

**112336**

DATE: October 29, 2025

TO: Board of Acquisition and Contract

FROM: Marguerite Beirne,  
Chief Information OfficerChristopher Steers  
Director of Countywide Administrative Services

RE: AUTHORIZATION TO ENTER INTO A LICENSE AGREEMENT (IT-1787) WITH T-MOBILE NORTHEAST LLC, FOR THE CONTINUED INSTALLATION, OPERATION AND MAINTENANCE OF THE LICENSEE'S RADIO EQUIPMENT AT THE COUNTY'S RADIO COMMUNICATION SITE FACILITIES AT 3800 CROMPOND ROAD, YORKTOWN, NEW YORK, FOR A FIVE YEAR PERIOD COMMENCING RECTROACTIVELY ON SEPTEMBER 25, 2022 AND TERMINATING SEPTEMBER 24, 2027, FOR AN ANNUAL FEE OF \$68,228.52 FOR THE FIRST TWO YEARS AND \$61,200.00 FOR THE THIRD YEAR, INCREASED ANNUALLY THEREAFTER BY FIVE PERCENT (5%) UPON EACH ANNIVERSARY DATE, WITH T-MOBILE HAVING THE OPTION TO RENEW THE AGREEMENT FOR AN ADDITIONAL FIVE YEAR TERM

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**BACKGROUND:**

- T-Mobile USA Inc. ("T-Mobile") has radio equipment at the County's radio communication site facilities at 3800 Crompond Road, Yorktown, New York and has been utilizing these facilities since 2002.
- This license agreement (the "License") enables T-Mobile to continue its operation of the existing equipment and antennas at the Yorktown site, and also allows for the installation of new equipment, subject to the County's approval.
- The License shall commence retroactively on September 25, 2022 (the "Commencement Date") and shall have a term of five (5) years. T-Mobile, at its sole option, may renew the License for an additional five (5) year term upon ninety (90) days prior written notice to the County.
- Both parties have the right to terminate on six (6) month's written notice to the other.

- T-Mobile shall pay to the County annual License fees in the amount of Sixty-Eight Thousand Two Hundred Twenty-Eight and 52/100 (\$68,228.52) Dollars for the first and second year of the License and an annual License fee in the amount of Sixty-One Thousand, Two Hundred and 00/100 (\$61,200.00) Dollars for the third 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 (IT-1787) with T-Mobile Northeast LLC for the operation of radio equipment at the County's radio communication site facilities at 3800 Crompond Road, Yorktown, New York, for a five year period commencing retroactively on September 25, 2022 and terminating on September 24, 2027, for an annual fee of \$68,228.52 for the first and second years and an annual fee of \$61,200.00 for the third year of the license agreement, and thereafter, to increase annually by five percent (5%) on the anniversary of the Commencement Date, with T-Mobile having the right, at its sole option to renew the license for an additional five year term, upon ninety (90) days prior written notice to the County.

Accordingly, the attached resolution is submitted for your consideration.

MB/cmc

## RESOLUTION

Upon a communication from the Chief Information Officer of the Department of Information and Technology 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 (IT-1787) with T-Mobile Northeast LLC ("T-Mobile") for the continued operation by T-Mobile of its existing equipment and antennas at the County's radio communication site facilities at 3800 Crompond Road, Yorktown, New York, and also for the installation of new equipment, for a five (5) year term commencing retroactively on September 25, 2022 (the "Commencement Date"); and be it further

RESOLVED, that T-Mobile, at its sole option, may renew the License for an additional five (5) year term upon ninety (90) days prior written notice to the County; 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 T-Mobile shall pay to the County an annual License fee in the amount of Sixty-Eight Thousand Two Hundred Twenty-Eight and 52/100 (\$68,228.52) Dollars for the first and second year of the license, and an annual fee of \$61,200.00 for the third 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.

Agreement Number: IT-1787

Account to be  
Charged/Credited

| Year | Fund | Dept | Major Program,<br>Program & Phase,<br>or Unit | Object /<br>Sub<br>Object | Trust Account<br>or Bond Act | Dollars     |
|------|------|------|-----------------------------------------------|---------------------------|------------------------------|-------------|
| 2022 | 101  | 52   | 1000                                          | 9675                      |                              | \$18,318.89 |
| 2023 | 101  | 52   | 1000                                          | 9675                      |                              | \$68,228.52 |
| 2024 | 101  | 52   | 1000                                          | 9675                      |                              | \$66,341.41 |
| 2025 | 101  | 16   | 6000                                          | 9065                      |                              | \$62,021.59 |
| 2026 | 101  | 16   | 6000                                          | 9065                      |                              | \$65,122.67 |
| 2027 | 101  | 16   | 6000                                          | 9065                      |                              | \$68,378.80 |
| 2028 | 101  | 16   | 6000                                          | 9065                      |                              | \$71,797.74 |
| 2029 | 101  | 16   | 6000                                          | 9065                      |                              | \$75,387.63 |
| 2030 | 101  | 16   | 6000                                          | 9065                      |                              | \$79,157.01 |
| 2031 | 101  | 16   | 6000                                          | 9065                      |                              | \$83,114.86 |
| 2032 | 101  | 16   | 6000                                          | 9065                      |                              | \$62,993.38 |

Budget Funding Year(s): 2022-2032 Start Date: September 25, 2022 End Date: September 24, 2032  
(must match resolution)

Funding Source

\$720,862.50

(must match resolution)

Tax Dollars: \_\_\_\_\_

State Aid \_\_\_\_\_

Federal Aid \_\_\_\_\_

Other: Revenue \$720,862.50