

**HONORABLE BOARD OF LEGISLATORS
THE COUNTY OF WESTCHESTER, NEW YORK**

Your Committee is in receipt of a transmittal from the County Executive recommending approval by the County of Westchester (“County”) of a bond act (“Bond Act”) in the amount of \$250,000.00 to finance capital project B0133 (3106) – Interior Renovations, Michaelian Office Building, White Plains (“B0133”). The Bond Act, which was prepared by the law firm Hawkins Delafield & Wood LLP, will finance the design and construction of interior building improvements for the Consumer Protection Department at the Michaelian Office Building, consisting of the acquisition and installation of open office systems, office furniture, new flooring, and related work in connection with B0133.

The Department of Public Works (“Department”) has advised that B0133 will modernize the Consumer Protection Department office by replacing worn carpet and outdated furniture from the mid-1990s. These upgrades will improve operational efficiency and ensure that the facilities meet modern professional standards.

Following bonding authorization, design will be scheduled and is anticipated to take three months to complete. It is anticipated that the design work will be completed by in-house staff. It is estimated that construction will take six months to complete and will begin after award and execution of the construction contracts.

The Planning Department has advised your Committee that based on its review, B0133 may be classified as a Type “II” action pursuant to the State Environmental Quality Review Act (“SEQR”) and its implementing regulations, 6 NYCRR Part 617. Therefore, no environmental

review is required. Your Committee has reviewed the annexed SEQR documentation and concurs with this recommendation.

It should be noted that an affirmative vote of two-thirds of the members of your Honorable Board is required in order to adopt the Bond Act. Your Committee recommends the adoption of the proposed Bond Act.

Dated: April 13, 2026
White Plains, New York

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Budget & Appropriations

COMMITTEE ON

Infrastructure & Housing

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: B0133

NO FISCAL IMPACT PROJECTED

SECTION A - CAPITAL BUDGET IMPACT

To Be Completed by Budget

GENERAL FUND

AIRPORT FUND

SPECIAL DISTRICTS FUND

Source of County Funds (check one):

Current Appropriations

Capital Budget Amendment

SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal \$ 250,000 PPU 15 Anticipated Interest Rate 3.14%

Anticipated Annual Cost (Principal and Interest): \$ 21,225

Total Debt Service (Annual Cost x Term): \$ 318,375

Finance Department: Interest rates from March 18, 2026 Bond Buyer - ASBA

SECTION C - IMPACT ON OPERATING BUDGET (exclusive of debt service)

To Be Completed by Submitting Department and Reviewed by Budget

Potential Related Expenses (Annual): \$ -

Potential Related Revenues (Annual): \$ -

Anticipated savings to County and/or impact of department operations

(describe in detail for current and next four years):

SECTION D - EMPLOYMENT

As per federal guidelines, each \$92,000 of appropriation funds one FTE Job

Number of Full Time Equivalent (FTE) Jobs Funded: 2

Prepared by: Robert Abbamont

Title: Dir. Of Operations (Capital)

Department: DPWT

Date: 3/25/26

Reviewed By: [Signature]

OV 3/25/26
@ 3/26/26

Budget Director

Date: 3/26/26

3/26/26

TO: Michelle Greenbaum, Senior Assistant County Attorney
Carla Chaves, Senior Assistant County Attorney
Maximilian Zorn, Assistant County Attorney
Maria Baratta, Assistant County Attorney

FROM: David S. Kvinge, AICP, RLA, CFM 
Assistant Commissioner

DATE: March 9, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
B0133 Interior Renovations, Michaelian Office Building, White Plains**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 03/06/2026 (Unique ID: 3106)

With respect to the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617, the Planning Department recommends that no environmental review is required for the proposed action, because the project or component of the project for which funding is requested may be classified as a **TYPE II action** pursuant to section(s):

- **617.5(c)(2):** replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes unless such action meets or exceeds any of the thresholds in section 617.4 of this Part;
 - **617.5(c)(31):** purchase or sale of furnishings, equipment or supplies, including surplus government property, other than the following: land, radioactive material, pesticides, herbicides, or other hazardous materials.
-

COMMENTS: None.

DSK/oav

cc: Emily Saltzman, Director of Operations
Paula Friedman, Assistant to the County Executive
Tami Altschiller, Assistant Chief Deputy County Attorney
Dianne Vanadia, Associate Budget Director
Robert Abbamont, Director of Operations, Department of Public Works & Transportation
Susan Darling, Chief Planner
Claudia Maxwell, Principal Environmental Planner

ACT NO. -20_____

BOND ACT AUTHORIZING THE ISSUANCE OF \$250,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE DESIGN AND CONSTRUCTION OF INTERIOR BUILDING IMPROVEMENTS FOR THE CONSUMER PROTECTION DEPARTMENT AT THE MICHAELIAN OFFICE BUILDING, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$250,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$250,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS (Adopted _____, 20____)

BE IT ENACTED BY THE COUNTY BOARD OF LEGISLATORS OF THE COUNTY OF WESTCHESTER, NEW YORK (by the affirmative vote of not less than two-thirds of the voting strength of said Board), AS FOLLOWS:

