

**113277**

DATE: March 18, 2026

TO: The Honorable Board of Acquisition and Contract

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

RE: Authority for the County of Westchester to:

- 1) amend a three-party Lead Remediation Agreement with Sophia Graham-Bowen, the Participant, and Altavista Lead Improvement Inc., the Contractor, pursuant to which the Contractor agreed to perform lead remediation services on Participant's property located at 28 North 9<sup>th</sup> Avenue, 2<sup>nd</sup> Floor, Mount Vernon, New York 10550 in accordance with 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 \$3,560.00, in order to: i) expand the scope of work to include additional lead remediation of the bathroom; ii) increase the not-to-exceed amount authorized thereunder by an additional \$1,800.00, from \$3,560.00 to \$5,360.00, in order to compensate the Contractor for the additional work; and iii) extend the term thereof from March 31, 2026 to March 31, 2027; and
- 2) amend a Local Program Administrator Property Agreement with the Participant, pursuant to which the County would provide an amount not-to-exceed \$40,000.00 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, including tenant relocation costs, in exchange for which the Participant will execute a Declaration of Interest which will be secured as a recorded lien on the property, in order to i) add a second Declaration of Interest to secure the additional \$1,800.00 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; and ii) extend the term thereof from March 31, 2026 to March 31, 2027.

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By resolution approved on August 21, 2025 (the "August 21<sup>st</sup> Resolution"), your Honorable Board authorized the County of Westchester (the "County"), acting by and through its Department of Health (the "Department") to, *inter alia*, enter into a three-party Lead Remediation Agreement (the "LRA") with Sophia Graham-Bowen (the "Participant") and Altavista Lead Improvement Inc. (the "Contractor"), pursuant to which the Contractor would perform lead remediation services (the "Services") on Participant's property located at 28 North 9th Avenue, 2nd 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 31<sup>st</sup>, 2026, in an amount not-to-exceed \$40,000.00. It should be noted that although the August 21st Resolution authorized the County to pay the Contractor an amount not-to-exceed \$40,000.00 to perform the Services at the Property, the actual LRA only authorized an amount not-to-exceed 3,560.00, in accordance with the actual amount of the Contractor's bid. The LRA was subsequently executed.

Following the execution of the LRA, additional lead contamination was found in the bathroom area of the Property, which requires immediate remediation. The Contractor agreed to remediate this additional contamination and submitted a bid in the amount of \$1,800.00 (the "Additional Services").

Accordingly, authority is now requested to amend the LRA in order to: (i) expand the scope of work to include the Additional Services; (ii) increase the not-to-exceed amount authorized thereunder by an additional \$1,800.00, from an amount not-to-exceed \$3,560.00 to an amount not-to-exceed \$5,360.00, in order to compensate the Contractor for the Additional Services; and (iii) extend the term thereof from March 31, 2026 to March 31, 2027.

The August 21<sup>st</sup> Resolution further authorized the County, acting by and through its Department to enter into a Local Program Administrator Property Agreement (the "LPA") with the Participant, pursuant to which the County would provide an amount not-to-exceed \$40,000.00 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, including tenant relocation costs (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. It should be noted that although the amount authorized by the August 21st Resolution and under the LPA was \$40,000, the amount secured by the DOI was only \$3,560, commensurate with the amount of the Contractor's actual bid. Both the LPA and the DOI were subsequently executed and the DOI recorded.

As noted above, the amount of funding to be paid to the Contractor for the Additional Services has been increased by \$1,800, bringing the total amount to \$5,360. However, the DOI only secures \$3,650 for the Services. In order to secure the additional \$1,800 in funding for the Additional Services, authority is now requested to further amend the LPA in order to: (i) add a second DOI to secure the additional sum of \$1,800 for the Additional Services; and (ii) extend the term thereof from March 31, 2026 to March 31, 2027.

Except as otherwise specifically amended herein, all remaining terms and conditions of the LRA and LPA shall remain in full force and effect upon the parties.

The goals and objectives of the LRA are to remediate lead hazards in rental units located in communities of concern in Westchester County.

Accordingly, authority is respectfully requested from your Honorable Board that the Resolution be approved.

SA/nn  
Attachment

## 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 authorized to amend a three-party Lead Remediation Agreement (the "LRA") with Sophia Graham-Bowen (the "Participant") and Altavista Lead Improvement Inc. (the "Contractor"), pursuant to which the Contractor agreed to perform lead remediation services (the "Services") on Participant's property located at 28 North 9th Avenue, 2nd 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 31<sup>st</sup>, 2026, in an amount not-to-exceed \$3,560.00, in order to i) expand the Services to include additional lead remediation services in the bathroom of the Property (the "Additional Services"); ii) increase the not-to-exceed amount authorized thereunder by an additional \$1,800.00, from an amount not-to-exceed \$3,560.00, to an amount not-to-exceed \$5,360.00, in order to compensate the Contractor for the Additional Services to be rendered; and iii) extend the term thereof from March 31, 2026 to March 31, 2027; and, be it further

**RESOLVED**, that the County, acting by and through its Department, is authorized to amend a Local Program Administrator Property Agreement (the "LPA") with the Participant, pursuant to which the County would provide an amount not-to-exceed \$40,000.00 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, including tenant relocation costs, in exchange for which the Participant will execute a Declaration of Interest which will be secured as a recorded lien on the property, in order to: i) add a second Declaration of Interest to secure the additional \$1,800.00 in Leading in Lead Prevention Pilot Program Funds granted to Participant to compensate the Contractor for the Additional Services; and ii) extend the term thereof from March 31, 2026 to March 31, 2027; and, be it further

**RESOLVED**, that except as otherwise specifically amended herein, all remaining terms and conditions of the 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	1,800.00

Budget Funding Year(s) (must match resolution) 2024-2027 Start Date Upon Execution End Date 03/31/2027

Funding Source	Tax Dollars	_____
	State Aid	Housing Trust Fund Corporation, by & Through NYS Homes & Community Renewals
<b>\$1,800.00</b>	Federal Aid	_____
(must match resolution)	Other	_____

APPROVED BOARD OF ACQUISITION & CONTRACT - 03/26/2026 - DEMOND SCULKY, SECRETARY