

92975

**DATE:** April 27, 2022

**TO:** Board of Acquisition and Contract

**FROM:** Kenneth W. Jenkins  
Acting County Executive

**RE:** Authority to enter into an agreement with Ferrandino & Associates Inc. for consulting services related to the continued implementation of the Federal Opportunity Zones program, completion of the federal Community Development Entity application initiated last year, the North 60 project, affordable housing regulations and opportunities, and any other services required by the County, for a period commencing retroactively on January 1, 2022 and expiring on December 31, 2022, for a not-to-exceed amount of \$50,000.00, payable pursuant to an approved budget.

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Authority is requested for the County of Westchester (the "County"), acting by and through the Office of the County Executive ("County Executive") to enter into an agreement ("Agreement") with Ferrandino & Associates Inc. ("Ferrandino & Associates") for consulting services related to, among other things: (i) the continued implementation of the Federal Opportunity Zones program, (ii) the completion of the federal Community Development Entity (CDE) application initiated last year, (iii) the North 60 project, (iv) advice regarding affordable housing regulations and opportunities, and any other services required by the County, for a period commencing retroactively on January 1, 2022 and expiring on December 31, 2022, for a not-to-exceed amount of \$50,000.00, pursuant to an approved budget, payable at the following hourly rates:

Principal:	\$310	\$375*
Senior Associate(s):	\$265	\$295*
Senior Planner(s):	\$235	
Planner(s):	\$205	
Research Analyst(s)/GIS:	\$155	
Staff Support:	\$115	

\*Hourly rate for meeting and/or hearing attendance.

Pursuant to the terms of the Agreement, Ferrandino & Associates will perform various consulting services related to, among other things: (i) the continued implementation of the Federal Opportunity Zones program, (ii) the completion of the federal Community Development Entity (CDE) application initiated last year, (iii) the North 60 project, (iv) advice regarding affordable housing regulations and opportunities, and any other services required by the County.

The goals and objectives of the proposed Agreement is to stimulate real estate and business growth in Westchester County's distressed areas by offering tax breaks on capital gains to interested investors.

This proposed Agreement will serve a public purpose by stimulating economic growth in Westchester County's distressed areas.

Authority to exempt this Agreement from the requirements of the Westchester County Procurement Policy and Procedures pursuant to Section 3(a)xxi thereof, has been granted by your Honorable Board in accordance with a separate resolution of even date herewith.

Authority for the County Executive to enter into this Agreement for the purposes herein described is most respectfully requested.

KWJ/cmc  
Attachment

## RESOLUTION

Upon a communication from the Acting County Executive, be it hereby

**RESOLVED**, that the County of Westchester ("County"), acting by and through the Office of the County Executive ("County Executive"), is hereby authorized to enter into an agreement ("Agreement") with Ferrandino & Associates Inc. ("Ferrandino & Associates") for consulting services related to the continued implementation of the Federal Opportunity Zones program, completion of the federal Community Development Entity (CDE) application initiated last year, the North 60 project, affordable housing regulations and opportunities, and any other services required by the County, for a term commencing retroactively on January 1, 2022 and expiring on December 31, 2022, in an amount not-to-exceed Fifty Thousand (\$50,000.00) Dollars, payable at the following hourly rates:

Principal:	\$310	\$375*
Senior Associate(s):	\$265	\$295*
Senior Planner(s):	\$235	
Planner(s):	\$205	
Research Analyst(s)/GIS:	\$155	
Staff Support:	\$115	

\*Hourly rate for meeting and/or hearing attendance.

; and be it further

**RESOLVED**, that this Agreement shall be subject to County appropriations; and be it further

**RESOLVED**, that this Agreement is also subject to further financial analysis of the impact of any New York State Budget (the "State Budget") proposed and adopted during the term of this Agreement. The County shall retain the right, upon the occurrence of any release by the Governor of a proposed State Budget and/or the adoption of a State Budget or any amendments thereto, and for a reasonable period of time after such release(s) or adoption(s), to conduct an analysis of the impacts of any such State Budget on County finances. After such analysis, the County shall retain the right to either terminate this Agreement or to renegotiate the amounts and rates approved herein. If the County subsequently offers to pay a reduced amount to Ferrandino & Associates, then Ferrandino & Associates shall have the right to terminate this Agreement upon reasonable prior written notice; and be it further

**RESOLVED**, that the County Executive or his/her duly authorized designee is authorized to execute the Agreement and all documents necessary to effectuate the purposes hereof.

Account to be  
Charged/Credited

Fund	Dept	Major Program, Program & Phase Or Unit	Object/ Sub- Object	Trust Account	Dollars
101	19	0100	4420		\$50,000.00

Budget Funding Year 2022 Start Date January 1, 2022 End Date December 31, 2022  
(must match resolution)

Funding Source Tax Dollars \$50,000  
State Aid \_\_\_\_\_  
Federal Aid \_\_\_\_\_  
(must match resolution) Other \_\_\_\_\_

APPROVED BOARD OF ACQUISITION & CONTRACT - 05/12/2022 - RAYMOND SCULKY, SECRETARY