

**ACT 91 - 2026
(BOND) ACT 92 - 2026**

Reference BCR66

**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 \$3,540,000 prepared by the law firm Harris Beach Murtha, to finance a new capital project, BCR66 – Correctional Facility Chiller Replacement ("BCR66").

The proposed Capital Budget Amendment will amend the County's current-year capital budget to add a new capital project BCR66, and to add a County share for BCR66 in the amount of \$3,540,000.

The Bond Act, in the amount of \$3,540,000, would finance the cost of improvements to the jail tower at the County's Norwood E. Jackson Correctional Center, including replacement of chiller CH-3 and all related work.

The Department of Correction ("Department") has advised that the Capital Budget Amendment is necessary to fund the replacement of chiller CH-3 which recently failed. The new chiller will be a modern, energy-efficient equivalent featuring a variable frequency drive to optimize system performance.

Following bond authorization, design will begin and is estimated to take two months to complete. It is anticipated that design will be completed by in-house staff. It is estimated that work will take eight months to complete and will begin after execution of the purchase and installation contract.

The Planning Department has advised your Committee that based on its review, BCR66 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.

In addition, Section 167.131 of the Laws of Westchester County 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 for BCR66 will be transmitted under separate cover.

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 as well as to adopt the related Bond Act.

Dated: 4/27, 2026
White Plains, New York

Vedat Jasiri
Arant Narban
J. Williams
J. Williams

Vedat Jasiri
Arant Narban
J. Williams

Vedat Jasiri
Arant Narban
J. Williams

s: MG/4-8-26

Budget & Appropriations

Infrastructure
& Housing

Public Safety
& Veterans

Dated: April 27, 2026

White Plains, New York

The following members attended the meeting remotely and approved this item out of Committee with an affirmative vote. Their electronic signature was authorized and is below.

Budget and Appropriations

A handwritten signature in cursive script, appearing to read "Joseph P. Griffin".

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BCR66

☐ 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 \$ 3,540,000 PPU 10 Anticipated Interest Rate 2.87%

Anticipated Annual Cost (Principal and Interest): \$ 412,405

Total Debt Service (Annual Cost x Term): \$ 4,124,050

Finance Department: Interest rates from April 14, 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: 38

Prepared by: William Fallon

Title: Director of Admin. Services

Department: Correction

Date: 4/15/26

Reviewed By:

DV 4/15/26

Christina Ranzetta
Budget Director

Date:

4/15/26

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: April 10, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
BCR66 CORRECTIONAL FACILITY CHILLER REPLACEMENT**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 04/07/2026 (Unique ID: 3210)

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/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

An Act amending the 2026 County
Capital Budget Appropriations for
Capital Project BCR66 CORRECTIONAL
FACILITY CHILLER REPLACEMENT

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

Section 1. The Capital section of the 2026 County Budget is hereby amended as follows:

Previous 2026 Appropriation	Change	Revised 2026 Appropriation
<u>\$ 0</u>	<u>\$ 3,540,000</u>	<u>\$ 3,540,000</u>

Section 2. The estimated method of financing in the Capital Section of the 2026 Westchester County Capital Budget is amended as follows:

II. METHOD OF FINANCING

Bonds and/or Notes	\$ 0	\$ 3,540,000	\$ 3,540,000
Non County Shares	\$ 0	\$ 0	\$ 0
Cash	\$ 0	\$ 0	\$ 0
Total	<u>\$ 0</u>	<u>\$ 3,540,000</u>	<u>\$ 3,540,000</u>

Section 3. The ACT shall take effect immediately.

REFERENCE BCR66

ACT NO. 92 - 2026

BOND ACT AUTHORIZING THE ISSUANCE OF \$3,540,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE IMPROVEMENTS TO THE JAIL TOWER AT THE NORWOOD E. JACKSON CORRECTIONAL CENTER; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$3,540,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$3,540,000 BONDS HEREIN AUTHORIZED TO FINANCE SUCH COST; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS.

(Adopted 05/04 , 2026)

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, to the provisions of other laws applicable thereto, \$3,540,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of the improvements to the jail tower at the Norwood E. Jackson Correctional Center, including replacement of chiller CH-3 and all related work; 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 objects or purposes, including preliminary costs and costs incidental thereto and the financing thereof is \$3,540,000. The plan of financing includes the issuance of \$3,540,000 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.

Section 2. The period of probable usefulness applicable to the specific object or purpose for which bonds authorized by this resolution is to be issued within the limitations of Section 11.00 a. 13 of the Law, is ten (10) 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 \$3,540,000. This Act is a declaration of official intent adopted pursuant to the requirements of Treasury Regulation Section 1.150-2.

Section 4. 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 5. 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. 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 6. 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 7. This Act shall take effect in accordance with Section 107.71 of the Westchester County Charter.

