

County of Westchester

Board of Acquisition and Contract

Meeting Minutes

Thursday, June 12, 2025

11:00 AM

**County Executive Conference Room
Michaelian Office Building**

Roll Call

Present: Mr. Richard Wishnie, Mr. Vedat Gashi, and Mr. Lawrence C. Soule

Attendees:

Commissioner of Finance	Karin Hablow
Associate Chief Deputy County Attorney	Tami Altschiller
Board of Legislators	Greg Casciato
Board of Legislators	Santiago Caceres
Secretary BAC	Raymond Sculky
Assistant Secretary BAC	Joan Cocciardi

Mr. Wishnie presided.

Mr. Wishnie 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 6/5/25 and the SEQR Review for agenda items.

R. Sculky

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

1. **111297 County Executive/Office for Women** - Enter into a 'memorandum of understanding' (the "MOU") with the listed parties, pursuant to which the Partners would agree to collaborate on a county-wide lethality reduction program to reduce the risk of lethality or serious harm to victims of domestic violence and their families, with each of the Partners serving as a member of the Westchester County Domestic Violence High Risk Team (the "DVHRT"): Westchester County Health Care Corporation ("WCHCC") / Hope's Door, Inc. / My Sisters' Place, Inc. / Putnam/Northern Westchester Women's Resource Center, Inc. / Westchester Community Opportunity Program, Inc./ Legal Services of the Hudson Valley ("LSHV") / and Pace University, from 6/1/25 - 5/31/30.

R. Schlaff

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

2. **111258 Board of Elections** - Enter into an agreement with Smart Moving & Storage, Inc., for a term commencing on June 1, 2025 and terminating one year thereafter for Smart Move to provide Primary, Special, Early and General Election Moving Services of Voting Machines, E-Poll Books and Printers, Cabinets, PPE, Supply Bags, Privacy Booths and Peripheral Markers between the County Warehouse and Various Polling Place Locations in Westchester County for Zone 1 - CORTLANDT, OSSINING, PEEKSKILL, SOMES AND YORKTOWN, and Zone 2 - BEDFORD, LEWISBORO, MOUNT KISCO, NEW CASTLE, NORTH CSTLE, NORTH SALEM, MOUNT PLEASANT, AND POUND RIDGE, for an amount not to exceed \$314,240.

T. Nelson

D. Colety

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

3. **111259 Board of Elections** - Enter into an agreement with Ron's Trucking Corporation for a term commencing on June 1, 2025 and terminating one year thereafter for Ron Trucking's to provide Primary, Special, Early and General Election Moving Services of Voting Machines, E-Poll Books and Printers, Cabinets, PPE, Supply Bags, Privacy Booths and Peripheral Markers between the County Warehouse and Various Polling Place Locations in Westchester County for Zone 3 - GREENBURGH, HARRISON AND WHITE PLAINS, for an amount not to exceed \$94,236.

T. Nelson

D. Colety

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

4. [111220](#) **County Attorney** - Pursuant to Section 3(a)(xxi) of the Westchester County Procurement Policy and Procedures, to exempt from procurement an agreement with PCF Insurance Services of the West, LLC dba SG Risk.

J. Nonna

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

5. [111221](#) **County Attorney** - Enter into an agreement with PCF Insurance Services of the West, LLC dba SG Risk ("PCF"), for the provision of actuarial services to the County, for the period 6/1/25 - 5/31/30, for a total aggregate amount not-to-to exceed \$475,593 and for PCF Insurance Services of the West, LLC dba SG Risk, to subcontract with the firm of Danziger & Markhoff, LLP to provide actuarial services concerning GASB 45.

J. Nonna

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

6. [111236](#) **Planning** - Pursuant to Section 3(a)(xxi) of the Westchester County Procurement Policy and Procedures, to exempt from procurement an agreement with The Clay Family Irrevocable Trust - Brenda Gears and JCG Construction Corp.

B. Lopez

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

7. [111237](#) **Planning** - Amend an agreement with the County of Westchester, the Clay Family Irrevocable Trust-Brenda Gears, and JCG Construction Corp., for the rehabilitation of the property located at 146 Elm Avenue in the City of Mt. Vernon, New York, pursuant to which JCG Construction Corp., will make repairs to and for the benefit of the low and moderate income households at the property located at 146 Elm Avenue in the City of Mt. Vernon, by increasing the dollar amount from \$25,000 **to** \$28,000, an increase of \$3,000, and changing the expiration date from 6/14/25 **to** 10/31/25.

B. Lopez

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

8. [111271](#) **Planning** - Amend a 5/29/25 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 construction loan term to meet the requirements of the construction lender from a 33 month construction period to a 35 month construction period with the entire loan maturing from 3/30/63 - 5/31/63.

