

**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 (“Design and Construction Bond Act”) in the amount of \$10,050,000 to finance capital project RCC17 – County Center Facility Improvements (“RCC17”). The Design and Construction Bond Act, which was prepared by the law firm Hawkins, Delafield & Wood, will finance the costs of the planning, construction and construction management associated with the replacement of the roof and other associated building renovations of the County Center Building.

The Department of Parks, Recreation and Conservation (“Department”) has advised your Committee that the County Center roof is in poor condition and in need of replacement. The existing roof is leaking in several places and has exceeded its life expectancy. RCC17 will fund the complete roof replacement and underlayment including roof deck repairs, waterproofing, stucco wall repairs, eaves, gutters and downspouts, and all other associated building renovations. The Department has advised that this infrastructure repair is critical to the safe operation of the park facility.

Design is currently being undertaken by in-house staff and is expected to be completed by the first quarter of 2024. It is estimated that construction will take twelve months to complete and will begin after award and execution of the construction contracts.

It should be noted that your Honorable Board has previously authorized the County to issue bonds in connection with RCC17 as indicated in the annexed fact sheet. A related amending bond act, which has been submitted currently, must be approved by your Honorable Board before this Design and Construction Bond Act may be approved.

Your Committee is advised that as was initiated last year, the County Budget Department is submitting this Design and Construction to your Honorable Board simultaneously with the proposed 2024 Capital Budget. It is the County’s goal to submit this Design and Construction Bond Act now so that the referenced projects will be ready to proceed without delay in early 2024.

The Planning Department has advised your Committee that based on its review, RCC17 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 Design and Construction Bond Act. Your Committee recommends the adoption of the proposed Design and Construction Bond Act.

Dated: \_\_\_\_\_, 20\_\_\_\_  
White Plains, New York

**COMMITTEE ON**

# FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: RCC17

☐ 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 \$ 10,050,000 PPU 15 Anticipated Interest Rate 3.79%

Anticipated Annual Cost (Principal and Interest): \$ 886,258

Total Debt Service (Annual Cost x Term): \$ 13,293,870

Finance Department: Interest rates from October 10, 2023 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: 109

Prepared by: Dianne Vanadia

Title: Associate Budget Director

Department: Budget

Date: 10/7/23


Reviewed By: 

Budget Director

Date: 10/11/23

10/11/23

TO: Michelle Greenbaum, Senior Assistant County Attorney  
Jeffrey Goldman, Senior Assistant County Attorney  
Carla Chaves, Senior Assistant County Attorney

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

DATE: October 4, 2023

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:  
RCC17 COUNTY CENTER FACILITY IMPROVEMENTS**

---

**PROJECT/ACTION:** Per Capital Project Fact Sheet as approved by the Planning Department on 08-30-2023 (Unique ID: 2365)

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.

---

**COMMENTS:** None

DSK/cnm

cc: Andrew Ferris, Chief of Staff  
Paula Friedman, Assistant to the County Executive  
Lawrence Soule, Budget Director  
Tami Altschiller, Assistant Chief Deputy County Attorney  
Kathleen O'Connor, Commissioner of Parks, Recreation and Conservation  
Peter Tartaglia, First Deputy Commissioner of Parks, Recreation and Conservation  
Dianne Vanadia, Associate Budget Director  
Robert Lopane, Program Coordinator, Department of Public Works & Transportation  
Blanca P. Lopez, Commissioner of Planning  
Michael Lipkin, Associate Planner  
Claudia Maxwell, Associate Environmental Planner

ACT NO. -20 \_\_\_\_\_

BOND ACT AUTHORIZING THE ISSUANCE OF \$10,050,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE REPLACEMENT OF THE COUNTY CENTER ROOF AND ASSOCIATED BUILDING RENOVATIONS; STATING THE ESTIMATED TOTAL COST THEREOF IS \$10,050,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$10,050,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS (Adopted \_\_\_\_\_, 20\_\_\_\_).

WHEREAS, this Board has heretofore duly authorized the issuance of \$50,000 bonds to finance the cost of preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for the replacement of the County Center roof and associated building renovations, pursuant to Act No. 219-2021 duly adopted on December 7, 2021; and

WHEREAS, it is now appropriate to authorize such purposes, and it is necessary to increase the amount of bonds to be issued and the appropriation for such project for estimated cost of such improvement;

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; \$10,050,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance all or a portion of the costs of the planning, construction and construction management associated with the replacement of the roof and other associated building renovations of the County Center Building, 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 total cost of said object or purpose, including preliminary costs and costs incidental thereto and the financing thereof is \$10,050,000. The plan of financing includes the issuance of \$10,050,000 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 the object or purpose for which said \$10,050,000 bonds authorized by this Act are to be issued, 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 \$10,050,000. 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 \$10,050,000 as the estimated total cost of the aforesaid 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 not earlier than January 1, 2024 and 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 \$10,050,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE REPLACEMENT OF THE COUNTY CENTER ROOF AND ASSOCIATED BUILDING RENOVATIONS; STATING THE ESTIMATED TOTAL COST THEREOF IS \$10,050,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$10,050,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (adopted on \_\_\_\_\_, 20\_\_\_\_)

object or purpose: to finance all or a portion of the costs of the planning, construction and construction management associated with the replacement of the roof and other associated building renovations of the County Center Building, 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: \$10,050,000; 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:*<br>RCC17              | <input type="checkbox"/> CBA                           | Fact Sheet Date:*<br>01-02-2024 |
| Fact Sheet Year:*<br>2024          | Project Title:*<br>COUNTY CENTER FACILITY IMPROVEMENTS | Legislative District ID:<br>5,  |
| Category*<br>RECREATION FACILITIES | Department:*<br>PARKS, RECREATION & CONSERVATION       | CP Unique ID:<br>2365           |

### Overall Project Description

This project will reimagine the entire County Center facility and its adjacent property. The current condition of County Center will be analyzed to determine the requirements to restore the facility and the necessary modifications to move it into the future. Facility improvements will include all facets of the building interior and exterior; infrastructure and utilities, vehicular and pedestrian circulation, parking, landscaping and associated site work.

