

112163

DATE: October 14, 2025

TO: The Honorable Board of Acquisition and Contract

FROM: Sherlita Amler, M.D.
Commissioner of Health

RE: Authority for the County of Westchester to:

- (i) amend a three-party Lead Remediation Agreement with Sharon Hanson, the Participant, and Lead Professionals, Inc., the Contractor, pursuant to which the Contractor agreed to perform lead remediation services on Participant's property located at 361 South 5th Avenue, 1st Floor, 2nd Floor, 3rd Floor, Mount Vernon, New York 10550 in accordance the New York State Leading in Lead Prevention Pilot Program for the period commencing upon execution of the agreement between all parties and continuing through March 31, 2026 in an amount not-to-exceed \$23,800, in order to: (i) expand the scope of services to include additional lead remediation work; and (ii) increase the not-to-exceed amount authorized thereunder by an additional \$2,850.00, from \$23,800.00 to \$26,650.00, in order to compensate the Contractor for the additional work;
- (ii) amend a two-party Local Program Administrator Agreement with the Participant pursuant to which the County agreed to provide an amount not-to-exceed \$80,000 to assist the Participant with the direct costs of lead remediation services on Participant's property, in order to (i) add a second Declaration of Interest to secure the additional \$2,850 in Leading in Lead Prevention Pilot Program Funds granted to Participant to compensate the Contractor for the additional lead remediation work on Participant's property.

By resolution approved on July 3, 2025 (the "July 3rd Resolution"), your Honorable Board authorized the County of Westchester (the "County"), acting by and through its Department of Health (the "Department"), to enter into a three-party Lead Remediation Agreement (the "LRA") with Sharon Hanson (the "Participant") and Lead Professionals, Inc. (the "Contractor"), pursuant to which the Contractor would perform lead remediation services (the "Services") on Participant's property located at 361 South 5th Avenue, 1st Floor, 2nd Floor, 3rd Floor, Mount Vernon, New York 10550 (the "Property"), in accordance with New York State's Leading in Lead Prevention Pilot Program (the "Program"), for the period commencing upon execution of the agreement between all parties and continuing through March 31st, 2026, in an amount not-to-exceed \$80,000.00. It should be noted that although the March 6th Resolution authorized the County to pay the Contractor an amount not-to-exceed \$80,000 to perform the Services at the Property, the actual LRA only authorized an amount not-to-exceed \$23,800, in accordance with actual amount of Contractor's bid. The LRA was subsequently executed.

Following the execution of the LRA, additional lead contamination was found in the bedroom on the 1st and 2nd floor as well as the kitchen on the 3rd floor of the Property. The Contractor agreed to remediate this additional contamination and submitted a bid in the amount of \$2,850 (the "Additional Services").

Accordingly, authority is now requested to amend the LRA between the County, the Participant and the Contractor for lead remediation Services at the Property, in order to (i) expand the scope of services to include the Additional Services; and (ii) increase the not-to-exceed amount authorized thereunder by an additional \$2,850.00, from an amount not-to-exceed of \$23,800.00 to an amount not-to-exceed of \$26,650.00, in order to compensate the Contractor for the Additional Services.

The July 3rd Resolution further authorized the County, acting through the Department, to enter into a two-party Local Program Administrator Agreement (the "LPA") with the Participant, pursuant to which the County would provide an amount not-to-exceed \$80,000 to assist the Participant with the direct costs of the Services to be performed on the Property (the "Grant Assistance"). In exchange for the Grant Assistance, the Participant would agree, *inter alia*, to allow a Declaration of Interest (the "DOI") to be placed as a lien on the Property and recorded in the Office of the County Clerk. The term of the LPA would commence upon execution of the LPA by both parties and would continue for a period of five (5) years thereafter, or until the term of the DOI expired, whichever was later. It should be noted that although the amount authorized by the July 3rd Resolution and under the LPA was \$80,000, the amount secured by the DOI was only \$23,800, commensurate with the amount of the Contractor's actual bid. Both the LPA and the DOI were subsequently executed and the DOI recorded.

Additionally, as noted above, the amount of funding to be paid to the Contractor for the Additional Services has been increased by \$2,850, bringing the total amount to \$26,650. However, the DOI only secures \$23,800 for the Services. In order to secure the additional \$2,850 in funding for the Additional Services, authority is now requested to further amend the LPA in order to add a second DOI to secure the additional sum of \$2,850 for the Additional Services.

Except as otherwise specifically amended hereby, all other terms and conditions set forth in the LRA and LPA shall remain in full force and effect upon the parties.

A resolution to authorize amendments to both the LRA and LPA is herewith attached for your Honorable Board's consideration.

RESOLUTION

Upon a communication from the Commissioner of Health, it is hereby

RESOLVED, that the County of Westchester (the “County”), acting by and through its Department of Health (the “Department”), is hereby authorized to amend a three-party Lead Remediation Agreement (the “LRA”) with Sharon Hanson (the “Participant”) and Lead Professionals, Inc. (the “Contractor”), pursuant to which the Contractor agreed to perform lead remediation services on Participant’s property located at 361 South 5th Avenue, 1st Floor, 2nd Floor, 3rd Floor, Mount Vernon, New York 10550 (the “Property”) in accordance the New York State Leading in Lead Prevention Pilot Program (the “Services”), for the period commencing upon execution of the agreement between all parties and continuing through March 31, 2026 in an amount not-to-exceed \$23,800, in order to: (i) expand the Services to include additional lead remediation services in the bedroom, middle hall, dining room and kitchen of the Property (the “Additional Services”); and (ii) increase the not-to-exceed amount authorized thereunder by an additional \$2,850.00, from an amount not-to-exceed \$23,800, to an amount not-to-exceed \$26,650.00, in order to compensate the Contractor for the Additional Services to be rendered; and be it further

RESOLVED, that the County, acting by and through the Department, is hereby further authorized to amend a two-party Local Program Administrator Agreement (“LPA”) with the Participant, pursuant to which the County agreed to provide an amount not-to-exceed \$80,000 to assist the Participant with the direct costs of lead remediation services on Participant’s property, as well as any temporary tenant relocation costs, in order to (i) add a Temporary Tenant Relocation Policy and Procedure schedule to the LPA which will set forth the rates the County will reimburse the Participant for temporary tenant relocation costs which costs will be paid upfront by the Participant; and (ii) add a second Declaration of Interest to be recorded on Participant’s Property to secure the additional \$2,850 in Leading in Lead Prevention Pilot Program Funds granted to Participant to compensate the Contractor for the Additional Services; and be it further

RESOLVED, that except as otherwise specifically amended hereby, all remaining terms and conditions set forth in LRA and LPA shall remain in full force and effect upon the parties; 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.

Fund	Dept	Major Program, Program & Phase or Unit	Object/ Sub-Object	Trust Account	Dollars
263	27	Z086	4380	G086	\$2,850.00

Budget Funding Year(s)
(must match resolution) 2024-2026 Start Date Upon Execution End Date 03/31/2026

Funding Source	Tax Dollars	
	State Aid	Housing Trust Fund Corporation, by & Through
		NYS Homes & Community Renewals
\$2,850.00	Federal Aid	
(must match resolution)	Other	

APPROVED BOARD OF ACQUISITION & CONTRACT - 10/16/2025 - RAYMOND SCULKY, SECRETARY