* * *

CAPITAL PROJECT FACT SHEET

**Project ID:*
BCR66**

☒ CBA

Fact Sheet Date:*
04-06-2026

Fact Sheet Year:*
2026

Project Title:*
CORRECTIONAL FACILITY CHILLER 3,
REPLACEMENT

Legislative District ID:

Category*
BUILDINGS, LAND &
MISCELLANEOUS

Department:*
CORRECTION

CP Unique ID:
3210

Overall Project Description

This project provides for the comprehensive replacement of the existing chillers that serve the Jail tower at the Norwood E. Jackson Correctional Center. The first phase of this project replaces Chiller CH-3.

☒ Best Management Practices

☒ Energy Efficiencies

☒ Infrastructure

☒ Life Safety

☐ Project Labor Agreement

☐ Revenue

☐ Security

☐ Other

FIVE-YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Appropriated	2026	2027	2028	2029	2030	Under Review
Gross	3,540	0	0	0	0	0	0	3,540
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	3,540	0	0	0	0	0	0	3,540

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

Current Bond Description: Funding is requested for the replacement of chiller CH-3 and all related work.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	3,540,000
Cash:	0
Total:	\$ 3,540,000

SEQR Classification:

TYPE II

Amount Requested:

3,540,000

Expected Design Work Provider:

☒ County Staff

☐ Consultant

☐ Not Applicable

Comments:

A capital budget amendment (CBA) in the amount of \$3,540,000, shown Under Review, is requested to fund the replacement of chiller CH-3 which recently failed.

Energy Efficiencies:

THE NEW CHILLER WILL BE A MODERN, ENERGY-EFFICIENT EQUIVALENT FEATURING A VARIABLE FREQUENCY DRIVE (VFD) TO OPTIMIZE SYSTEM PERFORMANCE.

Total Financing History:

0

Recommended By:

Department of Planning

DVWA

Date

04-07-2026

Department of Public Works

RJB4

Date

04-07-2026

Budget Department

DEV9

Date

04-08-2026

Requesting Department

WPF4

Date

04-08-2026

430 STATE OF NEW YORK)
)
COUNTY OF WESTCHESTER)

I, the undersigned Clerk of the Board of Legislators of the County of Westchester, New York, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Board of Legislators of said County, including the Bond Act contained therein, held on May 4, 2026 with the original thereof on file in my office, and that the same is a true and correct transcript therefrom and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Board had due notice of said meeting.

I FURTHER CERTIFY that, pursuant to Section 103 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public.

I FURTHER CERTIFY that, PRIOR to the time of said meeting, I duly caused a public notice of the time and place of said meeting to be to be given to the following newspapers and/or other news media as follows:

Newspaper and/or other news media

Date Given
April 30, 2026

News Channel 12
The Journal News
Hometown Media
CBS2NY
The Examiner News
WABCTV News

I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused public notice of the time and place of said meeting to be conspicuously posted in the following designated public location(s) on the following dates:

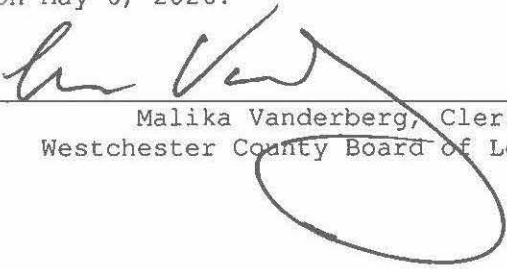
Designated Location(s)
of posted notice

Date of Posting
April 30, 2026

www.westchesterlegislators.com

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County Board of Legislators on May 6, 2026.





Malika Vanderberg, Clerk
Westchester County Board of Legislators

The foregoing Bond Act was duly put to a vote which resulted as follows:

AYES:

Legislator Jose Alvarado
Legislator Nancy Barr
Legislator Terry Clements
Legislator Margaret Cunzio
Legislator Vedat Gashi
Legislator Judah Holstein
Legislator David Imamura
Legislator Anant Nambiar
Legislator James Nolan
Legislator Erika Pierce
Legislator Jennifer Puja
Legislator Colin Smith
Legislator David Tubiolo
Legislator Emiljana Ulaj
Legislator Shanae Williams
Legislator Jewel Williams-Johnson
Legislator Tyrae Woodson-Samuels

NOES:

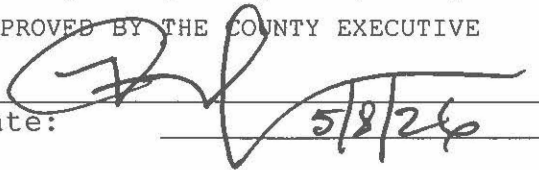
ABSENT:

EXCUSED:

The Bond Act was thereupon declared duly adopted.

* * * * *
APPROVED BY THE COUNTY EXECUTIVE

Date:


5/8/26

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

I HEREBY CERTIFY that I have compared the foregoing Act No. 91 - 2026, and (Bond) Act No. 92 - 2026, with the originals on file in my office, and that the same are correct transcripts therefrom, and of the whole, of said original Act, and (Bond) Act, which were duly adopted by the Westchester County Board of Legislators, of the County of Westchester on May 4, 2026, and approved by the County Executive on May 8, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said County Board of Legislators on this 8th day of May, 2026.

Malika Vanderberg

Malika Vanderberg

The Clerk of the Westchester County
Board of Legislators

County of Westchester, New York

