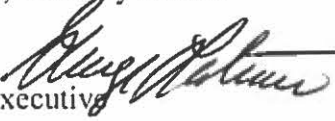


July 12, 2021

TO: Hon. Benjamin Boykin, Chair  
Hon. Alfreda Williams, Vice Chair  
Hon. MaryJane Shimsky, Majority Leader  
Hon. Margaret Cunzio, Minority Leader

FROM: George Latimer   
Westchester County Executive

RE: Message Requesting Immediate Consideration: **CBA & Bond Act – B0114 – Infrastructure Rehabilitation, Valhalla Campus '21-'25.**

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This will confirm my request that the Board of Legislators allow submission of the referenced communication to be submitted to the Board of Legislators July 12, 2021 Agenda.

Transmitted herewith for your review and approval is an Act to amend the current-year capital budget (“Capital Budget Amendment”) as well as a related bond act (“Bond Act,”) which, if adopted, would authorize the County of Westchester (“County”) to issue up to \$11,380,000 in bonds of the County to finance the following capital project: B0114.

Therefore, since this communication is of the utmost importance, it is respectfully submitted that the County Board of Legislators accepts this submission for July 12, 2021 “blue sheet” calendar.

Thank you for your prompt attention to this matter.



George Latimer  
County Executive

July 12, 2021

Westchester County Board of Legislators  
800 Michaelian Office Building  
White Plains, New York 10601

Dear Members of the Board of Legislators:

Transmitted herewith for your review and approval is an Act to amend the current-year capital budget (“Capital Budget Amendment”) as well as a related bond act (“Bond Act,”) which, if adopted, would authorize the County of Westchester (“County”) to issue up to \$11,380,000 in bonds of the County to finance the following capital project:

B0114 – Infrastructure Rehabilitation, Valhalla Campus (2021-2025) (“B0114”).

The proposed Capital Budget Amendment will amend the County’s current-year capital budget to increase the current-year appropriation for B0114 by \$11,380,000.

The Bond Act, in the amount of \$11,380,000 would finance the cost of replacement of the steam line serving the Public Labs Building and Woodfield Cottage on the Valhalla Campus, including a new above ground high pressure steam and condensate system and associated auxiliary equipment.

The Department of Public Works and Transportation (“Department”) has advised that the original intent was to fund a portion of the work with financing to be provided by the New York Power Authority. However, following additional review and consultation with the Budget Department, the Department determined that it is more advantageous to the County to finance the entire project with County bonds.

It should be noted that your Honorable Board has previously authorized the County to issue bonds for prior separate components of this project as provided in the annexed fact sheet

The Planning Department has advised that based on its review, the above-referenced capital project has been 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 further environmental review is required. As you know, your Honorable Board may use such expert advice to reach its own conclusion.

Office of the County Executive

Michaelian Office Building  
148 Martine Avenue  
White Plains, New York 10601

Email: CE@westchestergov.com  
Telephone: (914) 995-2900

westchestergov.com

The Planning Department has advised that the Planning Board has previously reviewed this project and issued a report, and that since there is no change in the scope of the work and this is simply a change in the financing plan, no further action by the Planning Board is necessary at this time.

Based on the importance of this capital project to the County, favorable action on the annexed proposed Acts is respectfully requested.

Sincerely,

A handwritten signature in cursive script, appearing to read "George Latimer".

George Latimer  
County Executive

Attachments

**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 an Act, which, if adopted, will amend the County’s current-year capital budget (“Capital Budget Amendment”), as well as adoption of a related bond act (“Bond Act”) in the amount of \$11,380,000 prepared by the law firm Harris Beach, PLLC, to finance capital project B0114 – Infrastructure Rehabilitation, Valhalla Campus (2021-2025) (“B0114”).

Your Committee is advised that the Capital Budget Amendment will amend the County’s current-year capital budget to increase the County share for this project by \$11,380,000.

The Bond Act, in the amount of \$11,380,000 would finance the cost of replacement of the steam line serving the Public Labs Building and Woodfield Cottage on the Valhalla Campus, including a new above ground high pressure steam and condensate system and associated auxiliary equipment.

