

110802

DATE: March 25, 2025

TO: The Honorable Board of Acquisition and Contract

FROM: Hugh J. Greechan, Jr., P.E.  
Commissioner of Public Works and Transportation

Kathleen M. O'Connor  
Commissioner of the Department Parks Recreation and Conservation

RE: Authority to enter into two (2) non-exclusive revocable license agreements, one with the Beczak Environmental Education Center, Inc. (Agreement No. 25-909) and another with Sarah Lawrence College (Agreement No. 25-910) to use County-owned property located at 21 and 35 Alexander Street, Yonkers, New York for environmental education programs for the benefit of the public for a five-year term commencing April 1, 2025 and expiring on March 31, 2030, with the County having an option to renew for an additional five-year period.

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Authority of your Honorable Board is requested for the County of Westchester ("County") to enter into two (2) non-exclusive revocable license agreements one with the Beczak Environmental Education Center, Inc. ("Beczak") and another with Sarah Lawrence College ("SLC"), (each a "Licensee" and together "Licensees") to allow Licensees to use certain County-owned property located at 21 and 35 Alexander Street, Yonkers, New York, which is comprised of a building and parking, as well as portions of Habirshaw Park which includes the entrance roadway, sidewalks and parking areas ("Licensed Premises") for environmental education programs for the benefit of the public. Each license will be for a five-year term commencing April 1, 2025 and expiring on March 31, 2030, with the County having an option to renew for an additional five-year period.

The Licensees will each pay monthly license fees of One Hundred (\$100.00) Dollars per month for the use of the Licensed Premises, and perform, inter alia, all maintenance and repairs to fixtures, non-structural interior elements of the building, cleaning, and pay all utilities. The County shall be responsible for maintenance and repair of structural elements of the building including, inter alia, utility lines, roof and fire suppression system.

As additional consideration each Licensee will provide programs that further environmental education that benefit the public. Beczak's mission is to provide hands-on educational workshops and programs about the ecological, cultural and historic aspects of the Hudson River estuary for children and adults. Beczak also provides these programs to Westchester County schools.

SLC will, among other things, provide educational field trips and offer internship and volunteer opportunities and conduct water quality research.

These licenses will serve a public purpose by providing space for the Licensees to carry out educational workshops and programs that will benefit Westchester County residents. These licenses will be monitored by the Departments of Public Works and Transportation and Parks, Recreation and Conservation.

Therefore, I recommend approval of the annexed Resolution.

Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 03/27/2025 - RAYMOND S. SULKY, SECRETARY

**RESOLUTION**

Upon a communication from the Commissioners of Public Works and Transportation and Parks, Recreation and Conservation, be it hereby

**RESOLVED**, that the County of Westchester (the “County”) is hereby authorized to enter into two (2) non-exclusive revocable license agreements one with the Beczak Environmental Education Center, Inc. (“Beczak”) and another with Sarah Lawrence College (“SLC”), (collectively “Licensees”) to allow Licensees to use certain County-owned property located at 21 and 35 Alexander Street, Yonkers, New York, which is comprised of a building and parking, as well as portions of Habirshaw Park which includes the entrance roadway, sidewalks and parking areas (“Licensed Premises”) for environmental education programs for the benefit of the public; and be it further

**RESOLVED** that each license will be for a five-year term commencing April 1, 2025 and expiring on March 31, 2030, with the County having an option to renew for an additional five-year period; and be it further

**RESOLVED** that Licensees will each pay monthly license fees of One Hundred (\$100.00) Dollars per month for the use of the Licensed Premises, and perform, inter alia, all maintenance and repairs to fixtures, non-structural interior elements of the building, cleaning, and pay all utilities. The County shall be responsible for maintenance and repair of structural elements of the building including, inter alia, utility lines, roof and fire suppression system. As additional consideration each Licensee will provide programs that further environmental education that benefit the public; and be it further

**RESOLVED**, that the County Executive or his duly authorized designee is authorized and empowered to execute and deliver all instruments and take all actions necessary or appropriate to effectuate the purposes hereof.

Agreement No. 25-909/Agreement No. 25-910

Account to be Charged/credited	Fund	Dept	Major Program, Program & Phase Or Unit	Object/ Sub Object	Trust Account	Dollars
	101	46	3300	9274		\$900.00 (2025)
	101	46	3300	9274		\$1,200.00 (2026)
	101	46	3300	9274		\$1,200.00 (2027)
	101	46	3300	9274		\$1,200.00 (2028)
	101	46	3300	9274		\$1,200.00 (2029)
	101	46	3300	9274		\$300.00 (2030)

Budget Funding Year(s) 2025-2030 Start Date 04/01/2025 End Date 03/31/2030  
(must match resolution)

Funding Source Tax Dollars \_\_\_\_\_  
State Aid \_\_\_\_\_  
\$ 6,000.00 Federal Aid \_\_\_\_\_  
(must match resolution) Other Revenue \_\_\_\_\_