

County of Westchester
Board of Acquisition and Contract
Meeting Minutes - Final

Thursday, April 30, 2026

11:00 AM

**County Executive Conference Room
Michaelian Office Building**

Roll Call

Present: Mr. Kenneth W. Jenkins, Mr. Vedat Gashi, and Mr. Lawrence C. Soule

Attendees:

Commissioner of Finance	Karin Hablow
Associate Chief Deputy County Attorney	Tami Altschiller
Board of Legislators	Santiago Caceres
Board of Legislators	Lisa Hochman
Secretary BAC	Raymond Sculky
Assistant Secretary BAC	Lindsay Jackson

Mr. Jenkins presided.

Mr. Jenkins 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 responded, "Yes, I have."

Mr. Jenkins continued, "I note that the members of the Board of Acquisition and Contract are in receipt of a bid protest filed by Worth Construction Co., Inc. dated April 15, 2026 protesting the award of the Department of Public Works & Transportation Contract No. 23-528, New Snow Equipment Storage Building Westchester County Airport Towns of Harrison and North Castle and Village of Rye Brook, New York. The members are also in receipt of a letter from Commissioner Greechan addressed to the Secretary to the Board of Acquisition and Contract in support of the award of Contract No. 23-528 to the second lowest responsible bidder Worth Construction Co., Inc."

Acquisition & Contract.

Minutes of the meeting April 23, 2026 and the SEQR Review for agenda items.

R. Sculky

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

1. [113482](#) **Board of Legislators** - Agreement with New Rochelle Young Men's Christian Association Inc. d/b/a YMCA of New Rochelle, Inc. to provide a series of youth and senior citizen programming and opportunities designed to cultivate values, skills and relationships that lead to positive behaviors, better health, educational achievement, and an overall sense of community, for a term commencing retroactively on 1/1/2026-12/31/2026 in an amount not to exceed \$202,875.

V. Gashi

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

2. [113544](#) **County Executive/Youth Bureau** - Agreement with Family Service Society of Yonkers to operate its Kinship Support/Afterschool Program for a term commencing retroactively on 1/1/2026 - 12/31/2026 in an amount not to exceed \$43,223.

E. McFadden

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

3. [113578](#) **County Executive/Office for the Disabled** - Agreement with the Edgemont Union Free School District whereby the County will provide educational sessions illustrating the principles and benefits of guiding eye dogs from 5/7/2026- 5/7/2027.

C. Horowitz

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

4. [113552](#) **Information Technology** - Authority to exercise the County's 3rd, 4th, and 5th options under an agreement (IT-1562, as amended) with CGI Technologies and Solutions Inc., to provide the County with professional maintenance services for its various proprietary software systems regarding the 'CGI Advantage' suite, and therefore extend the term of the agreement 3 years and increase its not to exceed amount by a total of \$2,774,628.04, in order to pay for services during the extended term.

M. Beirne

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

5. [113518](#) **County Attorney** - Authorization to settle workers' compensation lien on a County employee's proposed settlement of a legal action against a third-party tortfeasor.

J. Nonna

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

6. [113542](#) **Planning** - Agreement between the County of Westchester, AltaVista Lead Improvement, Inc., and Marlaina Ann Headley and Kenrick Melville, to undertake lead-based paint improvements at the property located at 46 AKA 44 Landscape Avenue in Yonkers, NY, for a term commencing 5/1/2026- 9/15/2026 for an amount not to exceed \$149,645 in Lead Safe Westchester Program funds.

B. Lopez

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

7. [113543](#) **Planning** - Amend the an agreement with the Town of Greenburgh to construct new ADA-compliant sidewalks along the south side of Dobbs Ferry Road, for an amount not to exceed \$200,000, in order to increase the total not to exceed amount by \$200,000 for an aggregate not to exceed amount \$400,000

B. Lopez

This Resolution was held over by the Board of Legislators.

