance's STOP School Violence Program by implementing the Schools Transforming Real Interventions to Violence Project (aka "Project STRIV") that will help improve school safety by providing students, parents and school personnel with tools to recognize, respond quickly, and prevent acts of violence and to help ensure a positive school climate, for a one (1) year term commencing retroactive to 10/1/24 - 9/30/25 and that in consideration for services to be rendered, the County will pay SAS an amount not-to-exceed \$118,000, in accordance with an approved budget and payment schedule.

T. Raynor

Mr. Wishnie moved the Resolution, which was duly seconded and unanimously approved.

20. [110339](#) **DPW/Transportation** - Enter into an agreement with the State of New York Department of Transportation, to accept a grant of approximately \$31,810 for a Capital Project at the Westchester County Airport. The funds received from the State grant will be credited to the following projects: A0118 Runway 16/34 Rehabilitation at the Westchester County Airport - (8A00.32) and that the County will contribute a local share of approximately \$31,810 of this Capital Project, which funding will come from the Airport Special Revenue Fund.

H. Greechan

Mr. Wishnie moved the Resolution, which was duly seconded and unanimously approved.

21. [110332](#) **DPW/Transportation** - Contract No. 20-527 with Clean Air Quality Service, Inc., for Humidity Control, Microbiology Division, Department of Laboratories and Research, 10 Dana Road, Valhalla Campus, Valhalla, New York. Approval of Change Order No. 1 to extend the term of Contract No. 20-527 through 3/3/25.

H. Greechan

Mr. Wishnie moved the Resolution, which was duly seconded and unanimously approved.

22. [110335](#) **DPW/Transportation** - Contract No. 24-515 with Laura Li Industries, LLC (WBE) for Roadway Milling, Resurfacing and Additional Improvements, Murray Avenue, CR#74, Town of Mamaroneck; McLean Avenue, CR#127, City of Yonkers; South Ridge Street, CR#54B, Village of Rye Brook; and Columbus Avenue, CR#64-II, Town of Mount Pleasant; A Total Distance of 1.89 Miles, Westchester County, New York. Approval of Central Industries, Inc. (WBE), Yonkers, NY, as a subcontractor.

H. Greechan

Mr. Wishnie moved the Resolution, which was duly seconded and unanimously approved.

23. [110336](#) **DPW/Transportation / County Executive/Ctywide Admin Svc** - Enter into Lease Agreement No. 25-901 with WP Plaza Owner LLC and WP Plaza 715 LLC, for the entire 8th floor, approximately 28,388 square feet of space, at 445 Hamilton Avenue, White Plains, New York, to be used by the Board of Elections during the construction of the LOFT LGBTQ+ Community Center at 25 Quarropas Street. Landlord will also provide the County up to 142 non-reserved parking spaces on a “first-come, first serve” basis in the parking garage located at 275 Main Street and the term of the lease will be five (5) years, with rent commencing upon substantial completion of Landlord’s improvements needed to make the Leased Premises ready for the County, which will constitute the rent commencement date. Under the lease agreement, the County will initially pay Landlord \$32.50 per square foot in base rent, with annual escalations as listed, for a total amount of \$4,801,299.49.

H. Greechan
C. Steers

Mr. Wishnie moved the Resolution, which was duly seconded and unanimously approved.

There being no further business, the Chair declared the meeting adjourned. All approved resolutions are on file electronically with the Board of Acquisition and Contract.

I have reviewed the foregoing minutes and have found them to be correct as written.

Signed: *Raymond Sculky*, Secretary

Dated: 01/30/2025