



Kenneth W. Jenkins
Westchester County Executive

Department of Public Works and Transportation

Hugh J. Greechan, Jr., P.E.
Commissioner

112731

DATE: December 17, 2025

TO: Board of Acquisition and Contract

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

Christopher Steers
Director of Countywide Administrative Services

RE: AUTHORIZATION TO ENTER INTO A LICENSE AGREEMENT (WCA 25011) WITH METROPCS NEW YORK LLC, AN AFFILIATE OR SUBSIDIARY OF T-MOBILE, FOR THE CONTINUED INSTALLATION, OPERATION AND MAINTENANCE OF RADIO EQUIPMENT AT THE WESTCHESTER COUNTY AIRPORT, FOR A FIVE YEAR PERIOD COMMENCING RETROACTIVELY ON JANUARY 1, 2024 AND TERMINATING ON DECEMBER 31, 2028, FOR AN ANNUAL FEE IN THE FIRST YEAR OF \$95,721.12, INCREASED ANNUALLY BY FIVE PERCENT (5%) ON THE ANNIVERSARY DATE

BACKGROUND:

- MetroPCS New York LLC, an affiliate or subsidiary of T-Mobile (“MetroPCS”) has radio equipment at the County’s radio communication site facilities known as “Hangar A” located at the Westchester County Airport (“Airport Site”) since 2019.
- This license agreement (the “License”) enables MetroPCS to continue its operation of the existing equipment and antennas at the Airport Site.
- The License shall commence retroactively on January 1, 2024 (the “Commencement Date”) and shall have a term of five (5) years, expiring on December 31, 2028.
- Both parties have the right to terminate on six (6) month’s written notice to the other.

- MetroPCS shall pay to the County an annual License fee in the amount of Ninety-Five Thousand, Seven Hundred Twenty-One and 12/100 (\$95,721.12) Dollars for the first year of the License. Thereafter, the annual License fee will automatically increase by five percent (5%) each year on the anniversary of the Commencement Date. Such fees shall be payable in monthly installments equal to one-twelfth (1/12) of the annual fee beginning at the Commencement Date.
- This agreement is in the best interest of the County since it produces revenue and helps cellular carriers improve cell coverage in the Yorktown area.
- This agreement is exempt from the Westchester County procurement policy pursuant to section 3(b) which provides: "This policy shall not apply to real property leases, licenses and concessions."

ACTION REQUESTED:

- Authorization to enter into a license agreement (WCA 25011) with MetroPCS New York LLC for the operation of radio equipment at the County's radio communication site facilities at the Westchester County Airport, for a five year period commencing retroactively on January 1, 2025 and terminating on December 31, 2028, for an annual fee of \$95,721.12 for the first year of the license agreement, which will thereafter, increase annually by five percent (5%) on the anniversary of the Commencement Date.

Accordingly, the attached resolution is submitted for your consideration.

HJG/cmc

RESOLUTION

Upon a communication from the Commissioner of the Department of Public Works and Transportation and the Director of Countywide Administrative Services, be it hereby

RESOLVED, that the County of Westchester (“County”) is hereby authorized to enter into a license agreement (WCA 25011) with MetroPCS New York LLC, an affiliate or subsidiary of T-Mobile (“MetroPCS”), for the continued operation by MetroPCS of its existing equipment and antennas at the County’s radio communication site facilities known as “Hangar A” at the Westchester County Airport, for a five (5) year term commencing retroactively on January 1, 2024 (the “Commencement Date”) and expiring on December 31, 2028; and be it further

RESOLVED, that both parties have the right to terminate on six (6) month’s written notice to the other; and be it further

RESOLVED, that MetroPCS shall pay to the County an annual License fee in the amount of Ninety-Five Thousand, Seven Hundred Twenty-One and 12/100 (\$95,721.12) Dollars for the first year of the license, which annual license fee will automatically increase by five percent (5%) each year thereafter on the anniversary of the Commencement Date; and be it further

RESOLVED, that the County Executive or his duly authorized designee is hereby authorized to execute and deliver any and all documents and to take all action necessary and appropriate to effectuate the purposes hereof.

Contract Number WCA 25011

Account to be Charged/Credited	Year	Fund	Dept	Major Program, Program & Phase Or Unit	Object/ Sub-Object	Trust Account	Dollars
	2024	161	44	4110	9096		\$95,721.12
	2025	161	44	4110	9096		\$100,507.18
	2026	161	44	4110	9096		\$105,532.53
	2027	161	44	4110	9096		\$110,809.16
	2028	161	44	4110	9096		\$116,349.62

Budget Funding Year(s): 2024-2028 Start Date: January 1, 2024 End Date: December 31, 2028
(must match resolution)

Funding Source

Tax Dollars _____

State Aid _____

\$528,919.61
(must match resolution)

Federal Aid _____

Other Revenue – Airport Special Revenue Fund