WESTCHESTER COUNTY

Memorandum
Department of Health

113588

DATE: April 28, 2026

TO: The Honorable Board of Acquisition and Contract

FROM: Sherlita Amler, M.D.
Commissioner of Health

RE: Authority for the County of Westchester to:

(1) enter into a three-party Lead Remediation Agreement with Broad Howard, 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 1132 Main Street, Apt. 1 & 2, Peekskill, New York 10566 in accordance the New York State Leading in Lead Prevention Pilot Program for the period commencing upon execution of the agreement between all parties through March 31st, 2027 in an amount not-to-exceed $80,000; and

(2) enter into a Local Program Administrator Agreement with the Participant, pursuant to which the County will provide an amount not-to-exceed $80,000.00 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.

Authority is respectfully requested from your Honorable Board for the County of Westchester (the "County"), acting by and through its Department of Health (the "Department"), to enter into a three-party Lead Remediation Agreement (the "LRA") with Broad Howard, LLC (the "Participant") and Lead Professionals, Inc. (the "Contractor"), pursuant to which the Contractor will perform lead remediation services (the "Services") on Participant's property located at 1132 Main Street, Apt. 1 & 2, Peekskill, New York 10566 (the "Property"), in accordance with New York State's Leading in Lead Prevention Pilot Program (the "Program"), for the period commencing upon execution of the agreement between all parties through March 31st, 2027. In consideration for Services to be rendered under the LRA, the County will pay the Contractor an amount not-to-exceed $80,000.00, pursuant to an approved budget.

Authority is further requested for the County to enter into a Local Program Administrator Agreement (the "LPA") with the Participant, pursuant to which the County will provide an amount not-to-exceed $80,000.00 to pay for approved Services, as well as any eligible related costs, including tenant relocation costs (the "Grant Assistance"). In exchange for the Grant Assistance, the Participant will agree, *inter alia*, to allow a Declaration of Interest (the "DOI") to be recorded on the Property, as security for the loan. 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.

The Program, a New York State Homes and Community Renewal initiative, provides grant funding to eligible municipalities to remediate lead hazards from rental units in "communities of concern" located throughout New York State. Communities of concern is defined as an area of high risk which the New York State Department of Health has designated as having a higher-than-average prevalence of children with elevated blood lead levels and a significant number of multi-family rental units constructed prior to 1980, as per the NYS Public Health Law. In Westchester County, the cities of Mount Vernon, New Rochelle, and Yonkers have been deemed to be communities of concern.

In accordance with the requirements of the Program, on August 28th, 2024 and on March 12, 2025, the Department issued Requests for Qualifications seeking a pool of qualified lead abatement contractors who would be eligible to submit price quotations on future lead paint remediation jobs, as they become available. Seven (7) contractors submitted their qualifications in response to the RFQ. Following a review of the qualifications and experience of each of the respondents, the following seven (7) contractors were selected to form a pool of eligible contractors to perform the Services: AltaVista Lead Improvement Inc.; GLP & Sons, Inc.; Lead Professionals Inc; Reset Renovation Partners, LLC; Exclusive Testing Labs, Inc. Alltype Maintenance Corp; AbatePro MBE Environmental Corp; (the "Eligible Contractors").

Additionally, the Department has complied with both the Westchester County Procurement Policy as well as the Program's procurement rules. On March 3, 2026, a Request for Quotations was issued and distributed to each of the Eligible Contractors with regard to Services to be performed at the Property. The Contractor submitted the lowest price quote and was thus awarded the LRA.

The goals and objectives of the LRA and the LPA are to remediate lead hazards in rental units located in communities of concern in Westchester County.

Accordingly, authority is respectfully requested from your Honorable Board for the County to enter into both the LRA and LPA.

SA/jpg/nn
Attachment

RESOLUTION

Upon a communication from the Commissioner of Health, it is hereby

RESOLVED, that the County of Westchester (the "County"), acting by and through its Department of Health (the "Department"), is authorized to enter into a three-party Lead Remediation Agreement (the "LRA") with Broad Howard, LLC (the "Participant") and Lead Professionals, Inc. (the "Contractor"), pursuant to which the Contractor will perform lead remediation services (the "Services") on Participant's property located at 1132 Main Street, Apt. 1 & 2, Peekskill, New York 10566 (the "Property"), in accordance with New York State's Leading in Lead Prevention Pilot Program (the "Program"), for the period commencing upon execution of the agreement between all parties through March 31st, 2027; and be it further

RESOLVED, that in consideration for Services to be rendered by the Contractor under the LRA, the County will pay the Contractor an amount not-to-exceed $80,000.00, pursuant to an approved budget; and be it further

RESOLVED, that authority is further requested for the County, through the Department, to enter into a Local Program Administrator Agreement (the "LPA") with the Participant, pursuant to which the County will provide an amount not-to-exceed $80,000.00 to assist the Participant with the direct costs of the Services, as well as any eligible related costs, including tenant relocation costs, in accordance with the Program (the "Grant Assistance"); and be it further

RESOLVED, that in consideration for the Grant Assistance to be provided pursuant to the LPA, the Participant will agree, *inter alia*, to allow a Declaration of Interest (the "DOI") to be recorded on the Property as security for the loan; and be it further

RESOLVED, 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; and be it further

RESOLVED, that the LRA (the "Agreement") shall be subject to County appropriations; and be it further

RESOLVED, that the 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 the 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 the Agreement or to renegotiate the amounts and rates approved herein. If the County subsequently offers to pay a reduced amount to the Contractor, then the Contractor shall have the right to terminate the Agreement upon reasonable prior written notice; and be it further

RESOLVED, that the County Executive or his duly authorized designee is authorized and empowered to execute and deliver all instruments and take all actions necessary or appropriate to effectuate the purposes hereof.

Fund	Dept	Major Program, Program & Phase or Unit	Object/ Sub-Object	Trust Account	Dollars
263	27	Z086	4380	G086	$80,000

Budget Funding Year(s)
(must match resolution) 2024-2027 Start Date Upon Execution End Date 3/31/2027

Funding Source

$80,000
(must match resolution)

Tax Dollars
State Aid Housing Trust Fund Corporation, by & Through NYS Homes & Community Renewals
Federal Aid
Other