

111015

DATE: April 25, 2025

TO: Board of Acquisition and Contract

FROM: Blanca P. Lopez, M.S.
Commissioner of Planning

SUBJECT: Resolution authorizing an Agreement between the County of Westchester, Florence Benisatto and Lead Professionals, Inc. for the rehabilitation of the property located at 235 Stone Avenue, Yonkers, New York.

The attached resolution, if approved by your Honorable Board, would authorize the County of Westchester (the "County") to enter into an agreement with Lead Professionals, Inc. (the "Contractor") and Florence Benisatto (the "Property Owner"), pursuant to which the Contractor will make repairs at 235 Stone Avenue in Yonkers (the "Property") through the Lead Safe Westchester ("LSW") Program, a program designed to reduce lead-based paint hazards. In consideration for services rendered, the County will pay the Contractor an amount not to exceed \$131,832, pursuant to an approved budget. The term of the agreement is May 15, 2025 to May 14, 2026.

The LSW Program will finance repairs completed by an EPA Certified Contractor to stabilize deteriorated lead-based paint at the Property identified in a lead inspection/risk assessment as well as areas cited in a Department of Health ("DOH") violation in response to a child in residence with an elevated blood lead level.

The goal and objective of this agreement is to provide a safe and healthy environment for the residents of this Property. The project will be monitored by Department of Planning staff who will make site visits during the construction to ensure all contractual obligations are met.

In accordance with Section 5 of the County's Procurement Policy and Procedures, an RFP for the services described above was posted on the County's website. The Department of Planning staff also sent emails announcing the RFP specifications to a list of EPA Certified Lead Contractors as potential proposers. Despite these efforts, only one proposal was submitted from Lead Professionals, Inc.

On January 12, 2023, the Board of Acquisition and Contract approved a resolution authorizing the County of Westchester to enter into a grant agreement with the United States Department of Housing & Urban Development, Office of

Lead Hazard Control and Healthy Homes for an amount totaling \$4,100,000.00 to reduce lead-based paint hazards in Westchester County.

I recommend approval of this agreement.

BPL/tf/kh/je
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 05/01/2025 - RAYMOND SCULKY, SECRETARY

RESOLUTION

UPON A COMMUNICATION FROM THE COMMISSIONER OF PLANNING, BE IT HEREBY

RESOLVED, that the County of Westchester (the "County") is hereby authorized to enter into an agreement with Lead Professionals, Inc. (the "Contractor") and Florence Benisatto (the "Property Owner"), pursuant to which the Contractor will make repairs at 235 Stone Avenue, Yonkers, New York (the "Property") through the Lead Safe Westchester (the "LSW") Program, for the term commencing on May 15, 2025 to May 14, 2026; and be it further

RESOLVED, that in consideration for services rendered, the County will pay the Contractor an amount not to exceed \$131,832, pursuant to an approved budget; and be it further

RESOLVED, that the work will include, but not be limited to, repairing deteriorated areas identified in a lead inspection/risk assessment as well as areas cited in a Westchester County Department of Health ("DOH") violation in response to a child in residence with an elevated blood lead level; and be it further;

RESOLVED: that the County Executive or his duly authorized designee is authorized to execute any documents and take any actions necessary to effectuate the purposes hereof.

Account to be
Charged/Credited

		Major Program, Program & Phase	Object/ Sub Object	Trust Account	Dollars
Fund 263	Dept 19	Or Unit 471W	4380	T471	\$131,832

Budget Funding Year(s)
(must match resolution)

FY 2021 Start Date May 15, 2025 End Date May 14, 2026

Funding Source

Tax Dollars _____

State Aid _____

\$131,832
(must match resolution)

Federal Aid \$131,832 – U.S. Department of Housing and Urban Development

Other _____