The Department of Public Works and Transportation (“Department”) has advised that the original intent was to fund a portion of the work with financing to be provided by the New York Power Authority. However, following additional review and consultation with the Budget Department, the Department determined that it is more advantageous to the County to finance the entire project with County bonds.

It should be noted that your Honorable Board has previously authorized the County to issue bonds for prior separate components of this project as provided in the annexed fact sheet.

The Planning Department has advised your Committee that based on its review, the above-referenced capital project has been 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 further environmental review is required. Your Committee has reviewed the annexed SEQR document and concurs with this conclusion.

The Planning Department has advised your Committee that the Planning Board has previously reviewed this project and issued a report, and that since there is no change in the scope of the work and this is simply a change in the financing plan, no further action by the Planning Board is necessary at this time.

Your Committee has carefully considered the proposed Capital Budget Amendment, as well as the related Bond Act, and recommends approval of both of the proposed Acts, noting that the Bond Act may only be enacted following adoption of the Capital Budget Amendment. It should also be noted that an affirmative vote of two-thirds of the members of your Honorable Board is required in order to amend the County's Capital Budget and to adopt the Bond Act.

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

**COMMITTEE ON**

# FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: B0114

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 \$ 11,380,000 PPU 10 Anticipated Interest Rate 0.77%

Anticipated Annual Cost (Principal and Interest): \$ 1,186,319

Total Debt Service (Annual Cost x Term): \$ 11,863,190

Finance Department: Interest rates from July 1, 2021 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: 124

## SECTION E - EXPECTED DESIGN WORK PROVIDER

County Staff

Consultant

Not Applicable

Prepared by: Robert Abbamont

Title: Director of Operations (Capital Planning)

Department: Public Works/Transportation


Date: 7/7/21

Reviewed By: [Signature]

Budget Director

Date: 7/9/21

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

FROM: David S. Kvinge, AICP, RLA, CFM   
Director of Environmental Planning

DATE: July 1, 2021

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:  
B0114 Infrastructure Rehabilitation, Valhalla Campus (2021-2025)**

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**PROJECT/ACTION:** Per Capital Project Fact Sheet as approved by the Planning Department on 05-25-2021 (Unique ID: 1684)

With respect to the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617, the Planning Department recommends that no further 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)(26):** routine or continuing agency administration and management, not including new programs or major reordering of priorities that may affect the environment.
- 

**COMMENTS:** This project was previously reviewed by the Board of Acquisition and Contract (A&C), which classified the project as an Unlisted Action. An environmental assessment was completed and a Negative Declaration was issued by the Board of A&C on May 3, 2018. Construction is almost complete. The current bond request is to provide funds to reimburse New York Power Authority for the cost of the project.

DSK/cnm

cc: Andrew Ferris, Chief of Staff  
Paula Friedman, Assistant to the County Executive  
Tami Altschiller, Assistant Chief Deputy County Attorney  
Gideon Grande, Deputy Budget Director  
Lorraine Yazzetta, Associate Budget Director  
Anthony Zaino, Assistant Commissioner  
William Brady, Chief Planner  
Michael Lipkin, Associate Planner  
Claudia Maxwell, Associate Environmental Planner

An Act amending the 2021 County  
 Capital Budget Appropriations for  
 Capital Project - B0114 - Infrastructure  
 Rehabilitation, Valhalla Campus 2021-  
 2025

BE IT ENACTED by the Board of Legislators of the County of Westchester as follows:

Section 1. The Capital section of the 2021 County Budget is hereby amended as follows:

	Previous 2021 Appropriation	Change	Revised 2021 Appropriation
I. Appropriation	\$900,000	\$11,380,000	\$12,280,000

Section 2. The estimated method of financing in the Capital Section of the 2021 Westchester County Capital Budget is amended as follows:

II. METHOD OF FINANCING

Bonds and/or Notes	\$900,000	\$11,380,000	\$12,280,000
Non County Shares	\$0		\$0
Cash	\$0		\$0
Total	<u>\$900,000</u>	<u>\$11,380,000</u>	<u>\$12,280,000</u>

Section 3. The ACT shall take effect immediately.