

September 13, 2024

TO: Hon. Vedat Gashi, Chair  
Hon. Jose Alvarado, Vice Chair  
Hon. Tyrae Woodson-Samuels, Majority Leader  
Hon. Margaret Cunzio, Minority Leader

FROM: George Latimer   
Westchester County Executive

RE: **Message Requesting Immediate Consideration: CBA & Bond Act –  
BLR12 – Labs & Research Facility Rehabilitation and Upgrade.**

---

This will confirm my request that the Board of Legislators allow submission of the referenced communication to be submitted to the Board of Legislators September 16, 2024 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 (the “Bond Act,”) which, if adopted, would authorize the County of Westchester (“County”) to issue up to \$4,200,000 in bonds of the County to finance the following capital project: BLR12.

Therefore, since this communication is of the utmost importance, it is respectfully submitted that the County Board of Legislators accepts this submission for September 16, 2024 “blue sheet” calendar.

Thank you for your prompt attention to this matter.



**George Latimer**  
County Executive

September 6, 2024

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 (the "Bond Act,") which, if adopted, would authorize the County of Westchester ("County") to issue up to \$4,200,000 in bonds of the County to finance the following capital project:

**BLR12 – Labs & Research Facility Rehabilitation and Upgrade ("BLR12").**

The proposed Capital Budget Amendment will amend the County's current-year capital budget to increase the County share for BLR12 by \$4,200,000.

The Bond Act, in the amount of \$4,200,000, would finance the cost of schematic design for a new facility for the Department of Labs & Research (the "Department"). The current building, which houses the Office of the Medical Examiner as well as the Department's various forensic, environmental and microbiologic divisions, has deteriorated significantly in recent years and is in need of replacement. The Department has advised that after initial feasibility studies, including exploring remediation, renovations and additions to the existing building were conducted, the preferred solution is to replace the building altogether. The schematic design will assist the Department in evaluating energy efficiency strategies and carbon footprint reduction, including high efficiency building envelopes, HVAC systems, lighting and energy management systems and renewable and alternate energy integration and conservation for the new building.

Following bonding authorization, schematic design will be scheduled and is anticipated to take six (6) months to complete and will be performed by an outside consultant.

It should be noted that your Honorable Board has previously authorized the County to issue bonds for BLR12 as follows: Bond Act No. 23-2021 in the amount of \$500,000, which authorized financing for a study to evaluate possible additions and renovation strategy for the facility. These bonds have not been sold.

Office of the County Executive

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

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

[westchestergov.com](http://westchestergov.com)

As your Honorable Board may know, Section 167.131 of the County Charter mandates that a capital budget amendment that introduces a new capital project or changes the location, size or character of an existing capital project be accompanied to the Board of Legislators by a report of the Westchester County Planning Board (the "Planning Board") with respect to the physical planning aspects of the project. Accordingly, the Planning Board report is herewith attached.

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

Sincerely,

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

George Latimer  
Westchester 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 (the “Bond Act”) in the total amount of \$4,200,000, to finance capital project BLR12 – Labs & Research Facility Rehabilitation and Upgrade (“BLR12”).

Your Committee is advised that the Capital Budget Amendment will amend the County’s current-year capital budget to increase the County share for BLR12 by \$4,200,000.

The Bond Act, in the amount of \$4,200,000, which was prepared by the law firm of Hawkins Delafield and Wood, PLLC, would finance the cost of schematic design for a new facility for the Department of Labs & Research (the “Department”). Your Committee is advised that the current building, which houses the Office of the Medical Examiner as well as the Department’s various forensic, environmental and microbiologic divisions, has deteriorated significantly in recent years and is in need of replacement. The Department has advised that after initial feasibility studies, including exploring remediation, renovations and additions to the existing building were conducted, the preferred solution is to replace the building altogether.

Your Committee is advised that the schematic design will assist the Department in evaluating energy efficiency strategies and carbon footprint reduction, including high efficiency building envelopes, HVAC systems, lighting and energy management systems and renewable and alternate energy integration and conservation for the building.

Following bonding authorization, schematic design will be scheduled and is anticipated to take six (6) months to complete and will be performed by an outside consultant.

Your Committee notes that your Honorable Board has previously authorized the County to issue bonds for BLR12 as follows: Bond Act No. 23-2021 in the amount of \$500,000, which

authorized financing for a study to evaluate possible additions and renovation strategy for the facility. These bonds have not been sold.

The Planning Department has advised your Committee that based on its review, the above-referenced capital project 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.

As your Honorable Board may know, Section 167.131 of the County Charter mandates that a capital budget amendment that introduces a new capital project or changes the location, size or character of an existing capital project be accompanied to the Board of Legislators by a report of the Westchester County Planning Board (the “Planning Board”) with respect to the physical planning aspects of the project. Accordingly, the required Planning Board report is herewith attached.