8. [113533](#) **Health** - (i) Enter into a three-party Lead Remediation Agreement with Devon White & Charmaine J. Whitter-White, the Participant and Exclusive Testing Labs, Inc., the Contractor, for the Contractor to perform lead remediation services on Participant's property located at 62 Dewitt Place, 2nd Floor, New Rochelle, NY in accordance the New York State Leading in Lead Prevention Pilot Program for the period commencing upon execution of the agreement between all parties through 3/31/2027 in an amount not to exceed \$50,000; (ii) and enter into a Local Program Administrator Agreement with the Participant, pursuant to which the County will provide an amount not to exceed \$50,000 to assist with the direct costs of lead remediation to be performed and any eligible related costs, in exchange for which a Declaration of Interest to be secured as a recorded lien on the property.

S. Amler

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

9. [113586](#) **Health** - (i) Enter into a three-party Lead Remediation Agreement with Keir Collins, Eva Collins and Cassandra Collins, the Participant and Lead Professionals, Inc., the Contractor, in which the Contractor will perform lead remediation services on Participant's property located at 240 Valentines Lane, 1st & 3rd Floor, Yonkers, NY in accordance the New York State Leading in Lead Prevention Pilot Program for the term commencing the upon execution of the agreement between all parties through 3/31/2027 in an amount not to exceed \$40,000; and (ii) enter into a Local Program Administrator Agreement with the Participant, pursuant to which the County will provide an amount not to exceed \$40,000 to assist the Participant with the direct costs of lead remediation to be performed on Participant's property, as well as any eligible related costs in exchange for which the Participant will execute a Declaration of Interest to be secured as a recorded lien on the property.

S. Amler

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

10. [113588](#) **Health** - (i) Enter into a three-party Lead Remediation Agreement with Broad Howard, LLC, the Participant and Lead Professionals, Inc., the Contractor, in which the Contractor will perform lead remediation services on Participant's property located at 1132 Main Street, Apt. 1 & 2, Peekskill, NY in accordance the New York State Leading in Lead Prevention Pilot Program for the period commencing upon execution of the agreement between all parties through 3/31/2027 in an amount not to exceed \$80,000; and (ii) Enter into a Local Program Administrator Agreement with the Participant to provide an amount not to exceed \$80,000 to assist with the direct costs of lead remediation to be performed on Participant's property, as well as any eligible related costs, in exchange for a Declaration of Interest to be secured as a recorded lien on the property.

S. Amler

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

11. [113554](#) **College** - New agreement with Dr. Belinda S. Miles for employment as President of Westchester Community College commencing 1/1/2026 - 12/31/2030 for an annual salary of \$312,626, fringe benefits available to all non-represented managerial staff at the College, the use of a College-owned vehicle and a \$50,000 housing allowance annually during the term of this agreement.

B. Miles

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

12. [113446](#) **Parks** - Amend an agreement with Zanzarella Marketing Consultants, Ossining, NY, pursuant to which they will purchase advertising and promotional materials for the Department of Parks, Recreation and Conservation and provide consultation on media selection, for a term commencing 1/1/2026- 12/31/2026 in an amount not to exceed \$300,000 in order to: (i) expand the scope of services to include the purchase of advertising and promotional materials for Playland, as well as the provision of additional consultation on media selection associated with the park; and (ii) increase the not to exceed amount authorized by \$900,000, for an aggregate total amount not-to-exceed \$1,200,000.

K. O'Connor

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

13. [113490](#) **Parks** - Enter into an exclusive and non-transferable Revocable Land Use Permit No. 3727 with the NYCDEP to access New York City-owned Muscoot Reservoir water supply lands located in the Town of Somers to treat and manage hemlock woolly adelgid and beech leaf tree disease, conduct outreach and education programs, install fencing for deer exclusion, and provide access for monitoring, for a term commencing upon the issuance of the Permit and expiring 5 years thereafter with NYCDEP having the option to renew the Permit for an additional 5 year period at no cost to the County.

K. O'Connor

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

14. [113547](#) **Parks** - Exercise the option to extend a license agreement with TSMMJ, LLC d/b/a North Street Tavern and Wood Fired Pizza, for the food and refreshment concession at Maple Moor Golf Course for the period from 1/1/2026- 12/31/2030; and to amend the terms of said license agreement to reduce the cost by \$30,000 per year, an aggregate total reduction of \$150,000 in consideration for the licensee undertaking \$150,000 in certain capital improvements to be completed by the end of the 2026 Golf season.

