

**109863**

DATE: October 24, 2024

TO: Board of Acquisition and Contract

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

SUBJECT: Resolution authorizing an Agreement between the County of Westchester, Swanderlynn T. Simpson and Lindi Construction Group Inc. for the rehabilitation of the property located at 18 Roosevelt Square West in the City of Mt. Vernon, New York.

The attached resolution, if approved by your Honorable Board, would authorize the County of Westchester (the "County") to enter into an agreement with Lindi Construction Group Inc. (the "Contractor") and Swanderlynn T. Simpson (the "Property Owner"), pursuant to which the Contractor will make repairs to and for the benefit of the low and moderate-income households (Units 1A, 1B, 2A, 2B, 3A, 3B, 4A & 4B) at the property located at 18 Roosevelt Square West in the City of Mt. Vernon (the "Property"). In consideration for services rendered, the County will pay the Contractor an amount not to exceed \$200,000 from the Landlord Tenant Assistance Program (LTAP) pursuant to an approved budget. As a condition to receiving the funds, the Property Owner will maintain affordable rents for ten years. The term of the Agreement will be from November 15, 2024 to November 14, 2025.

The Contractor will make repairs to include HVAC units, interior repairs to bathrooms, kitchens, floors, painting, lighting and obtaining building permit and other work as required.

The goal and objective of this agreement is to provide a safe and healthy environment for the tenant(s) who reside at this property. Department of Planning staff will make site visits during construction, and will monitor the repairs to ensure they meet contractual obligations.

In accordance with Section 6 of the County's Procurement Policy and Procedures, an RFP for the services described above was posted on the County's website where interested entities had to respond by August 29, 2024. Five contractors submitted proposals: Lindi Construction Group Inc., Tribeca Air Conditioning Corp., Glorious Contracting Inc., I & A Renovation and Reset Renovation Partners, LLC. Lindi Construction Group Inc. submitted the lowest price proposal and was accordingly awarded this project.

I recommend approval of this agreement.

BL/tf/je/gr  
Attachment

**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 Swanderlynn T. Simpson (the “Property Owners”) and Lindi Construction Group Inc. (the “Contractor”), Pursuant to which the Contractor will make repairs to and for the benefit of the low and moderate-income residents of the multi-family rental property located at 18 Roosevelt Square West in the City of Mt. Vernon for a term commencing on November 15, 2024 and continuing through November 14, 2025; and be it further

RESOLVED: that in consideration for services rendered, the County will pay the Contractor, the total not to exceed an amount of \$200,000 in Landlord Tenant Assistance Program funding, payable pursuant to an approved budget, and be it further

RESOLVED: that as a condition to receiving funds, the Property Owner will maintain affordable rents for 10 years, 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 effect purposes hereof.

Account to be Charged/Credited

Fund	Dept.	Major Program & Phase or Unit	Object/ Sub Object	Trust Account	Dollars
101	19	0100	5125	N/A	\$200,000.00

Budget Funding Year(s) FY 2024 Start Date: November 15, 2024 End Date: November 14, 2025

Funding Source Tax Dollars: \$200,000.00

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

\$200,000.00  
(Must match resolution)

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

Other: \_\_\_\_\_