



George Latimer  
County Executive

February 9, 2022

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 a bond act ("Bond Act") which, if adopted, would authorize the County of Westchester ("County") to issue bonds in the amount of \$730,000 to finance a component the following capital project:

WCC79 – Roof Replacement Various Buildings ("WCC79").

The Bond Act, in the amount of \$730,000, would finance the County's approximately 50% share of the cost of the design and construction of a phase of the Westchester Community College ("College") roof replacement program, including design and construction to replace roofs on the Physical Education Building on the College's campus.

The College has advised that the total amount appropriated for WCC79 is \$1,460,000, of which 50% (\$730,000) will be funded by New York State and 50% by the County.

The College has further advised that this phase is necessary to preserve the College's critical infrastructure and reduce the risk of roof leaks that have the potential to cause severe damage to the buildings strength, foundation and overall structure due to rotting. Roofs that remain in place after their useful life will have an increased risk of damage.

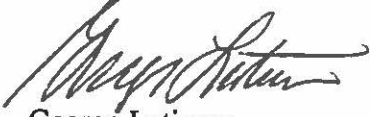
Following receipt by the College of New York State funds and County bonding authorization, design will be scheduled and is anticipated to take twelve months to complete. It is anticipated that the design work will be completed by consultants. It is estimated that construction will take twelve months to complete and will begin after award and execution of the construction contracts.

It should be noted that your Honorable Board has previously authorized bonding in connection with WCC79 as indicated 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.

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

Sincerely,

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

George Latimer  
County Executive

GL/BM/DG/jpg  
Attachment

**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 a bond act (“Bond Act”) in the amount of \$730,000 to finance a component of capital project WCC79 – Roof Replacement Various Buildings (“WCC79”). The Bond Act, which was prepared by the law firm of Hawkins, Delafield & Wood, will finance the County’s approximately 50% share of the cost of the design and construction of a phase of the Westchester Community College (“College”) roof replacement program, including design and construction to replace roofs on the Physical Education Building on the College campus.

The College has advised that the total amount appropriated for WCC79 is \$1,460,000, of which 50% (\$730,000) will be funded by New York State and 50% by the County.

The College has further advised that this phase is necessary to preserve the College’s critical infrastructure and reduce the risk of roof leaks that have the potential to cause severe damage to the buildings strength, foundation and overall structure due to rotting. Roofs that remain in place after their useful life will have an increased risk of damage.

Following receipt by the College of New York State funds and County bonding authorization, design will be scheduled and is anticipated to take twelve months to complete. It is anticipated that the design work will be completed by consultants. It is estimated that construction will take twelve 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 bonding in connection with WCC79 as indicated 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 documentation and concurs with this conclusion.

It should be noted that an affirmative vote of two-thirds of the members of your Honorable Board is required in order to adopt the Bond Act. Your Committee recommends the adoption of the proposed Bond Act.

Dated: \_\_\_\_\_, 2022  
White Plains, New York

**COMMITTEE ON**

c/jpg/1718-22

# FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: WCC79

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 \$ 730,000 PPU 15 Anticipated Interest Rate 1.41%

Anticipated Annual Cost (Principal and Interest): \$ 54,172

Total Debt Service (Annual Cost x Term): \$ 812,580

Finance Department: Interest rates from January 26, 2022 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):

No operating impact

## SECTION D - EMPLOYMENT

As per federal guidelines, each \$92,000 of appropriation funds one FTE Job

Number of Full Time Equivalent (FTE) Jobs Funded: 7

## SECTION E - EXPECTED DESIGN WORK PROVIDER

County Staff

Consultant

Not Applicable

Prepared by: Dawn Gillins

Title: Controller

Department: Westchester Community College


Date: 2/4/22

Reviewed By: 

Budget Director

Date: 2/7/22

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

FROM: David S. Kvinge, AICP, RLA, CFM   
Assistant Commissioner

DATE: January 28, 2022

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:  
WCC79 ROOF REPLACEMENTS VARIOUS BUILDINGS**

---

**PROJECT/ACTION:** Per Capital Project Fact Sheet as approved by the Planning Department on 01-11-2022 (Unique ID: 1873)

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)(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:** Roofs should be inspected prior to project construction to confirm that replacement is necessary at this time.

