

93208

DATE: May 10, 2022

TO: Board of Acquisition and Contract

FROM: Norma V. Drummond
Commissioner of Planning

SUBJECT: Resolution authorizing the agreements between the County of Westchester, Chabad Lubavitch of Rivertowns and Altavista Lead Improvement Inc. for the rehabilitation of the property located at 256 Broadway in the Village of Dobbs Ferry

The attached resolution authorizes the County of Westchester (The "County") to enter into agreements with Altavista Lead Improvement Inc. (the "Contractor") and the property owner Chabad Lubavitch of Rivertowns to provide funding from the Lead Safe Westchester ("LSW") program and the Community Development Block Grant Property Improvement Program ("CDBG PIP"). These grants will be used for a lead abatement project at 256 Broadway in the Village of Dobbs Ferry (the "Home"). The total project cost is \$103,199.25 of which a grant in the amount of \$73,199.25 will be provided by the LSW program and \$30,000 from CDBG PIP, pursuant to approved budgets. The term of both agreements will be June 1, 2022 to May 31, 2023.

The Contractor will remove the lead-based paint hazards in the twenty-room Home and exterior part of the building. The LSW Program will provide the funds necessary to stabilize the deteriorated areas inside and outside the Home that have been identified in the risk assessment report as having toxic lead-based paint, with supplemental funds from the CDBG PIP.

The goal and objective of the agreements is to provide a safe environment for those who live in the Home. The project will be monitored by the County's Department of Planning staff who will make site visits during the construction, to ensure all contractual requirements are met.

In accordance with Section 6 of the County's Procurement Policy and Procedures, the services described above were posted on the County's website where interested entities responded by January 11, 2021. The Department of Planning staff also sent

emails announcing the RFP specifications to a list of EPA Certified Lead Contractors as potential bidders. Abatement Unlimited, Inc. and Altavista Lead Improvement Inc. responded to the RFP. The lowest bid was submitted by Altavista Lead Improvement Inc.

On February 7, 2019, 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 to reduce lead-based paint hazards in Westchester County.

Act # 20-2020, adopted March 9, 2020, by the Westchester County Board of Legislators, authorized the County to submit an Urban County Application under the Federal Community Development Block Grant, Emergency Solutions Grant, and HOME Investment Partnership Program, including a FY 2019-2025 Consolidated Plan and to accept such Grants.

On May 14, 2020, the Board of Acquisition and Contract approved a resolution authorizing the County of Westchester to enter into an agreement with the United States Department of Housing and Urban Development (HUD) to accept a grant totaling \$4,978,089 in Community Development Block Grant (CDBG) funds.

I recommend approval of these agreements.

NVD/cp/
Attachment

RESOLUTION

UPON A COMMUNICATION FROM THE COMMISSIONER OF PLANNING, BE IT HEREBY

RESOLVED: that the County of Westchester is authorized to enter into agreements with the property owner Chabad Lubavitch of Rivertowns and Altavista Lead Improvement Inc., in the total amount of \$103,199.25 of which a grant in the amount of \$73,199.25 will be provided by the Lead Safe Westchester program and \$30,000 provided by the Community Development Block Grant Property Improvement Program, pursuant to approved budgets, for the lead abatement project at the property located at 256 Broadway, in the Village of Dobbs Ferry. The term of both agreements will be June 1, 2022 to May 31, 2023. The project will include, but not be limited to, repairing the deteriorated areas inside and outside the home that have been identified as having toxic paint, 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/ Sub Object	Trust Account	Dollars
Fund	Dept	Or Unit			
263	19	471U	4380	T471	\$73,199.25
263	19	067V	4380	T067	\$30,000.00

Budget Funding Year(s)
(must match resolution)

FY 2019 & 2020

Start Date June 1, 2022

End Date May 31, 2023

Funding Source

Tax Dollars _____

State Aid _____

\$103,199.25
(must match resolution)

Federal Aid \$103,199.25 U.S. Department of Housing and Urban Development

Other _____