

# **County of Westchester**

## **Board of Acquisition and Contract**

### **Meeting Minutes**

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**Thursday, May 29, 2025**

**1:00 PM**

**County Executive Conference Room  
Michaelian Office Building**

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#### **Roll Call**

**Present:** Mr. Kenneth W. Jenkins, Mr. Vedat Gashi, and Mr. Lawrence  
C. Soule

#### **Attendees:**

Associate Chief Deputy County Attorney	Tami Altschiller
Board of Legislators	Greg Casciato
Board of Legislators	Santiago Caceres
Board of Legislators	Dylan Tragni
Secretary BAC	Raymond Sculky
Assistant Secretary BAC	Joan Cocciardi

**Mr. Jenkins presided.**

**Mr. Jenkins said, “The Board of Acquisition and Contract permits in-person access to the meeting and virtually through Webex.**

**For the record, has the Secretary gone to the reception area to invite any members of the public who wish to attend today’s meeting in person to come to this conference room?”**

**Mr. Sculky replied, “Yes I have.”**

#### **Acquisition & Contract.**

Minutes of the meeting 5/22/25 and the SEQR Review for agenda items.

R. Sculky

**Mr. Jenkins moved to receive and file the foregoing minutes and SEQR review, which were duly seconded and approved.**

1. [111077](#) **County Executive/Office of Economic Development** - Enter into an agreement with Martinelli Holdings, LLC d/b/a Today Media Custom Communications, pursuant to which Today Media will provide advertising, inserts and sponsorship of events to promote Westchester County to businesses, for a term commencing retroactively on 1/1/25 - 12/31/25, for an amount not-to-exceed \$48,206.

B. Gibbons

**Mr. Jenkins moved the Resolution, which was duly seconded and unanimously approved.**

2. [111073](#) **County Executive/Office of Tourism** - Enter into an agreement with Klee Creative, Inc. ("Klee"), pursuant to which Klee will provide multimedia marketing and website content development, that includes creating and developing a new comprehensive special web section on [www.visitwestchesterny.com](http://www.visitwestchesterny.com), dedicated to the history and heritage connected with the 250th anniversary of the Revolutionary War in our region, for a term commencing on 3/15/25 - 12/31/26, for a total amount not-to exceed \$117,000, with an option, exercisable by the County, to increase the not-to-exceed amount to \$127,500 for potential additional digital media.

N. Caputo

**Mr. Jenkins moved the Resolution, which was duly seconded and unanimously approved.**

3. [111074](#) **County Executive/Office of Tourism** - Enter into an agreement with Events By Chereese, Inc., d/b/a Events to Remember ("Events"), pursuant to which Events will provide special event planning and management services for two major outdoor events planned by the County to commemorate the 250th Anniversary of the Revolutionary War, for a term commencing retroactive to 3/15/25 - 12/31/26, for an amount not-to-exceed \$103,100 for each event, for a total aggregate amount not-to-exceed of \$206,200.

N. Caputo

**Mr. Jenkins moved the Resolution, which was duly seconded and unanimously approved.**

4. [111014](#) **County Executive/Youth Bureau** - Enter into an agreement with Ujamaa Community Development Corporation ("UCDC"), for the provision of UCDC operating its Grace Afterschool Program, for a term commencing retroactively on 1/1/25 - 12/31/25, in an amount not to exceed \$47,380.

E. McFadden

**Mr. Jenkins moved the Resolution, which was duly seconded and unanimously approved.**

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5. **111176 Board of Legislators** - Pursuant to Section 3(a)(xxi) of the Westchester County Procurement Policy and Procedures, to exempt from procurement an agreement with Volunteer Service Bureau of Westchester, Inc., d/b/a Volunteer New York! for the implementation of a new "Emerging Nonprofits Capacity Building" pilot program, for a term from 1/1/25 - 12/31/25, in an amount not-to-exceed \$15,000.

