

Westchester County

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 which, if adopted, would authorize the County of Westchester ("County") to amend its current year Capital Budget ("Capital Budget Amendment"), as well as adopt a related bond act (the "Bond Act") to finance the following capital project:

A0134 – HVAC Upgrades, Terminal Building ("A0134").

The Capital Budget Amendment, in the amount of \$1,400,000, is requested to fund an increase in costs associated with this project. Since its inception, various costs associated with construction and procurement for this project have increased. Factors such as inflation, supply chain disruptions, and market demand have all had a significant impact on this project's budget.

The Bond Act, in the amount of \$1,750,000, would finance additional construction funding associated with the replacement of HVAC components in the Airport Terminal Building that have exceeded their useful life. The new components will be energy-efficient and will service the same area as the old components.

The Department of Public Works and Transportation has advised that design services are completed. Following bonding authorization, construction will be scheduled and is anticipated to take four (4) 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 for A0134 as provided in the attached fact sheet.

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. The Planning Department has advised that the Planning Board has previously reviewed A0134 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 project to the County, favorable action on the proposed Capital Budget Amendment and related Bond Act is most respectfully requested.

Sincerely,

A handwritten signature in black ink, appearing to read "George Latimer", written in a cursive style.

George Latimer
Westchester County Executive

GL/HJG/jpg/nn

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

Your Committee is in receipt of a transmission from the County Executive recommending approval by the County of Westchester (“County”) of an act amending the County’s current-year capital budget (“Capital Budget Amendment”), as well as adoption of a related bond act (the “Bond Act”) which, if approved, will authorize the County to issue \$1,750,000 in bonds of the County to finance capital project A0134 – HVAC Upgrades, Terminal Building (“A0134”).

Your Committee is advised that the Capital Budget Amendment, in the amount of \$1,400,000, is requested to fund an increase in costs associated with this project. Your Committee is advised that since its inception, various costs associated with construction and procurement for this project have increased. Factors such as inflation, supply chain disruptions, and market demand have all had a significant impact on this project’s budget.

The Bond Act, in the amount of \$1,750,000, which was prepared by the law firm of Harris Beach, PLLC, would finance additional construction funding associated with the replacement of HVAC components in the Airport Terminal Building that have exceeded their useful life. The new components will be energy-efficient and will service the same area as the old components.

Your Committee is advised that design services have been completed. Following bonding authorization, construction will be scheduled and is anticipated to take four (4) months to complete and will begin after award and execution of the construction contracts.

Your Committee notes that your Honorable Board has previously authorized the County to issue bonds for A0134 as provided in the attached fact sheet.

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.

Additionally, 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. The Planning Department has advised that the Planning Board has previously reviewed A0134 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 can only be enacted following adoption of the Capital Budget Amendment. It should be further 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 #: A0134

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 \$ 1,750,000 PPU 10 Anticipated Interest Rate 2.55%

Anticipated Annual Cost (Principal and Interest): \$ 201,777

Total Debt Service (Annual Cost x Term): \$ 2,017,771

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: 19

Prepared by: Brian Hegt

Title: Director of Government & Community Relations

Department: Public Works/Transportation

Date: 9/12/24


Reviewed By: 

Date: 9/12/24

Budget Director

9/13/24

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:
A0134 HVAC UPGRADES TERMINAL BUILDING**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 08-21-2024 (Unique ID: 2615)

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
Dianne Vanadia, Associate Budget Director
Lauren Walsh, Deputy Airport Manager – Administration
Christopher Prashad, Program Manager, Westchester County Airport
Susan Darling, Chief Planner
Michael Lipkin, Associate Planner
Claudia Maxwell, Principal Environmental Planner



Memorandum

Department of Planning

432 Michaelian Office Building
White Plains, NY 10601

To: The Westchester County Planning Board

From: Susan Darling, Chief Planner

A handwritten signature in blue ink, appearing to be "SD", located to the right of the "From:" line.

Date: August 21, 2024

RE: **NO-ACTION MEMO - Capital Budget Amendment – A0134 HVAC Upgrades, Terminal Building (2024 Capital Budget Amendment)**

The County Executive is requesting an amendment to the 2024 Capital Budget to modify the funding of the above project. Capital project **A0134 HVAC Upgrades, Terminal Building (2024 CBA)** will fund the replacement of HVAC components that are beyond end-of-life, with energy efficient components to service the same area.

The capital budget amendment is needed because various costs associated with construction and procurement have increased. Factors such as inflation, supply chain disruptions, and market demand have all had a significant impact on the cost of the project.

The CBA is a request for \$1.4M. The total amount to be bonded is \$1.75M, with \$350,000 coming from existing appropriations.

This project was classified as a PL2 in the 2017 Planning Board Report on the Capital Project Requests adopted July 12, 2016.

There are no changes to the physical planning aspects of this project as reviewed by the Board; therefore, no further action by your Board is necessary.

cc: Blanca P. López, Commissioner
David S. Kvinge, Assistant Commissioner
Michael Lipkin, Associate Planner

An Act amending the 2024 County
 Capital Budget Appropriations for
 Capital Project A0134 HVAC
 UPGRADES, TERMINAL BUILDING

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	\$1,100,000	\$1,400,000	\$2,500,000

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	\$1,100,000	\$1,400,000	\$2,500,000
Non County Shares	\$0		\$0
Cash	\$0		\$0
Total	\$1,100,000	\$1,400,000	\$2,500,000

Section 3. The ACT shall take effect immediately.