K. O'Connor

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

15. [113622](#) **Parks** - Agreement with Culinart, Inc. to provide food refreshment, catering, and vending concessions at Playland Amusement Park in Rye, NY, for a term from 5/1/2026- 4/30/2031, with the County being paid an annual license fee based upon a percentage of gross sales receipts, and Culinart performing certain improvements at Playland.

K. O'Connor

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

16. [113506](#) **DPW/Transportation** - Contract No. 22-524 with Clean Air Quality Service, Inc. for Replacement of HVAC Systems and Associated Work Bee-Line Central Maintenance Facility (DOT-CMF) Yonkers, New York. Approval of Change Order No. 1 to increase the amount not to exceed by \$200,000 for an aggregate total contract amount of \$1,771,000 and to extend the term through January 28, 2027.

H. Greechan

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

17. [113504](#) **DPW/Transportation** - Agreement (Contract No. 25-209) with Johnson Controls Fire Protection LP, Harriman, NY, to provide all necessary labor, material and equipment required for testing, inspections and repair services for Simplex brand fire alarms at various County buildings and facilities in an amount not to exceed \$1,618,303.40 for the term from 1/1/2026- 12/31/2030 with the County having the sole option to extend the Agreement for one (1) five (5) year option period under the same terms and conditions.

H. Greechan

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

18. [113505](#) **DPW/Transportation** - Agreement with DCO Energy LLC (Agreement No. 25-914) to provide 24 x 7 operation and maintenance of the County's Central Heating Plant that serves critical facilities at the grasslands campus in Valhalla, NY for a 5 year period in a total amount not to exceed \$11,947,000 having the option to renew the Agreement for 1 additional 5 year renewal period.

H. Greechan

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

19. [113507](#) **DPW/Transportation** - Consent to the assignment of Contract No. 25-203, Countywide Maintenance Service, Small Air Conditioning Systems (Less Than 50 Tons), Various Locations, Westchester County, New York, from Johnson Controls Inc., Hawthorne, NY, to Johnson Controls Building Solutions Glendale, WI.

H. Greechan

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

20. [113508](#) **DPW/Transportation** - Authority to (i) exercise the two 2 year renewal option for Contract No. 22-214 with Environmental Maintenance Contractors, Inc., Mount Kisco, NY to provide Environmental Abatement Services, Various County Facilities, Westchester County, New York and extend the termination date of the Agreement from 4/30/2026 to 4/30/2028, and (ii) increase the amount of the Agreement by \$452,500 for an aggregate total not to exceed amount of \$1,256,250.

H. Greechan

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

21. [113509](#) **DPW/Transportation** - Contract No. 24-513 with Axiom Contracting Inc., for Roof Replacement and Exterior Infrastructure Rehabilitation, Reginald A. Lafayette County Office Building, 100 East First Street, Mount Vernon, New York. Approval of Best Environmental Services, Inc. (**MBE**), Bronx, NY, Ace Group NY Corp, West Babylon, NY and Crowley Lightning Protection, Inc., Auburn, NY as subcontractors.

H. Greechan

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

22. [113510](#) **DPW/Transportation** - Contract No. 25-510 with Armor-Tite Construction Corp. for Main Facility Roof Replacement, Richard A. Flynn, Sr. Fire Training Center, Grasslands Campus, Valhalla, New York. Approval of B & B Lightning Protection, L.L.C., Trenton, NJ, Empire Energy Specialists Inc. d/b/a Empire Win-Door, Yonkers, NY, RCJ Welding & Fabricating LLC, Carmel, NY as subcontractors.

H. Greechan

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

23. [113517](#) **DPW/Transportation** - Contract No. 17-517 with Anjac Enterprises Inc. for Replacement of Heating Units and Ventilation Fans, Central Maintenance Facility, Yonkers, New York. Approval of Change Order No. 3, extending the term of the agreement through 12/31/2026 in order to allow the contractor to work with manufacturer to remedy equipment issues.

H. Greechan

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

24. [113524](#) **DPW/Transportation** - Contract No. 23-514, New Maintenance and Storage Building Complex, Mohansic Golf Course, Yorktown, New York. Advertise for bids.

H. Greechan

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

25. [113541](#) **DPW/Transportation** - Contract No. 24-521 County Center Generator Replacement, 198 Central Avenue, White Plains, New York. Authority to advertise for bids.

H. Greechan

Mr. Jenkins 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: April 30, 2026