

113593

DATE: April 28, 2026

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, Linear Environmental Corp., and 28-30 Holdings LLC, pursuant to which the contractor shall undertake lead-based paint improvements in common areas on the first floor of the property located at 30 Locust Hill Avenue in Yonkers, New York, for a term commencing on May 1, 2026 and continuing through September 15, 2026, for an amount not to exceed \$77,000 in Lead Safe Westchester Program funds, payable pursuant to an approved budget.

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 Linear Environmental Corp. (the "Contractor") and 28-30 Holdings LLC (the "Property Owner"), pursuant to which the Contractor will perform repairs in common areas on the first floor, including the hallway and lobby, 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 \$77,000, pursuant to an approved budget. The term of the Agreement shall commence on May 1, 2026 and continue through September 15, 2026.

The LSW Program will finance repairs performed by an EPA-certified contractor to stabilize deteriorated lead-based paint at the Property, as identified in a lead inspection and risk assessment.

The goal and objective of this agreement is to reduce lead-based paint hazards and provide a safe and healthy environment for the benefit of low-income residents of the Property. The project will be monitored by Department of Planning staff, who will conduct site visits during construction to ensure all contractual obligations are fulfilled.

In accordance with Section 5 of the County's Procurement Policy and Procedures, the Department of Planning (the "Department") solicited written quotations from EPA-certified lead contractors for the services described above. In response to the Department's solicitation, price quotations were received from three (3) EPA-certified contractors: AltaVista Lead Improvement, Inc., Linear Environmental Corp., and WPS Contracting Group, LLC. Linear Environmental Corp. submitted the proposal that is

most advantageous to the County. This firm is the most experienced in managing hazardous materials with minimal disruption and exposure to residents during renovations and was therefore 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

R E S O L U T I O N

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 Linear Environmental Corp. (the “Contractor”) and 28-30 Holdings LLC (the “Property Owner”), pursuant to which the Contractor will make repairs in common areas on the 1st floor that include the hallway and lobby for the benefit of low-income residents at 30 Locust Hill Avenue in Yonkers, NY (the “Property”) through the Lead Safe Westchester (the “LSW”) Program for a term commencing on May 1, 2026 and continuing through September 15, 2026, and be it further,

RESOLVED, that repairs shall include, but not be limited to, remediation of deteriorated lead-based paint conditions identified in a lead inspection and risk assessment, and be it further,

RESOLVED, that in consideration for services rendered, the County shall pay the Contractor an amount not to exceed \$77,000, payable pursuant to an approved budget in LSW funds, 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/	Trust	
Fund	Dept	Or Unit	Sub Object	Account	Dollars
263	19	471W	4380	T471	\$77,000

Budget Funding Year(s) FY 2021 Start Date May 1, 2026 End Date September 15, 2026
 (must match resolution)

Funding Source Tax Dollars _____

State Aid _____

\$77,000.00 Federal Aid \$77,000.00 – U.S. Department of Housing and Urban Development
 (must match resolution)

Other _____