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DATE January 11, 2019

TO: Board of Acquisition and Contract

FROM: Norma V. Drummond
Commissioner

SUBJECT: **Authority to exempt from the Westchester County Procurement Policy, Pursuant to Section 3(a) xxi thereof, the procurement of an agreement with The Weitzman Group, Inc. (“Weitzman Group”), pursuant to which the Weitzman Group will conduct an updated market and feasibility study pertaining to the development of the North 60 site.**

Authority is hereby requested from your Honorable Board to exempt from the Westchester County Procurement Policy, the procurement of an agreement (the “Agreement”) with the Weitzman Group, pursuant to which the Weitzman Group will conduct an updated market and feasibility study pertaining to the development of sixty (60) acres of County-owned property located at the north portion of the Grasslands Reservation in the Town of Mount Pleasant commonly referred to as the “North 60”.

Ordinarily, under Section 6 of the County Procurement Policy, the County is required to solicit proposals for such services through a request for proposals. However, the Weitzman Group was previously retained by the Westchester Board of Legislators (“BOL”) in the Fall of 2016 to evaluate the marketability and feasibility of a plan prepared by Fareri Associates, LP (“Fareri”) to create a research and development complex in support of the County’s growing medical and bio-tech industry at the North 60 site. The study concluded that the proposed plan was both marketable and feasible. On April 3, 2017 by Local Law 7-2017, the BOL approved a lease agreement with Fareri. The lease has not yet been executed. Fareri has approached the County and the Town of Mount Pleasant for approval to, among other things, expand the proposed uses on the site to include housing and arts and cultural facilities.

In light of the proposed new and expanded uses for the North 60, it is necessary to obtain an updated marketability and feasibility study and the Weitzman Group is in the best position to update the study, not only because of their expertise but also because of their familiarity with the project, having previously conducted a similar study. It should be noted that the County will enter into a separate agreement with Fareri pursuant to which Fareri will agree to reimburse the County for the study.

Pursuant to Section 3(a)xxi, the Westchester County Procurement Policy is not applicable to any procurement for which this Honorable Board determines, by resolution passed prior to commencing such procurement, that compliance with the policy would not be in the best interests of the County.

For the reasons set forth above, it is proposed that the best interests of the County would be served by exempting the procurement of this agreement from the County Procurement Policy.

Accordingly, a resolution to exempt the procurement of an agreement with the Weitzman Group, is hereby submitted for your consideration.

ND/jpg
Attachment

APPROVED BOARD OF ACQUISITION & CONTRACT - 01/17/09 - JOHN COCCIARDI, SECRETARY

RESOLUTION

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

RESOLVED: that pursuant to Section 3(a)xxi of the Westchester County Procurement Policy it is hereby determined that application of the procedural requirements contained therein, including the necessity of soliciting proposals through the issuance of a request for proposals, is neither cost effective nor expedient, and accordingly, not in the best interests of the County of Westchester in connection with the procurement of an agreement with The Weitzman Group, Inc. pursuant to which The Weitzman Group, Inc. will conduct an updated market and feasibility study pertaining to the development of the North 60 site located within the Town of Mount Pleasant.

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APPROVED BOARD OF ACQUISITION & CONTRACT ADMINISTRATION
JOAN GUCCIARDI, SECRETARY