V. Gashi

**Mr. Jenkins moved the Resolution, which was duly seconded and unanimously approved.**

6. **111127 Information Technology** - Amend Agreement No. IT-1559 with Motorola Solutions, Inc., dated 12/27/18, for the replacement, expansion and evolution of the County's first responder and transit (Bee Line Bus) Voice Radio Communications Systems, as amended, to agree to (i) Change Order Nos. 53-56 as set forth below and to the amendment to the Work for Stages 1 and 2 as set forth in Change Order Nos. 53-56; (ii) an increase in the not to exceed amount for Stages 1 and 2 by \$115,091.93 bringing the new total not to exceed amount for Stages 1 and 2 to \$45,529,962.41; and (iii) the replacement of the budget and payment schedule in Schedule "C" of the Agreement with a new Schedule "C" which is consistent with the Change Orders approved herein. Approval of the four (4) listed subcontractors to perform work under the agreement.

M. Beirne

**Mr. Jenkins moved the Resolution, which was duly seconded and unanimously approved.**

7. **111145 Information Technology** - Enter into Sublicense Agreement No. IT-1831 with the Town of Bedford to authorize the Town to utilize space in the County's radio equipment shelter on the Bedford Central School District's Fox Lane campus in Bedford for the installation, operation and maintenance of radio equipment and appurtenant equipment, for a sublicense fee of \$1.00 each per year, which sublicense shall run for a term of five (5) years from execution, unless sooner terminated.

M. Beirne

**Mr. Jenkins moved the Resolution, which was duly seconded and unanimously approved.**

8. **111143 County Attorney** - Settle the lawsuit of M.R., an infant, by her mother and natural guardian, Rita Rabadi against County of Westchester, City of Rye, Standard Amusements LLC, United Parks Holdings LLC, Dragon Partners, LLC and Rye Playland a/k/a Playland Amusement Park in the amount of \$135,000.

J. Nonna

**Mr. Jenkins moved the Resolution, which was duly seconded and unanimously approved.**

9. [111157](#) **County Attorney** - Compromise the County of Westchester's right to be reimbursed for health care and wage benefits paid or owing to or on behalf of a County employee, identified as "A.B.", from a settlement of his legal claim against several third parties; and that the County's reimbursement is \$7,233.97, representing a 35.05% reduction of its lien, with full reservation of the County's right to set off A.B.'s net recovery against any future compensation in accordance with the provisions of New York State Workers' Compensation Law.

J. Nonna

**Mr. Jenkins moved the Resolution, which was duly seconded and unanimously approved.**

10. [111150](#) **Planning** - Amend certain Loan Documents with the agreement dated 2/28/25 with Lifting Up Westchester, Inc., in order to modify certain loan provisions, (as listed below) in connection with the construction of 14 affordable rental housing units that affirmatively further fair housing by Lifting Up Westchester, Inc. located at 98 Washington Avenue, in the Village of Pleasantville, in order to **1.)** allow for the County, at its sole option, to forgive the repayment of the loan at the end of the thirty (30) year loan term; **2.)** change the current interest calculation for the loan from 1% compounded annually to a simple annual interest calculation of 1%; **3.)** allow for the establishment of a capital and operating account to assist with future capital and operating needs in an amount of \$300,000 which represents the amount of County funds that were advanced at closing and held in escrow pending a determination of the construction costs of the Development, which funds are now anticipated to be released by the escrow agent; and **4.)** change the requirements for the four units that were anticipated to be available for households earning up to 60% of AMI and marketed through the County's approved marketing plan, to be now available to households that are homeless and have an income at or below fifty (50%) percent of AMI, with priority given to those who are employed full time so that the requirements are the same for all fourteen (14) units.

B. Lopez

**Mr. Jenkins moved the Resolution, which was duly seconded and unanimously approved.**

11. [111151](#) **Planning** - Amend a 11/27/24 Resolution to enter into a loan agreement with Verus Development LLC, its successors and/or assigns, or any entity created to carry out and fund the purposes of the proposed transaction, in an amount not to exceed \$5,250,000 in loan funds from the County Housing Flex Fund ("HFF") Program ("HFF Loan"), is hereby amended in order to change the length of the loan term to meet the requirements of the permanent lender from 33 years and nine months including a two-year and nine month construction period to 37.75 years including a two-year and nine month construction period maturing on March 30, 2063.

