



Kenneth W. Jenkins
County Executive

Department of Social Services

Leonard G. Townes
Commissioner

112319

DATE: November 12, 2025

TO: Board of Acquisition and Contract

FROM: Leonard G. Townes
Commissioner, Department of Social Services

SUBJECT: Amending a resolution, which authorized the County of Westchester to enter into an agreement with Westhab, Inc. in order to accept the assignment of a lease agreement with 21 Fountain Place, LLC, in order to modify its 'budget box' to account for non-fixed-rent costs that the Department of Social Services originally omitted.

By a resolution approved on June 12, 2025 (the "Resolution"), your Honorable Board authorized the County of Westchester (the "County") to enter into an agreement (the "Assignment Agreement") to accept from Westhab, Inc. ("Westhab"), effective July 1, 2025, assignment of all of Westhab's right, title, privilege, interest, obligation, and duty of performance in, to, and under Westhab's agreement with 21 Fountain Place, LLC, dated March 20, 2019, pursuant to which the lessor leased to Westhab the premises at 21 Fountain Place, New Rochelle, New York, for a period commencing on April 1, 2019 and continuing through December 31, 2028 (the "Lease Agreement").

Under the Lease Agreement, as assigned to the County under the Assignment Agreement, the County has been responsible for the payment of certain fixed rent amounts (the "Fixed Rent") totaling \$2,806,331.00 during the remaining term, as well as certain taxes, assessments, charges, and the like (the "Additional Costs").

The Department of Social Services has determined that the amounts shown in the 'budget box' included in the Resolution were incorrect. Specifically, those amounts accounted for only the Fixed Rent, and did not account for the Additional Costs, which are anticipated to be approximately \$200,000.00 for each full year of the remaining term, and \$100,000.00 for the second half of 2025.

Accordingly, the County respectfully requests that your Honorable Board amend the Resolution by replacing the existing 'budget box' with a revised 'budget box' reflects

the following annual amounts of the Additional Costs, alongside the previously-included annual fixed-rent amounts:

<u>Year</u>	<u>Total Fixed Rent</u>	<u>Additional Costs</u>	<u>Total</u>
2025	\$389,646.00 (6 months)	\$100,000.00	\$ 489,646.00
2026	\$790,981.00	\$200,000.00	\$ 990,981.00
2027	\$806,801.00	\$200,000.00	\$1,006,801.00
2028	\$818,903.00	\$200,000.00	\$1,018,903.00
Total:			\$3,506,331.00

Except as described above, all other terms and conditions of the Resolution will remain the same.

I respectfully recommend the adoption of the attached resolution.

LGT/DT/bdm/nn

APPROVED BOARD OF ACQUISITION & CONTRACT - 11/20/2025 - RAYMOND SCUKKY, SECRETARY

RESOLUTION

Upon a communication from the Commissioner of Social Services, be it hereby:

RESOLVED, that the 'budget box' included in the resolution approved on June 12, 2025, which authorized the County of Westchester (the "County") to enter into an agreement to accept from Westhab, Inc. ("Westhab"), effective July 1, 2025, assignment of all of Westhab's right, title, privilege, interest, obligation, and duty of performance in, to, and under Westhab's agreement with 21 Fountain Place, LLC, dated March 20, 2019, pursuant to which the lessor leased to Westhab the premises at 21 Fountain Place, New Rochelle, New York, for a period commencing on April 1, 2019 and continuing through December 31, 2028, with the County thereafter being responsible for the payment of certain fixed rent amounts, as well as certain taxes, assessments, charges, and the like, (the "Resolution") is hereby deleted and replaced with the following 'budget box', with the annual amounts shown in said 'budget box' being comprised of the following:

Year	Total Fixed Rent	Additional Costs	Total
2025	\$389,646.00 (6 months)	\$100,000.00	\$ 489,646.00
2026	\$790,981.00	\$200,000.00	\$ 990,981.00
2027	\$806,801.00	\$200,000.00	\$1,006,801.00
2028	\$818,903.00	\$200,000.00	\$1,018,903.00
			Total: \$3,506,331.00

1. Account to be Charged/Credited:

	Fund	Dept.	Major Program, Program & Phase Or Unit	Object/ Sub- Object	Trust Account	Dollars
2025	101	22	8900	5850		\$489,646.00
2026	101	22	8900	5850		\$990,981.00
2027	101	22	8900	5850		\$1,006,801.00
2028	101	22	8900	5850		\$1,018,903.00

2. Budget Funding Year(s): 2025-2028

Start Date: July 1, 2025 End Date: December 31, 2028
(must match resolution)

3. Funding Source:

Federal	99%	CFDA#(s)	93.558		
State	%	State ID#(s)			

Operating/Tax Levy	1%				
Capital	N/A				

4. **Total NTE:** \$3,506,331.00
(must match resolution)

; and be it further

RESOLVED, that except as specifically amended hereby, all terms and conditions of the Resolution shall remain the same and in full force and effect; and be it further

RESOLVED, that the County Executive or his duly authorized designee is hereby authorized to execute any documents and take any actions reasonably necessary and appropriate to effectuate the purposes of this resolution.

APPROVED BOARD OF ACQUISITION & CONTRACT - 11/20/2025 - RAYMOND SCULLY, SECRETARY