

Westchester County

George Latimer
County Executive

July 28, 2023

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 to as adopt a related amended bond act (“Amended Bond Act”) to finance the following capital project:

BPF36 – Parking Facility Rehabilitation, District Office Buildings (2015-2019) (“BPF36”).

The proposed Capital Budget Amendment will amend the County’s capital budget to increase the County share for BPF36 by \$400,000. The Department of Public Works and Transportation (“Department”) has advised that the Capital Budget Amendment is necessary as the final estimate amount for construction management and construction is higher than the original estimate which was prepared in 2014. Since then, escalation has been added to the budget, however, the final estimate provides a comprehensive and current evaluation of project cost.

The Amended Bond Act, in the total amount of \$2,600,000, which includes \$200,000 in previously authorized bonds of the County, would finance the cost of parking facility improvements at 100 East First Street, Mount Vernon and 450 Saw Mill River Road, Ardsley, including construction management and construction associated with pavement restoration, signage, pavement markings, and design costs in connection therewith.

This work is necessary because the pavement at both locations has reached the end of its useful life and is in a deteriorated condition.

Design is currently being undertaken by in-house staff and is expected to be completed by the third quarter of 2023. It is anticipated that construction will take approximately nine months to complete and will begin after award and execution of the construction contracts.

It should be noted that your Honorable Board has authorized the County to issue bonds for BPF36 as follows: Bond Act No. 186-2020 in the amount of \$200,000, which authorized the County to issue bonds to finance design in connection with BPF36. These bonds have not been sold. Accordingly, it is now requested that Bond Act No. 186-2020 be amended to increase the amount

Office of the County Executive

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authorized by \$2,400,000, for a total authorized amount, as amended, of \$2,600,000, to revise the scope of Bond Act No. 186-2020 to include work associated with the construction phase of BPF36, and to increase the period of probable usefulness of said bonds.

The Department of Planning has advised that based on its review, BPF36 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. As you know, your Honorable Board may use such expert advice to reach its own conclusion.

The Planning Department has advised that the Planning Board has previously reviewed BPF36 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 Amended Bond Act and Capital Budget Amendment is respectfully requested.

Sincerely,

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

George Latimer
County Executive

**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 amended bond act (“Amended Bond Act”) which, if adopted, will authorize the County to issue up to \$2,400,000 in additional bonds of the County to finance capital project BPF36 – Parking Facility Rehabilitation, District Office Buildings (2015-2019) (“BPF36”).

Your Committee is advised that the Capital Budget Amendment will amend the County’s capital budget to increase the County share for BPF36 by \$400,000. The Department of Public Works and Transportation (“Department”) has advised that the Capital Budget Amendment is necessary due to the final estimate amount for construction management and construction. The original estimate for the budget request was prepared in 2014. Since then, escalation has been added to the budget, however, the final estimate provides a comprehensive and current evaluation of project cost.

The related Amended Bond Act in the total amount of \$2,600,000, which includes \$200,000 in previously authorized bonds of the County was prepared by the law firm Harris Beach PLLC. and would finance the cost of parking facility improvements at 100 East First Street, Mount Vernon and 450 Saw Mill River Road, Ardsley, including construction management and construction associated with pavement restoration, signage, pavement markings, and design costs in connection therewith.

This work is necessary because the pavement at both locations has reached the end of its useful life and is in a deteriorated condition.

Design is currently being undertaken by in-house staff and is expected to be completed by the third quarter of 2023. It is anticipated that construction will take approximately nine months to complete and will begin after award and execution of the construction contracts.

It should be noted that your Honorable Board has authorized the County to issue bonds for BPF36 as follows: Bond Act No. 186-2020 in the amount of \$200,000, which authorized the County to issue bonds to finance design in connection with BPF36. These bonds have not been sold. Accordingly, it is now requested that Bond Act No. 186-2020 be amended to increase the amount authorized by \$2,400,000, for a total authorized amount, as amended, of \$2,600,000, to revise the scope of Bond Act No. 186-2020 to include work associated with the construction phase of BPF36, and to increase the period of probable usefulness of said bonds.

The Department of Planning has advised your Committee that based on its review, BPF36 may be classified as a Type "I" action pursuant to the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 ("SEQR"). Therefore, no environmental review is required. Your Committee has reviewed the annexed SEQR documentation and concurs with this recommendation.

The Planning Department has advised your Committee that the Planning Board has previously reviewed BPF36 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 Amended 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 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 Amended Bond Act.

Dated: _____, 20____.
White Plains, New York

COMMITTEE ON

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BPF36

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 \$ 2,600,000 PPU 10 Anticipated Interest Rate 2.72%

Anticipated Annual Cost (Principal and Interest): \$ 302,456

Total Debt Service (Annual Cost x Term): \$ 3,024,560

Finance Department: Interest rates from July 14, 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: 28

SECTION E - EXPECTED DESIGN WORK PROVIDER

County Staff

Consultant

Not Applicable

Prepared by: Jonna Robins

Title: Program Administrator Capital Planning

Department: Public Works and Transportation

Date: 7/17/23


Reviewed By: 

7/18/23

Budget Director

Date: 7/18/23

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: July 7, 2023

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
BPF36 Parking Facility Rehabilitation, District Office Buildings (2015-2019)**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 04-06-2023 (Unique ID: 2190)

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;
 - **617.5(c)(9):** construction or expansion of a primary or accessory/appurtenant, nonresidential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities.
-

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
Robert Abbamont, Director of Operations, Department of Public Works & Transportation
Dianne Vanadia, Associate Budget Director
Kelly Sheehan, Assistant Commissioner
Michael Lipkin, Associate Planner
Claudia Maxwell, Associate Environmental Planner

An Act amending the 2023 County
 Capital Budget Appropriations for
 Capital Project BPF36 Parking Facility
 Rehabilitation, District Office Buildings
 (2015 - 2019)

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

Section 1. The Capital section of the 2023 County Budget is hereby amended as follows:

| | Previous 2023 Appropriation | Change | Revised 2023 Appropriation |
|------------------|--------------------------------|-----------|-------------------------------|
| I. Appropriation | \$2,200,000 | \$400,000 | \$2,600,000 |

Section 2. The estimated method of financing in the Capital Section of the 2023 Westchester County Capital Budget is amended as follows:

II. METHOD OF FINANCING

| | | | |
|--------------------|-------------|-----------|-------------|
| Bonds and/or Notes | \$2,200,000 | \$400,000 | \$2,600,000 |
| Non County Shares | \$0 | | \$0 |
| Cash | \$0 | | \$0 |
| Total | \$2,200,000 | \$400,000 | \$2,600,000 |

Section 3. The ACT shall take effect immediately.