B. Lopez

**Mr. Jenkins moved the Resolution, which was duly seconded and unanimously approved.**

12. [111152](#) **Planning** - Amend a 12/5/24 Resolution to enter into a loan agreement with the White Plains Housing Authority and Trinity Financial, Inc., its successors and/or assigns, or any entity created to carry out and fund the purposes of the proposed transaction, in an amount not to exceed \$11,840,000 in loan funds from the County Housing Flex Fund ("HFF") Program ("HFF Loan"), is hereby amended in order to change the length of the loan term to meet the requirements of the permanent lender from 33 years and six months including a three-year and six month construction period to 43.5 years including a three-year and six month construction period maturing on January 31, 2069.

B. Lopez

**Mr. Jenkins moved the Resolution, which was duly seconded and unanimously approved.**

13. [111168](#) **Planning / County Executive/Ctywide Admin Svc** - Amend a 4/3/25 Resolution to, inter alia, enter into a loan agreement and other loan documents with Qwest Towers, LLC., its successors and/or assigns, or any entity created to carry out the purposes of the proposed transaction, whereby the County will loan the Developer an amount not to exceed \$13,412,811 in loan funds from the County Affordable Housing Investment Fund, also known as the County Housing Flex Fund Program, for the purpose of constructing 229 affordable rental units that will affirmatively further fair housing at 1, 7-11, 25, 29 and 33 North MacQuesten Parkway, Mount Vernon, New York, is amended in order to modify the length of the loan term to meet the requirements of the permanent lender, from thirty-three (33) years, including a three (3) year construction period, to thirty-eight (38) years, including a three (3) year construction period.

B. Lopez

C. Steers

**Mr. Jenkins moved the Resolution, which was duly seconded and unanimously approved.**

14. [111169](#) **Planning** - Enter into an agreement with the Providence House, Inc., pursuant to which the Providence House, Inc., will renovate their current family shelter at 89 Sickles Ave. New Rochelle, NY, by improving its structural safety, water management, and overall security beginning 6/2/25 - 6/1/26, that in consideration for said purchase, the County shall pay Providence House, Inc., an amount not to exceed \$161,475 of Emergency Solutions Grant funding.

B. Lopez

**Mr. Jenkins moved the Resolution, which was duly seconded and unanimously approved.**

15. [111156](#) **Social Services** - Renew an agreement with the Westchester Institute for Human Development ("WIHD") for the provision of pediatric medical services to children placed in DSS foster care, by **1)** extending the contract term from 4/1/25 - 3/31/26; and **2)** increasing the not-to-exceed amount thereunder by an additional \$530,065 (DSS6044-B-23), to compensate WIHD for services rendered during the renewal term, under the listed terms and conditions.

L. Townes

**Mr. Jenkins moved the Resolution, which was duly seconded and unanimously approved.**

16. [111149](#) **Health** - Amend an agreement with the New York State Department of Health ("NYSDOH") to accept additional funding for the Special Supplemental Nutrition Program for Women, Infants & Children ("WIC") grant Program, for the period commencing on 10/1/23 - 9/30/28, in a total amount not-to-exceed \$15,206,000, by increasing the funding in the third period of 10/1/25 - 9/30/26, in the amount not-to-exceed \$195,981, for a new five-year total amount not-to-exceed \$15,401,981.

S. Amler

**Mr. Jenkins moved the Resolution, which was duly seconded and unanimously approved.**

17. [111198](#) **Health - 1)** Enter into a three-party Lead Remediation Agreement with 29-31 South 2nd Ave LLC, the Participant and Lead Professionals, Inc., the Contractor, pursuant to which the Contractor will perform lead remediation services on Participant's property located at 31 South 2nd Avenue, Apt. 18B, Mount Vernon, New York 10550 in accordance the New York State Leading in Lead Prevention Pilot Program, for the period upon execution of the agreement between all parties through 3/31/26 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 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 and 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.

S. Amler

**Mr. Jenkins moved the Resolution, which was duly seconded and unanimously approved.**

18. [111200](#) **Health -** Amend a 4/3/25 Resolution which, *inter alia*, authorized a three-party Lead Remediation Agreement with 48-52 South 2nd Avenue LLC, the Participant, and Altavista Lead Improvement Inc., the Contractor, pursuant to which the Contractor would perform lead remediation services on Participant's property located at 52 South Second Avenue, Apt 3C, Mount Vernon, NY 10550 in accordance the New York State Leading in Lead Prevention Pilot Program, for the period commencing upon execution of the agreement between all parties and continuing through 3/31/26, in an amount not-to-exceed \$49,850, in order to: **(i)** increase the amount authorized thereunder by an additional \$37,000, for a new not to exceed amount of \$86,850; and **(ii)** change the Contractor from Altavista Lead Improvement Inc., **to** Lead Professionals, Inc.

