

113854

DATE: June 3, 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) enter into a three-party Lead Remediation Agreement with James Said, the Participant, and Exclusive Testing Labs, Inc., the Contractor, pursuant to which the Contractor will perform lead remediation services on Participant's property located at 70 Waring Place, Apt. 3, Yonkers, New York 10703 in accordance the New York State Leading in Lead Prevention Pilot Program for the period commencing upon execution of the agreement between all parties through March 31st, 2027 in an amount not-to-exceed \$40,000; and
- (2) enter into a Local Program Administrator Agreement with the Participant, pursuant to which the County will 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.

Authority is respectfully requested from your Honorable Board for 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 James Said (the "Participant") and Exclusive Testing Labs, Inc. (the "Contractor"), pursuant to which the Contractor will perform lead remediation services (the "Services") on Participant's property located at 70 Waring Place, Apt. 3, Yonkers, New York 10703 (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 through March 31st, 2027. In consideration for Services to be rendered under the LRA, the County will pay the Contractor an amount not-to-exceed \$40,000, pursuant to an approved budget.

Authority is further requested for the County to enter into a Local Program Administrator Agreement (the "LPA") with the Participant, pursuant to which the County will provide an amount not-to-exceed \$40,000.00 to pay for approved Services, as well as any eligible related costs, including tenant relocation costs (the "Grant Assistance"). In exchange for the Grant Assistance, the Participant will agree, *inter alia*, to allow a Declaration of Interest (the "DOI") to be recorded on the Property, as security for the loan. The term of the LPA will commence upon

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 enter into a three-party Lead Remediation Agreement (the “LRA”) with James Said (the “Participant”) and Exclusive Testing Labs, Inc. (the “Contractor”), pursuant to which the Contractor will perform lead remediation services (the “Services”) on Participant’s property located at 70 Waring Place, Apt. 3, Yonkers, New York 10703 (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 through March 31st, 2027; and be it further

RESOLVED, that in consideration for Services to be rendered by the Contractor under the LRA, the County will pay the Contractor an amount not-to-exceed \$40,000, pursuant to an approved budget; and be it further

RESOLVED, that authority is further requested for the County, through the Department, to enter into a Local Program Administrator Agreement (the “LPA”) with the Participant, pursuant to which the County will provide an amount not-to-exceed \$40,000.00 to assist the Participant with the direct costs of the Services, as well as any eligible related costs, including tenant relocation costs, in accordance with the Program (the “Grant Assistance”); and be it further

RESOLVED, that in consideration for the Grant Assistance to be provided pursuant to the LPA, the Participant will agree, *inter alia*, to allow a Declaration of Interest (the “DOI”) to be recorded on the Property as security for the loan; and be it further

RESOLVED, that the term of the LPA will commence upon execution of the LPA by both parties and will continue for a period of five (5) years thereafter, or until the term of the DOI expires, whichever is later; and be it further

RESOLVED, that the LRA (the “Agreement”) shall be subject to County appropriations; and be it further

RESOLVED, that the Agreement is also subject to further financial analysis of the impact of any New York State Budget (the “State Budget”) proposed and adopted during the term of the Agreement. The County shall retain the right, upon the occurrence of any release by the Governor of a proposed State Budget and/or the adoption of a State Budget or any amendments thereto, and for a reasonable period of time after such release(s) or adoption(s), to conduct an analysis of the impacts of any such State Budget on County finances. After such analysis, the County shall retain the right to either terminate the Agreement or to renegotiate the amounts and rates approved herein. If the County subsequently offers to pay a reduced amount to the Contractor, then the Contractor shall have the right to terminate the Agreement upon reasonable prior written notice; 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.

Agreement #

Fund	Dept	Major Program, Program & Phase or Unit	Object/ Sub-Object	Trust Account	Dollars
263	27	Z086	4380	G086	\$40,000

Budget Funding Year(s)
(must match resolution) 2024-2027 Start Date Upon Execution End Date 3/31/2027

Funding Source Tax Dollars _____
 State Aid Housing Trust Fund Corporation, by & Through
 NYS Homes & Community Renewals

\$40,000 Federal Aid _____
(must match resolution) Other _____

APPROVED BOARD OF ACQUISITION & CONTRACT - 06/11/2026 - RAYMOND SCULLY, SECRETARY