

**111894**

DATE: September 23, 2025

TO: Board of Acquisition and Contract

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

SUBJECT: Resolution Authorizing the Agreement between the County of Westchester, Luisa V. Moran and El Dorado Renovations, Inc. for Lead-Based Paint Improvements of the property located at 365 Willett Avenue in Port Chester, New York.

The attached resolution, if approved by your Honorable Board, would authorize the County of Westchester (the "County") to enter into an agreement (the "Agreement") with El Dorado Renovations, Inc. (the "Contractor") and Luisa V. Moran (the "Property Owner"), pursuant to which the Contractor will make repairs to the property located at 365 Willett Avenue in Port Chester (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 \$44,000, pursuant to an approved budget. The term of the Agreement will commence retroactively on October 1, 2025 and continue through September 30, 2026.

The LSW Program will finance repairs completed by an EPA Certified Contractor to stabilize deteriorated lead-based paint at the Property that have been identified in a lead inspection/risk assessment.

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 Westchester County Procurement Policy and Procedures, the Department of Planning (the "Department") solicited quotations from EPA-certified lead contractors for the services described above. Two price quotations were received in response to the Department's efforts. This Agreement was awarded to El Dorado Renovations, Inc., which submitted the lower price quotation.

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 - 10/03/2025 - 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 El Dorado Renovations, Inc. (the "Contractor") and Luisa V. Moran (the "Property Owner"), pursuant to which the Contractor will make repairs at 365 Willett Avenue in Port Chester, NY (the "Property") through the Lead Safe Westchester (the "LSW") Program, for an amount not to exceed \$44,000, payable pursuant to an approved budget, for a term commencing retroactively on October 1, 2025 and continuing through September 30, 2026; 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, 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	Dept	Or Unit			
263	19	471W	4380	T471	\$44,000

Budget Funding Year(s)  
(must match resolution)

FY 2021 Start Date October 1, 2025 End Date September 30, 2026

Funding Source

Tax Dollars \_\_\_\_\_

State Aid \_\_\_\_\_

**\$44,000.00**  
(must match resolution)

Federal Aid \$44,000.00 – U.S. Department of Housing and Urban Development

Other \_\_\_\_\_