S. Amler

**Mr. Jenkins moved the Resolution, which was duly seconded and unanimously approved.**

19. [111113](#) **College -** Enter into an agreement with The Bristol Assisted Living at Armonk to provide educational programs to residents of the Company, for a term commencing on or about 6/1/25 - 7/7/25, for 6 weeks sessions from 2:00 - 3:30 PM, where the company shall pay the College \$2,000.

B. Miles

**Mr. Jenkins moved the Resolution, which was duly seconded and unanimously approved.**



20. [111172](#) **Probation** - Pursuant to Section 3(a)(xxi) of the Westchester County Procurement Policy and Procedures, to exempt from procurement an agreement with Satellite Tracking of People, LLC.

R. Pozzi

**Mr. Jenkins moved the Resolution, which was duly seconded and unanimously approved.**

21. [111175](#) **Probation** - Amend an agreement with Satellite Tracking of People, LLC ("STOP") in the original amount of \$73,000 for the provision of electronic monitoring services used in the supervision and tracking of individuals under the supervision of the Department, for a term commencing on 3/1/20 - 2/28/21, as subsequently amended, in order to extend the term of the agreement for one year, commencing retroactively on 3/1/25 - 2/28/26 and to increase the not-to-exceed amount of the agreement by \$87,600 for services rendered during the extended one year term of the agreement, for a total amount not-to-exceed \$504,200.

R. Pozzi

**Mr. Jenkins moved the Resolution, which was duly seconded and unanimously approved.**

22. [111162](#) **Parks** - Pursuant to Section 3(a)(xxi) of the Westchester County Procurement Policy and Procedures, to exempt from procurement an agreement with the Westchester Parks Foundation, Inc.

K. O'Connor

**Mr. Jenkins moved the Resolution, which was duly seconded and unanimously approved.**

23. [111164](#) **Parks** - Enter into an agreement with the Westchester Parks Foundation, Inc., for the Foundation's provision of cultural, educational, leisure time and other programs and activities on behalf of the County's Department of Parks, Recreation and Conservation and for a license for the Foundation to use and operate the Ropes Course at the County's Sal J. Prezioso Mountain Lakes Park, in North Salem, New York, in an amount not to exceed \$375,000, for the period of 5/1/25 - 4/30/30, with the County having the sole option to renew the agreement for an additional five (5) year term.

K. O'Connor

**Mr. Jenkins moved the Resolution, which was duly seconded and unanimously approved.**



24. [111146](#) **DPW/Transportation** - Enter into Contract No. DOTOP05-25 with the New York State Industries for the Disabled, Inc. ("NYSID") as a preferred source to provide janitorial services at the White Plains Bus Terminal located at 85 North Lexington Avenue, White Plains, New York, for a term from 5/1/25 - 4/30/30, for an amount not to exceed \$1,060,399. Approval of Jawonio, Inc., New City, NY, as a subcontractor.

H. Greechan

**Mr. Jenkins moved the Resolution, which was duly seconded and unanimously approved.**

25. [111147](#) **DPW/Transportation** - Contract No. WCA-25005 for Street Sweeping, Westchester County Airport, Towns of Harrison and North Castle and Village of Rye Brook, New York. Advertise for bids.

H. Greechan

**Mr. Jenkins moved the Resolution, which was duly seconded and unanimously approved.**

26. [111167](#) **DPW/Transportation** - Contract No. 22-530 with Forge Signworks LLC, for Signage and Wayfinding Improvements, Grassland Campus, Valhalla, New York. Approval of Dennis Adams Contracting, Inc., Hawthorne, NY, as a subcontractor.

H. Greechan

**Mr. Jenkins moved the Resolution, which was duly seconded and unanimously approved.**

There being no further business, the Chair declared the meeting adjourned. All approved resolutions are on file electronically with the Board of Acquisition and Contract.

I have reviewed the foregoing minutes and have found them to be correct as written.

Signed: *Raymond Sculky*, Secretary

Dated: 05/29/25