Section 1. Pursuant to the provisions of the Local Finance Law, constituting Chapter 33-a of the Consolidated Laws of the State of New York (the "Law"), the Westchester County Administrative Code, being Chapter 852 of the Laws of 1948, as amended, and to the provisions of other laws applicable thereto, \$250,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the design and construction of interior building improvements for the Consumer Protection Department at the Michaelian Office Building, consisting of the acquisition and installation of open office systems, office furniture, new flooring and related work in connection therewith; all as set forth in the County's Current Year Capital Budget, as amended. To the extent that the details set forth in this act are

inconsistent with any details set forth in the Current Year Capital Budget of the County, such Budget shall be deemed and is hereby amended. The estimated maximum cost of said specific object or purpose, including preliminary costs and costs incidental thereto and the financing thereof is \$250,000. The plan of financing includes the issuance of \$250,000 bonds herein authorized, and any bond anticipation notes issued in anticipation of the sale of such bonds, and the levy of a tax to pay the principal of and interest on said bonds and notes.

Section 2. The period of probable usefulness of said specific object or purpose, within the limitations of Section 11.00 a. 12(a)(2) of the Law, is fifteen (15) years;

Section 3. Current funds are not required to be provided as a down payment pursuant to Section 107.00 d. 9. of the Law prior to issuance of the bonds authorized herein, or any bond anticipation notes issued in anticipation of the sale of such bonds. The County intends to finance, on an interim basis, the costs or a portion of the costs of said improvements for which bonds are herein authorized, which costs are reasonably expected to be reimbursed with the proceeds of debt to be incurred by the County, pursuant to this Act, in the maximum amount of \$250,000. This Act is a declaration of official intent adopted pursuant to the requirements of Treasury Regulation Section 1.150-2.

Section 4. The estimate of \$250,000 as the estimated maximum cost of the aforesaid specific object or purpose is hereby approved.

Section 5. Subject to the provisions of this Act and of the Law, and pursuant to the provisions of §30.00 relative to the authorization of the issuance of bond anticipation notes or the renewals thereof, and of §§50.00, 56.00 to 60.00 and 168.00 of said Law, the powers and duties of the County Board of Legislators relative to authorizing the issuance of any notes in anticipation of the sale of the bonds herein authorized, or the renewals thereof, relative to

providing for substantially level or declining annual debt service, relative to prescribing the terms, form and contents and as to the sale and issuance of the respective amounts of bonds herein authorized, and of any notes issued in anticipation of the sale of said bonds or the renewals of said notes, and relative to executing agreements for credit enhancement, are hereby delegated to the Commissioner of Finance of the County, as the chief fiscal officer of the County.

Section 6. Each of the bonds authorized by this Act and any bond anticipation notes issued in anticipation of the sale thereof shall contain the recital of validity prescribed by §52.00 of said Local Finance Law and said bonds and any notes issued in anticipation of said bonds shall be general obligations of the County of Westchester, payable as to both principal and interest by general tax upon all the taxable real property within the County. The faith and credit of the County are hereby irrevocably pledged to the punctual payment of the principal of and interest on said bonds and any notes issued in anticipation of the sale of said bonds or the renewals of said notes, and provision shall be made annually in the budgets of the County by appropriation for (a) the amortization and redemption of the notes and bonds to mature in such year and (b) the payment of interest to be due and payable in such year.

Section 7. The validity of the bonds authorized by this Act and of any notes issued in anticipation of the sale of said bonds, may be contested only if:

(a) such obligations are authorized for an object or purpose for which the County is not authorized to expend money, or

(b) the provisions of law which should be complied with at the date of the publication of this Act or a summary hereof, are not substantially complied with,

and an action, suit or proceeding contesting such validity, is commenced within twenty days after the date of such publication, or

(c) such obligations are authorized in violation of the provisions of the Constitution.

Section 8. This Act shall take effect in accordance with Section 107.71 of the Westchester County Charter.

* * *

STATE OF NEW YORK)
 : ss.:
COUNTY OF NEW YORK)

I HEREBY CERTIFY that I have compared the foregoing Act No. -20_____ with the original on file in my office, and that the same is a correct transcript therefrom and of the whole of the said original Act, which was duly adopted by the County Board of Legislators of the County of Westchester on _____, 20_____ and approved by the County Executive on _____, 20_____.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said County Board of Legislators this _____ day of _____, 20_____.

The Clerk and Chief Administrative Office of the County Board of Legislators County of Westchester, New York

(SEAL)

LEGAL NOTICE

A Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on _____, 20____ and approved by the County Executive on _____, 20____ and the validity of the obligations authorized by such Bond Act may be hereafter contested only if such obligations were authorized for an object or purpose for which the County of Westchester, in the State of New York, is not authorized to expend money or if the provisions of law which should have been complied with as of the date of publication of this Notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the publication of this Notice, or such obligations were authorized in violation of the provisions of the Constitution.