B. Lopez

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

9. [111278](#) **Planning** - Enter into an agreement with Dorcas Nunez, pursuant to which: i) Dorcas Nunez will assume and comply with all terms and conditions contained within that certain County held Mortgage, which encumbers real property comprising of a one-bedroom condominium located at 17 Broadway, Unit 2C, Harrison, New York; and ii) the County, in order to ensure the continued affordability and viability of the subject property, will subordinate its rights under the aforementioned Mortgage to a new senior mortgage given by loanDepot.com, LLC.

B. Lopez

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

10. [111203](#) **Social Services** - Enter into an agreement (DSS3045-25) with Carter Lard, a sole proprietor, who does business as Carter Lard Consulting, pursuant to which he will operate a facility at 21 Fountain Place in New Rochelle that contains emergency housing units, and provide related services, for customers deemed eligible by the Department of Social Services, for the period from 7/1/25 - 6/30/26, for an amount not-to-exceed \$2,143,328, with the County having the option, in its sole discretion, to extend the term for up to four (4) additional one (1) year periods on the same terms as the initial term, except for the varying annual not-to-exceed amounts listed.

L. Townes

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

11. [111218](#) **Social Services** - Amend a grant agreement with the New York State Office of Children and Family Services in the amount of \$200,000 for the maintenance of the mobile van and salaries for the County's Mobile Stabilization and Mediation Response Program, for the term 4/1/24 - 3/31/25; in order to: **(1)** extend the termination date of the grant agreement through 9/30/25 and; **(2)** amend the agreement under the grant with Red Tie 05 dba Dolce Design New York to provide design assistance, print and installation of the custom logo that will wrap the County's mobile van utilized by the County's Mobile Stabilization and Mediation Response Unit, for the term 9/1/24 - 3/31/25, in an amount not to exceed \$15,000, in order to extend the termination date through 9/30/25.

L. Townes

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

12. [111255](#) **Social Services** - Enter into an agreement (the "Assignment Agreement," DSS3047-25) with Westhab, Inc., pursuant to which Westhab will assign to the County, effective 7/1/25, all of Westhab's right, title, privilege, interest, obligation, and duty of performance in, to, and under its agreement (the "Lease Agreement") with 21 Fountain Place, LLC (the "Lessor"), dated 3/20/19, pursuant to which the Lessor leased to Westhab the premises at 21 Fountain Place, New Rochelle, New York, for a period commencing on 4/1/19 - 12/31/28, and the County will accept the Assignment, and thereafter perform under the Lease Agreement during its remaining term, which will continue through 12/31/28, with the County being responsible for the payment of certain taxes, assessments, charges, and the like, in addition to a total, aggregate fixed rent amount of \$2,806,331, comprised of the listed amounts.

L. Townes

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

13. [111292](#) **Health - 1)** Enter into a three-party Lead Remediation Agreement with Julio Zhingri and Maria F. Zhingri, the Participant and Lead Professionals, Inc., the Contractor, pursuant to which the Contractor will perform lead remediation services on Participant's property located at 290 North Washington Street, Basement, 1st Floor, 2nd Floor, and 3rd Floor, Sleepy Hollow, New York 10591 in accordance the New York State Leading in Lead Prevention Pilot Program, for the period upon execution of the agreement between all parties through March 31st, 2026 ,in an amount not-to-exceed \$160,000; and **2)** enter into a Local Program Administrator Agreement with the Participant, pursuant to which the County will provide an amount not-to-exceed \$160,000 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.

S. Amler

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

14. [111281](#) **Parks -** Enter into an agreement with Edvin Ortega Productions LLC ("Edvin Ortega"), pursuant to which Edvin Ortega will provide an entertainment package at Playland, consisting of kiddyland shows, DJ, strolling entertainment, performers for costumed characters or other additional entertainment as requested by the Department in its sole discretion, for a term commencing 6/23/25 - 9/30/25. Edvin Ortega will provide the Services and the County will pay Edvin Ortega a flat fee of \$137,000. If, in the Department's sole discretion, Edvin Ortega is requested to provide other additional entertainment, then the County shall pay an amount up to \$13,000 at agreed upon rates. The total amount not-to-exceed shall be \$150,000.

K. O'Connor

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

15. [111286](#) **Parks -** Enter into License Agreement PRC-1477 with CulinArt Group, Inc., Rye Brook, NY, for the food, beverage and vending concessions at Playland Park, Rye, NY, for the period commencing on 7/1/25 - 12/31/25 and that in consideration of the License Agreement, CulinArt will pay to the County a daily fee of \$250 per day for each food trailer located at Playland, plus a percentage of gross receipts for all food, beverage and vending concession sales at Playland, as listed, according to the terms and conditions.

K. O'Connor

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

16. [111243](#) **DPW/Transportation** - Enter into a Grant Agreement No. NY 2025-013 with the Federal Transit Administration (FTA) for \$6,798,750 (Federal \$5,439,000/80% and Local \$1,359,750/20%) to fund the replacement of Forty-Foot diesel coaches with up to 95 Forty-Foot Hybrid Diesel-Electric buses, associated services, specification preparation, review, inspection, training, tools and parts for the Bee Line bus system.

