

**109867**

DATE: October 24, 2024

TO: Board of Acquisition and Contract

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

SUBJECT: Resolution authorizing a First Amendment to the agreement between the County of Westchester, Lead Professionals, Inc., and property owner, Arran Skinner for the rehabilitation of the property located at 500 Nelson Avenue in the City of Peekskill in order to increase the dollar amount from \$53,250 to \$97,775.

On March 7, 2024, your Honorable Board approved a resolution that authorized the County of Westchester (the "County") to enter into an agreement with Lead Professionals, Inc. (the "Contractor") and Arran Skinner (the "Property Owner"), whereby the Contractor will make repairs to the property located at 500 Nelson Avenue in the City of Peekskill (the "Property"), to stabilize deteriorated lead-based paint identified in a lead inspection/risk assessment and cited in a violation issued by the County's Department of Health in response to a child at the residence with an elevated blood lead level. In consideration for services rendered, the County will pay the Contractor an amount not-to-exceed \$53,250, pursuant to an approved budget. Funding is being provided through the Lead Safe Westchester ("LSW") Program, which is designed to reduce lead-based paint hazards. The term of the agreement commenced on March 1, 2024 and will continue through February 28, 2025. The agreement was subsequently executed.

The parties now desire to amend the agreement in order to increase the dollar amount from \$53,250 to \$97,775. The County will pay the Contractor and/or reimburse the Property Owner for services rendered and temporary relocation expenses in an amount not-to-exceed \$97,775, pursuant to an approved budget. During rehabilitation of the Property, unanticipated repairs were identified and the County's Department of Planning Rehabilitation Specialist inspected and approved the additional repairs. Due to health and safety concerns, it is also required to extend temporary relocation of the household while repairs are underway. These funds will cover the cost for materials, labor needed to make the repairs to stabilize deteriorated lead-based paint at the Property and temporary relocation expenses while repairs are performed.

Authority to exempt this first amendment to the agreement from the requirements of the Westchester County Procurement Policy and Procedures pursuant to Section 3(a)xxi thereof, has been granted by your Honorable Board in accordance with a separate resolution of even date herewith.

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

I recommend approval of this Amendment.

RESOLUTION

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

RESOLVED, that the County of Westchester (the "County") is hereby authorized to amend the agreement with Lead Professionals, Inc. (the "Contractor") and Arran Skinner, (the "Property Owner") pursuant to which the Contractor will make repairs to the property located at 500 Nelson Avenue in the City of Peekskill (the "Property") in order to increase the dollar amount from \$53,250 to \$97,775; and be it further.

RESOLVED, that except as specifically amended hereby, all the other terms and conditions of the Agreement will remain the same; and be it further

RESOLVED, that the County Executive or his duly authorized designee is hereby authorized and empowered to execute any and all documents and take all actions necessary to effect the purpose of this resolution.

Original Agreement \$53,250
This Amendment \$44,525
\$97,775

AGREEMENT NUMBER: C-LSW21-24-017

Account to be Charged/Credited

Table with 6 columns: Fund, Dept, Major Program, Program & Phase Or Unit, Object/ Sub Object, Trust Account, Dollars. Row 1: 263, 19, 471U, 4380, T471, \$44,525

Budget Funding Year(s) FY 2021 Start Date March 1, 2024 End Date February 28, 2025 (must match resolution)

Funding Source Tax Dollars State Aid

\$44,525 Federal Aid \$44,525 - U.S. Department of Housing and Urban Development (must match resolution)

Other