Complete copies of the Bond Act summarized herewith shall be available for public inspection during normal business hours at the Office of the Clerk of the Board of Legislators of the County of Westchester, New York, for a period of twenty days from the date of publication of this Notice.

ACT NO. _____-20_____

BOND ACT AUTHORIZING THE ISSUANCE OF \$250,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE DESIGN AND CONSTRUCTION OF INTERIOR BUILDING IMPROVEMENTS FOR THE CONSUMER PROTECTION DEPARTMENT AT THE MICAELIAN OFFICE BUILDING, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$250,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$250,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS (Adopted _____, 20____)

Object or purpose: to finance the design and construction of interior building improvements for the Consumer Protection Department at the Michaelian Office Building, consisting of the acquisition and installation of open office systems, office furniture, new flooring and related work in connection therewith; all as set forth in the County's Current Year Capital Budget, as amended.

Amount of obligations to be issued and period of probable usefulness: \$250,000; fifteen (15) years

Dated: _____, 20____
White Plains, New York

Clerk and Chief Administrative Officer of the County Board of Legislators of the County of Westchester, New York

CAPITAL PROJECT FACT SHEET

Project ID:*
B0133

CBA

Fact Sheet Date:*
01-02-2026

Fact Sheet Year:*
2026

Project Title:*
INTERIOR RENOVATIONS,
MICHAELIAN OFFICE BUILDING,
WHITE PLAINS

Legislative District ID:
8,

Category*
BUILDINGS, LAND &
MISCELLANEOUS

Department:*
PUBLIC WORKS

CP Unique ID:
3106

Overall Project Description

This project provides for the rehabilitation of building interiors and infrastructure including the acquisition and installation of open office systems; office furniture and equipment; data, telecommunication, and security equipment; all building systems; and related work at the Michaelian Office Building in White Plains.

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Best Management Practices | <input type="checkbox"/> Energy Efficiencies | <input checked="" type="checkbox"/> Infrastructure |
| <input type="checkbox"/> Life Safety | <input type="checkbox"/> Project Labor Agreement | <input type="checkbox"/> Revenue |
| <input type="checkbox"/> Security | <input type="checkbox"/> Other | |

FIVE-YEAR CAPITAL PROGRAM (in thousands)

| | Estimated Ultimate Total Cost | Appropriated | 2026 | 2027 | 2028 | 2029 | 2030 | Under Review |
|-------------------------------|-------------------------------|--------------|------|------|------|------|------|--------------|
| Gross | 250 | 0 | 250 | 0 | 0 | 0 | 0 | 0 |
| Less Non-County Shares | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Net | 250 | 0 | 250 | 0 | 0 | 0 | 0 | 0 |

Expended/Obligated Amount (in thousands) as of : 0

Current Bond Description: Funding is requested for design and construction associated with the office improvements for the Consumer Protection Department. The improvements include the acquisition and installation of open office systems; office furniture, new flooring, and related work.

Financing Plan for Current Request:

| | |
|--------------------|-------------------|
| Non-County Shares: | \$ 0 |
| Bonds/Notes: | 250,000 |
| Cash: | 0 |
| Total: | \$ 250,000 |

SEQR Classification:
TYPE II

Amount Requested:
250,000

Expected Design Work Provider:

- County Staff Consultant Not Applicable

Comments:

Energy Efficiencies:

Appropriation History:

| Year | Amount | Description |
|------|---------|--|
| 2026 | 250,000 | CONSUMER PROTECTION DEPARTMENT OFFICE IMPROVEMENTS |

Total Appropriation History:
250,000

Total Financing History:

Recommended By:

Department of Planning
DVWA

Date
03-06-2026

Department of Public Works
RJB4

Date
03-06-2026

Budget Department
DEV9

Date
03-06-2026

Requesting Department
RJB4

Date
03-08-2026

INTERIOR RENOVATIONS, MICHAELIAN OFFICE BUILDING, WHITE PLAINS (B0133)

User Department : Public Works

Managing Department(s) : Public Works ;

Estimated Completion Date: TBD

Planning Board Recommendation: Project approved in concept but subject to subsequent staff review.

FIVE YEAR CAPITAL PROGRAM (in thousands)

| | Est Ult Cost | Appropriated | Exp / Obl | 2026 | 2027 | 2028 | 2029 | 2030 | Under Review |
|------------------|--------------|--------------|-----------|------------|------|------|------|------|--------------|
| Gross | 250 | | | 250 | | | | | |
| Non County Share | | | | | | | | | |
| Total | 250 | | | 250 | | | | | |

Project Description

This project provides for the rehabilitation of building interiors and infrastructure including the acquisition and installation of open office systems; office furniture and equipment; data, telecommunication, and security equipment; all building systems; and related work at the Michaelian Office Building in White Plains.

Current Year Description

The current year request funds improvements within the offices of the Department of Consumer Protection.

Current Year Financing Plan

| Year | Bonds | Cash | Non County Shares | Total |
|------|---------|------|-------------------|---------|
| 2026 | 250,000 | | | 250,000 |

Impact on Operating Budget

The impact on the Operating Budget is the debt service associated with the issuance of bonds.