H. Greechan

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

17. [111225](#) **DPW/Transportation** - Contract No. 23-516 for Roadway Resurfacing and Related Improvements, Bryant Avenue, C.R. #153 from North Street to Westchester Avenue Eastbound, A Distance of 0.62 Miles, City of White Plains, New York. It has been determined that Shawn's Lawns, Inc.'s bid error meets all of the criteria set forth in New York General Municipal Law Section 103(11), and that Shawn's Lawns, Inc., be permitted to withdraw its bid submitted on November 13, 2024 for Contract No. 23-516, in the amount of \$1,882,463.80. Award to Second Lowest Bidder, Laura Li Industries, LLC, a WBE firm, White Plains, NY, in the amount of \$2,552,027. (9 bids)

H. Greechan

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

18. [111226](#) **DPW/Transportation** - Amend Agreement No. 14-940 with Dvirka and Bartilucci Consulting Engineers, a Division of D&B Engineers and Architects, P.C., White Plains, NY, for the provision of engineering services in connection with the Outfall Jetty Rehabilitation, Mamaroneck Wastewater Treatment Plant, Mamaroneck, New York, in order to 1) change the name of the Consultant from Dvirka and Bartilucci Consulting Engineers, a Division of D&B Engineers and Architects, P.C. to D&B Engineers and Architects, D.P.C.; and 2) the completion date of the agreement shall be extended retroactively from 12/31/24 - 12/31/26.

H. Greechan

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

19. [111227](#) **DPW/Transportation** - Contract No. 24-513 for Roof Replacement and Exterior Infrastructure Rehabilitation, Reginald A. LaFayette County Office Building, 100 East First Street, Mount Vernon, New York. Advertise for bids.

H. Greechan

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

20. [111228](#) **DPW/Transportation** -Contract No. 19-516 with Inter Contracting Corp., for Bulkhead Rehabilitation, Port Chester Wastewater Treatment Plant, Port Chester, New York. Approval of Gateway Civil Demo Corp. (MBE), Hicksville, NY, as a subcontractor.

H. Greechan

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

21. [111230](#) **DPW/Transportation** - Amend Agreement No. 13-910 with Dvirka and Bartilucci Consulting Engineers, a Division of D&B Engineers and Architects, P.C., White Plains, NY, for the provision of engineering services in connection with the Phase III and Phase IV - Cellular Bulkhead Rehabilitation, Yonkers Joint Wastewater Treatment Plant, Yonkers, New York, in order to **1)** change the name of the Consultant from Dvirka and Bartilucci Consulting Engineers, a Division of D&B Engineers and Architects, P.C. **to** D&B Engineers and Architects, D.P.C.; and **2)** the Consultant shall provide additional Construction Administration Services associated with this project, for which the completion date of the agreement shall be extended retroactively from 12/31/24 - 12/31/26, for a fee of \$65,000, increasing the total maximum fee to \$1,681,050. Approval of Charles A. Manganaro Consulting Engineers, P.C., an MBE firm, (Construction Inspection Services), Tarrytown, NY, as a subconsultant.

H. Greechan

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

22. [111234](#) **DPW/Transportation** - Amend Agreement No. 14-927 with Dvirka and Bartilucci Consulting Engineers, a Division of D&B Engineers and Architects, P.C., White Plains, NY, for the provision of engineering services in connection with the Phase III and Phase IV - Cellular Bulkhead Rehabilitation, Yonkers Joint Wastewater Treatment Plant, Yonkers, New York, in order to **1)** change the name of the Consultant from Dvirka and Bartilucci Consulting Engineers, a Division of D&B Engineers and Architects, P.C. **to** D&B Engineers and Architects, D.P.C.; and **2)** the Consultant shall provide additional Construction Administration Services associated with this project, for which the completion date of the agreement shall be extended retroactively from 12/31/24 - 12/31/26, for a fee of \$95,000, increasing the total maximum fee to \$194,800.

H. Greechan

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

23. [111239](#) **DPW/Transportation** - Contract No. 22-500 for the New Storage Building, Kensico Dam Plaza, Valhalla, New York. Advertise for bids.

H. Greechan

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

24. [111240](#) **DPW/Transportation** - Contract No. 25-511 for New Roofing Membrane and Repairs, Woodfield Detention Facility, 20 Hammond House Road, Valhalla, New York. Advertise for bids.

H. Greechan

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

25. [111216](#) **DEF** - Renew Contract EF-2306 with Aaron Associates of Connecticut, Inc., Waterbury, CT, to provide Instrumentation Maintenance and Repairs, Department of Environmental Facilities, Westchester County, New York, and thereby, **a.)** increasing the amount by \$504,375, from an amount of \$504,375, **to** a new amount of \$1,008,750, and **b.)** extending the termination date of the agreement, from 7/5/25 **to** 7/5/27.

V. Kopicki

Mr. Wishnie 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: 06/12/2025