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: \_\_\_\_\_, 2024  
White Plains, New York

**COMMITTEE ON**



# FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BLR12

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 \$ 4,200,000 PPU 5 Anticipated Interest Rate 2.40%

Anticipated Annual Cost (Principal and Interest): \$ 910,706

Total Debt Service (Annual Cost x Term): \$ 4,553,531

Finance Department: maab 9-10-24

## 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: 46

Prepared by: Keith Hoffman

Title: Chief Administrator

Department: Laboratories & Research

Date: 9/10/24

Reviewed By: 

Budget Director

Date: <sup>20 9/10/24</sup>  
10/9/11/24

9/10/24

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: September 4, 2024

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:  
BLR12 Labs & Research Facility Rehabilitation and Upgrade**

---

**PROJECT/ACTION:** Per Capital Project Fact Sheet as approved by the Planning Department on  
08-05-2024 (Unique ID: 2596)

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)(27):** conducting concurrent environmental, engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary to the formulation of a proposal for action, provided those activities do not commit the agency to commence, engage in or approve such action.

---

**COMMENTS:** The current request is for design only.

DSK/dvw

cc: Andrew Ferris, Chief of Staff  
Paula Friedman, Assistant to the County Executive  
Lawrence Soule, Budget Director  
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  
Michael Lipkin, Associate Planner  
Claudia Maxwell, Associate Environmental Planner

**RESOLUTION 24-<sup>36</sup>**  
**WESTCHESTER COUNTY PLANNING BOARD**

Amendment of Planning Board Report on 2024 Capital Project Requests

**BLR12 Labs and Research Rehabilitation and Upgrade**  
**Capital Budget Amendment**

**WHEREAS**, the County Executive will submit legislation to the County Board of Legislators for a Capital Budget Amendment to amend the capital program for **BLR12 Labs and Research Rehabilitation and Upgrade** by adding funds to 2024 Capital Plan for the design of a new Labs and Research facility at the Grasslands Campus in Valhalla; and

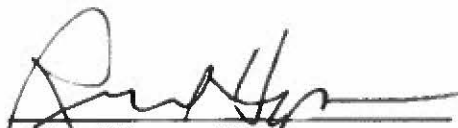
**WHEREAS** the proposed new building will be replacing the existing facility that is beyond its useful life. The design will include recommended energy efficiency strategies and carbon footprint reduction including high efficiency building envelope, HVAC systems, lighting and energy management systems, renewable and alternative energy integration and conservation; and

**WHEREAS**, the purpose and intent of the schematic design consistent with the County Planning Board's long-range planning policies set forth in *Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning*, adopted by the Board on May 6, 2008, amended January 5, 2010; and

**WHEREAS**, the current request is to add \$4.2M for design of this project to the 2024 Capital Budget; now therefore, be it

**RESOLVED**, that the County Planning Board, pursuant to Section 167.131 of the County Charter, amends its Report of 2024 Capital Project Requests to include capital project **BLR12 Labs and Research Rehabilitation and Upgrade** to the 2024 Capital Projects Requests.

Adopted this 4th day of September, 2024

  
Richard Hyman, Chair



## BLR12 Labs & Research Facility Rehabilitation and Upgrade

### FIVE YEAR CAPITAL PROGRAM (in thousands)

	Total Cost	Appropriated	2024	2025	2026	2027	2028	Under Review
Gross	500	500	0	0	0	0	0	4,200
Non-County Share	0	0	0	0	0	0	0	0
County Share	500	500	0	0	0	0	0	4,200

### Project Description

This project funds the study for multi-year infrastructure improvements at the County's Department of Labs & Research building located on the Valhalla Campus at Grasslands in Mount Pleasant.

The current request will provide funding for the design of a new laboratories and research building, replacing the existing facility that is beyond its useful life. The design will include energy efficiency strategies and carbon footprint reduction including high efficiency building envelope, HVAC systems, lighting and energy management systems, renewable and alternative energy integration and conservation.

The current request is for a Capital Budget Amendment to add \$4.2M for design of this project to the 2024 Capital Budget.

### Appropriation Requests

2021: Feasibility study for multi-year space utilization and infrastructure improvements.

2024: Schematic design for new Labs and Research facility (shown in under review until approved)

### Justification

A feasibility study will be undertaken to investigate how a possible additional and a multiyear renovation strategy will best rehabilitate, provide infrastructure improvements and adequate space for continual functionality and service at the existing Labs & Research facility.

### Consistency with Programs or Plans

This project is generally consistent with the policies of "Westchester 2025" in that it helps maintain County physical facilities in good condition and supports capital improvements for physical facilities that enable the County and municipalities to deliver social services, public safety services and emergency services in an efficient, economic and humane manner.

### Planning Board Analysis

PL2: The Planning Board supports the proposed long-range study. Planning Department staff will monitor the progress of design to address safety, aesthetic and environmental planning concerns.

An Act amending the 2024 County  
 Capital Budget Appropriations for  
 Capital Project BLR12 LABS &  
 RESEARCH FACILITY  
 REHABILITATION AND UPGRADE

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

Section 1. The Capital section of the 2024 County Budget is hereby amended as follows:

	Previous 2024 Appropriation	Change	Revised 2024 Appropriation
I. Appropriation	\$500,000	\$4,200,000	\$4,700,000

Section 2. The estimated method of financing in the Capital Section of the 2024 Westchester County Capital Budget is amended as follows:

II. METHOD OF  
 FINANCING

Bonds and/or Notes	\$500,000	\$4,200,000	\$4,700,000
Non County Shares	\$0		\$0
Cash	\$0		\$0
Total	<u>\$500,000</u>	<u>\$4,200,000</u>	<u>\$4,700,000</u>

Section 3. The ACT shall take effect immediately.