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DATE: October 29, 2025

TO: Board of Acquisition and Contract

FROM: Blanca P. Lopez, M.S.
Commissioner of Planning

SUBJECT: Resolution Authorizing the Agreement between the County of Westchester, AltaVista Lead Improvement, Inc., and 28-30 Holdings LLC for Lead-Based Paint Improvements of the property located at 30 Locust Hill Avenue in Yonkers, New York.

The attached resolution, if approved by your Honorable Board, would authorize the County of Westchester (the "County") to enter into an agreement (the "Agreement") with AltaVista Lead Improvement, Inc. (the "Contractor") and 28-30 Holdings LLC (the "Property Owner"), pursuant to which the Contractor will make repairs in three (3) units (4G, 6I and 6N) at 30 Locust Hill Avenue in Yonkers (the "Property") through the Lead Safe Westchester ("LSW") Program, a program designed to reduce lead-based paint hazards. In consideration for services rendered, the County will pay the Contractor an amount not to exceed \$43,071 pursuant to an approved budget. The term of the Agreement will commence retroactively on November 1, 2025 and continue through May 15, 2026.

The LSW Program will finance repairs completed by an EPA Certified Contractor to stabilize deteriorated lead-based paint at the Property that have been identified in lead inspections and risk assessments.

The goal and objective of this agreement is to provide a safe and healthy environment for the residents of this Property. The project will be monitored by Department of Planning staff who will make site visits during the construction to ensure all contractual obligations are met.

In accordance with Section 5 of the County's Procurement Policy and Procedures, the Department of Planning (the "Department") solicited written quotations from five (5) EPA certified lead contractors for the services described above. Three (3) price quotations, submitted by AltaVista Lead Improvements, Inc., WPS Contracting Group, LLC and Linear Environmental Corp., were received in response to the Department's efforts. AltaVista Lead Improvements, Inc. submitted the lowest price quotation and was thus awarded this Agreement.

On January 12, 2023, the Board of Acquisition and Contract approved a resolution authorizing the County of Westchester to enter into a grant agreement with the United States Department of Housing & Urban Development, Office of Lead Hazard Control and Healthy Homes for an amount totaling \$4,100,000.00 to reduce lead-based paint hazards in Westchester County.

I recommend approval of this agreement.

BPL/tf/kh/je
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 11/07/2025 - RAYMOND SCULKY, SECRETARY

RESOLUTION

UPON A COMMUNICATION FROM THE COMMISSIONER OF PLANNING, BE IT HEREBY

RESOLVED: that the County of Westchester (the "County") is hereby authorized to enter into an agreement with AltaVista Lead Improvement, Inc. (the "Contractor") and 28-30 Holdings LLC (the "Property Owner"), pursuant to which the Contractor will make repairs in three (3) units (4G, 6I and 6N) at 30 Locust Hill Avenue in Yonkers, NY (the "Property") through the Lead Safe Westchester (the "LSW") Program for an amount not to exceed \$43,171, payable pursuant to an approved budget, for a term commencing retroactively on November 1, 2025 and continuing through May 15, 2026, and be it further;

RESOLVED, that the work will include, but not be limited to, repairing deteriorated areas identified in lead inspections and risk assessments, and be it further,

RESOLVED: that the County Executive or his duly authorized designee is authorized to execute any documents and take any actions necessary to effectuate the purposes hereof.

Account to be
Charged/Credited

		Major Program, Program & Phase	Object/ Sub Object	Trust Account	
Fund	Dept	Or Unit			Dollars
263	19	471W	4380	T471	\$43,171

Budget Funding Year(s)
(must match resolution)

FY 2021 Start Date November 1, 2025

End Date May 15, 2026

Funding Source

Tax Dollars _____

State Aid _____

\$43,171.00
(must match resolution)

Federal Aid \$43,171.00 – U.S. Department of Housing and Urban Development

Other _____