

113646

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: Authority to amend 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)

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.

Authority of your Honorable Board is now requested for the County to further amend the Agreement with Avports LLC in order to extend the term for two years from June 1, 2026 through May 31, 2028. Avports LLC will continue providing its existing services as well as:

- Manage post-9/11 TSA requirements: Including coordination of federalized passenger and baggage screening, TSA 1542 requirements, secure identification display areas (SIDA), and additional law enforcement operational coordination;
- Implement expanded FAA certification standards: Including more stringent Part 139 requirements for safety, emergency planning, Safety Management Systems (SMS) and operational audits;
- Lead environmental, noise, and community management: Including additional coordination requirements related to ISO 14000, and ACI Carbon Accreditation program;
- Enhance customer experience requiring more robust staffing, resource allocation and oversight of service contracts;
- Provide or cause to provide ground handling integrated services, including aircraft deicing, consistent with updated terms as defined in the Terminal Use Agreement (TUA);
- Coordinate with the County Department of Information Technology the Airport's technology & cybersecurity requirements: Including the adoption of digital systems for badging, access control, and operational monitoring, with associated cybersecurity requirements;
- Manage physical infrastructure, and equipment changes: Including terminal state of good repair renovations, runway safety enhancements, pavement monitoring, snow removal operations and airfield equipment and vehicle fleet;
- Manage the transition of the public vehicular parking Operations & Maintenance (O&M) services to assume full O&M control by January 1, 2027; and
- Any additional scope shall be reviewed and approved explicitly by the County in separate task order(s).

In consideration of the services provided, the County shall pay Contractor an annual management fee as follows:

<u>Term</u>	<u>Fee</u>
Year 1: June 1, 2026 through May 31, 2027	\$1,550,000
Year 2: June 1, 2027 through May 31, 2028	The Management Services Provider's fee shall be subject to adjustment effective June 1, 2027 by

multiplying the fee for the first year of the term by the lesser of (a) the percentage change in the Consumer Price Index* for the period April 1, 2026-March 31, 2027, or (b) 5%.

*For purposes of this agreement, the Consumer Price Index shall mean the Consumer Price Index - All Urban Consumers for the U.S. City Average for All Items (1982-84=100) (CPI-U), as published by the Bureau of Labor Statistics of the United States Department of Labor, in effect and generally published at the time the computation is to be made.

Except as otherwise specifically amended hereby, all remaining terms and conditions of the Agreement, as previously assigned and modified, will remain in full force and effect.

A separate Resolution is being submitted to your Honorable Board this date to grant an exemption from the Westchester County Procurement Policy pursuant to Section 3(a)(xxi) thereof.

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 the County of Westchester (the “County”) is hereby authorized to amend an agreement with Avports, LLC to provide 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; and be it further

RESOLVED, that Avports LLC shall continue providing its existing services as well as:

- Manage post-9/11 TSA requirements: Including coordination of federalized passenger and baggage screening, TSA 1542 requirements, secure identification display areas (SIDA), and additional law enforcement operational coordination;
- Implement expanded FAA certification standards: Including more stringent Part 139 requirements for safety, emergency planning, Safety Management Systems (SMS) and operational audits;
- Lead environmental, noise, and community management: Including additional coordination requirements related to ISO 14000, and ACI Carbon Accreditation program;
- Enhance customer experience requiring more robust staffing, resource allocation and oversight of service contracts;
- Provide or cause to provide ground handling integrated services, including aircraft deicing, consistent with updated terms as defined in the Terminal Use Agreement (TUA);
- Coordinate with the County Department of Information Technology the Airport’s technology & cybersecurity requirements: Including the adoption of digital systems for badging, access control, and operational monitoring, with associated cybersecurity requirements;
- Manage physical infrastructure, and equipment changes: Including terminal state of good repair renovations, runway safety enhancements, pavement monitoring, snow removal operations and airfield equipment and vehicle fleet;
- Manage the transition of the public vehicular parking Operations & Maintenance (O&M) services to assume full O&M control by January 1, 2027; and
- Any additional scope shall be reviewed and approved explicitly by the County in separate task order(s).

RESOLVED, that the County shall pay Avports LLC an annual management fee as follows:

Term

Year 1: June 1, 2026 through May 31, 2027

Year 2: June 1, 2027 through May 31, 2028

Fee

\$1,550,000

The Management Services Provider’s fee shall be subject to adjustment effective June 1, 2027 by multiplying the fee for the first year of the term by the lesser of (a) the percentage change in the Consumer Price Index* for the period April 1, 2026-March 31, 2027, or (b) 5%.

*For purposes of this agreement, the Consumer Price Index shall mean the Consumer Price Index - All Urban Consumers for the U.S. City Average for All Items (1982-84=100) (CPI-U), as published by the Bureau of Labor Statistics of the United States Department of Labor, in effect and generally published at the time the computation is to be made.

and be it further

RESOLVED, that all remaining terms and conditions of the agreement, as previously assigned and modified, shall remain in full force and effect; and be it further

RESOLVED, that the County Executive or his authorized designee is hereby authorized to execute all instruments necessary to implement this Resolution.

WCA 24003, A8

Account to be Charged/credited	Fund	Dept	Major Program, Program & Phase Or Unit	Object/ Sub Object	Trust Account	Dollars
	161	44	4110	4380		\$ 904,166.67 (2026)
	161	44	4110	4380		\$1,577,125.00 (2027)
	161	44	4110	4380		\$ 665,208.33 (2028)

Budget Funding Year(s) 2026-2028 Start Date 06/01/2026 End Date 05/31/2028
(must match resolution)

Funding Source Tax Dollars _____

State Aid _____

\$3,146,500.00 Federal Aid _____

(must match resolution)

Other Airport Special Revenue Fund