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Best Management Practices | <input type="checkbox"/> Energy Efficiencies     | <input checked="" type="checkbox"/> Infrastructure |
| <input checked="" 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 | 2024   | 2025   | 2026 | 2027 | 2028 | Under Review |
|------------------------|-------------------------------|--------------|--------|--------|------|------|------|--------------|
| Gross                  | 54,350                        | 4,350        | 25,000 | 25,000 | 0    | 0    | 0    | 0            |
| Less Non-County Shares | 0                             | 0            | 0      | 0      | 0    | 0    | 0    | 0            |
| Net                    | 54,350                        | 4,350        | 25,000 | 25,000 | 0    | 0    | 0    | 0            |

Expended/Obligated Amount (in thousands) as of : 698

**Current Bond Description:** Funding is requested for construction and construction management associated with the replacement of the roof and other associated building renovations of the County Center Building.

### Financing Plan for Current Request:

|                    |                      |
|--------------------|----------------------|
| Non-County Shares: | \$ 0                 |
| Bonds/Notes:       | 10,000,000           |
| Cash:              | 0                    |
| Total:             | <b>\$ 10,000,000</b> |

### SEQR Classification:

TYPE II

### Amount Requested:

10,000,000

### Expected Design Work Provider:

- |  |                                     |   |
|--|-------------------------------------|---|
| <input checked="" type="checkbox"/> County Staff | <input type="checkbox"/> Consultant | <input type="checkbox"/> Not Applicable |
|--|-------------------------------------|---|

### Comments:

### Energy Efficiencies:

### Appropriation History:

| Year | Amount    | Description                               |
|------|-----------|---|
| 2022 | 4,000,000 | STUDY AND DESIGN                          |
| 2023 | 350,000   | CONSTRUCTION AND CONSTRUCTION MANAGEMENT. |

### Total Appropriation History:

4,350,000

**Financing History:**

| Year | Bond Act # | Amount    | Issued | Description                           |
|------|------------|-----------|--------|---------------------------------------|
| 21   | 219        | 4,000,000 |        | 0 COUNTY CENTER FACILITY IMPROVEMENTS |
| 23   | 128        | 350,000   |        | 0 COUNTY CENTER FACILITY IMPROVEMENTS |

**Total Financing History:**

4,350,000

**Recommended By:****Department of Planning**

MLLL

**Date**

08-30-2023

**Department of Public Works**

RJB4

**Date**

08-30-2023

**Budget Department**

DEV9

**Date**

09-06-2023

**Requesting Department**

RCL3

**Date**

09-06-2023

## COUNTY CENTER FACILITY IMPROVEMENTS ( RCC17 )

**User Department :** Parks, Recreation & Conservation

**Managing Department(s) :** Parks, Recreation & Conservation ; Public Works ;

**Estimated Completion Date:** TBD

**Planning Board Recommendation:** Project has historical implications. Project approved in concept but subject to subsequent staff review.

### FIVE YEAR CAPITAL PROGRAM (in thousands)

|                  | Est Ult Cost | Appropriated | Exp / Obl | 2024   | 2025   | 2026 | 2027 | 2028 | Under Review |
|------------------|--------------|--------------|-----------|--------|--------|------|------|------|--------------|
| Gross            | 54,350       | 4,350        | 698       | 25,000 | 25,000 |      |      |      |              |
| Non County Share |              |              |           |        |        |      |      |      |              |
| Total            | 54,350       | 4,350        | 698       | 25,000 | 25,000 |      |      |      |              |

### Project Description

This project will reimagine the entire County Center facility and its adjacent property. The current condition of County Center will be analyzed to determine the requirements to restore the facility and the necessary modifications to move it into the future. Facility improvements will include all facets of the building interior and exterior; infrastructure and utilities, vehicular and pedestrian circulation, parking, landscaping and associated site work.

### Current Year Description

The current year request funds Phase 1 construction.

### Current Year Financing Plan

| Year | Bonds      | Cash | Non County Shares | Total      |
|------|------------|------|-------------------|------------|
| 2024 | 25,000,000 |      |                   | 25,000,000 |

### Impact on Operating Budget

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

### Appropriation History

| Year  | Amount    | Description  | Status      |
|-------|-----------|--|-------------|
| 2022  | 4,000,000 | Study and design   | DESIGN      |
| 2023  | 350,000   | Construction and construction management theatrical stage lighting system. | IN PROGRESS |
| Total | 4,350,000 |  |             |

### Prior Appropriations

|               | Appropriated | Collected | Uncollected |
|---------------|--------------|-----------|-------------|
| Bond Proceeds | 4,350,000    |           | 4,350,000   |
| Total         | 4,350,000    |           | 4,350,000   |

### Bonds Authorized

| Bond Act | Amount    | Date Sold | Amount Sold | Balance   |
|----------|-----------|-----------|-------------|-----------|
| 219 21   | 4,000,000 |           |             | 4,000,000 |
| 128 23   | 350,000   |           |             | 350,000   |
| Total    | 4,350,000 |           |             | 4,350,000 |