

**113645**

To: Honorable Board of Acquisition and Contract

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

Date: May 4, 2026

Re: Resolution to exempt from the Westchester County Procurement Policy the procurement of an amendment to an agreement with Avports LLC for management and operation services at Westchester County Airport in order to extend the term for two years from June 1, 2026 through May 31, 2028. (Agreement No. WCA 24003)

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On May 30, 1996, your Honorable Board authorized the County of Westchester (the “County”) to enter into a contract with Johnson Controls World Services, Inc. (“Johnson Controls”) to provide management and operation services at Westchester County Airport (the “Airport”) for a period of up to twenty-six (26) years. The term, which expired on May 31, 2022, included Johnson Controls’ investment of over \$2 million to complete construction of the Terminal Building after the County’s contractor was defaulted. An agreement dated June 26, 1997 (the “Agreement”), was subsequently executed by the parties.

On June 6, 1997, your Honorable Board authorized the assignment of the Agreement from Johnson Controls to American Port Services, Inc. (“Amports”). The Assignment of Agreement, dated July 25, 1997, was thereafter executed by all parties.

On December 12, 2002, your Honorable Board authorized the assignment of the Agreement from Amports to Macquarie Aviation North America Inc. (“Macquarie”). The Assignment of Agreement, dated December 12, 2002, was executed by all parties.

On November 20, 2008, your Honorable Board authorized the assignment of the Agreement from Macquarie to AFCO AvPorts Management, LLC (“AvPorts”). The Consent and Agreement, dated December 18, 2008, was thereafter executed by all parties. Aviation Facilities Company, Inc. (“AFCO”) guaranteed all of Avports’ obligations under the Agreement.

On July 12, 2018, your Honorable Board authorized the County to consent to the acquisition of AvPorts by an entity controlled by West Street Global Infrastructure Partners III, and the substitution of Jackson Parent, LP for AFCO as the guarantor. The Consent and Agreement dated July 16, 2018 was thereafter executed by all parties.

On August 19, 2021, your Honorable Board authorized the County to amend the Agreement with AFCO AvPorts Management, LLC, as previously assigned and modified, for the limited purpose of reflecting the entity’s name change to Avports LLC.

On May 5, 2022, your Honorable Board authorized the County to amend the Agreement with Avports LLC in order to extend the term for two years from June 1, 2022 through May 31, 2024.

On May 9, 2024, your Honorable Board authorized the County to amend the Agreement with Avports LLC in order to extend the term for two years from June 1, 2024 through May 31, 2026.

The parties now desire to further amend the Agreement in order to extend the term for two years from June 1, 2026 through May 31, 2028. A separate Resolution is being submitted to authorize said amendment.

In its many years of providing management and operating services for the Airport, Avports has gained extensive knowledge regarding its operation. Avports is especially qualified to perform these services given its experience in advising the County on financial matters related to the Airport, capital planning, noise monitoring, and operational issues. Avports also provides unique experience in dealing with airlines, fixed base operators, parking operators and other tenants of the Airport.

Pursuant to Section 3(a)xxi, the Westchester County Procurement Policy and Procedures are not applicable to any procurement for which this Honorable Board determines, by resolution passed prior to commencing such procurement, that compliance with the policy would not be in the best interests of the County. Based upon the foregoing, it is proposed that the best interests of the County would be served by exempting this amendment from the procedures of the County's Procurement Policy. A Resolution to exempt this agreement from procurement is hereby submitted for your consideration.

Approval of the attached Resolution by your Honorable Board is most respectfully requested.

HJG/dlv

## **RESOLUTION**

Upon a communication from the Commissioner of Public Works and Transportation, be it hereby

RESOLVED, that pursuant to Section 3(a)(xxi) of the Westchester County Procurement Policy and Procedures, it is hereby determined that application of the procedural requirements contained therein, including the necessity of soliciting price quotations, is neither cost effective nor expedient, and accordingly, not in the best interests of the County of Westchester in connection with the procurement of an amendment to an agreement with Avports LLC for management and operation services at Westchester County Airport in order to extend the term for two years from June 1, 2026 through May 31, 2028.