DSK/dvw

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  
Robert Cirillo, Director of Physical Plant  
Anthony Zaino, Assistant Commissioner  
William Brady, Chief Planner  
Michael Lipkin, Associate Planner  
Claudia Maxwell, Associate Environmental Planner

ACT NO. - 20\_\_

BOND ACT AUTHORIZING THE ISSUANCE OF \$730,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE A PHASE OF THE WESTCHESTER COMMUNITY COLLEGE ROOF REPLACEMENT PROGRAM, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,460,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$730,000 BONDS HEREIN AUTHORIZED; PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS; AND THE APPLICATION OF \$730,000 EXPECTED TO BE RECEIVED FROM THE STATE OF NEW YORK TO BE EXPENDED TOWARDS THE COST OF SAID CLASS OF OBJECTS OR PURPOSES OR REDEMPTION OF THE COUNTY'S OBLIGATIONS ISSUED THEREFOR, OR TO BE BUDGETED AS AN OFFSET TO THE TAXES FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (Adopted , 20\_\_)

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, and to the provisions of other laws applicable thereto, \$730,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of the design and construction of a phase of the Westchester Community College roof replacement program,

including design and construction and will replace roofs on the Physical Education Building on the College's campus, 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 \$1,460,000. The plan of financing includes the issuance of \$730,000 bonds herein authorized and any bond anticipation notes issued in anticipation of the sale of such bonds, the levy of a tax to pay the principal of and interest on said bonds and notes, and the application of \$730,000 expected to be received from the State of New York to be expended towards the cost of said objects or purposes or redemption of the County's obligations issued therefor, or to be budgeted as an offset to the taxes for the payment of the principal of and interest on said bonds.

Section 2. The period of probable usefulness of the class of objects or purposes for which said \$730,000 bonds authorized by this Act are to be issued, within the limitations of Section 11.00 a. 12(a)(2) of the Law, is fifteen (15) 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 \$730,000. This Act is a declaration of official intent adopted pursuant to the requirements of Treasury Regulation Section 1.150-2.



Section 4. The estimate of \$1,460,000 as the estimated total cost of the aforesaid class of objects or purposes is hereby approved.

Section 5. 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 6. 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 within the County. 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 7. 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 8. This Act shall take effect in accordance with Section 107.71 of the Westchester County Charter.

\* \* \*

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

I HEREBY CERTIFY that I have compared the foregoing Act No. -20\_\_ with the original on file in my office, and that the same is a correct transcript therefrom and of the whole of the said original Act, which was duly adopted by the County Board of Legislators of the County of Westchester on                   , 20\_\_ and approved by the County Executive on                   , 20\_\_.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said County Board of Legislators this     day of                   , 20\_\_.

(SEAL)

The Clerk and Chief Administrative Officer  
of the County Board of Legislators  
County of Westchester, New York

LEGAL NOTICE

A Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on \_\_\_\_\_, 20\_\_ and approved by the County Executive on \_\_\_\_\_, 20\_\_ and the validity of the obligations authorized by such Bond Act may be hereafter contested only if such obligations were authorized for an object or purpose for which the County of Westchester, in the State of New York, is not authorized to expend money or if the provisions of law which should have been complied with as of the date of publication of this Notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the publication of this Notice, or such obligations were authorized in violation of the provisions of the Constitution.

Complete copies of the Bond Act summarized herewith shall be available for public inspection during normal business hours at the Office of the Clerk of the Board of Legislators of the County of Westchester, New York, for a period of twenty days from the date of publication of this Notice.

ACT NO. \_\_\_\_\_-20\_\_

BOND ACT AUTHORIZING THE ISSUANCE OF \$730,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE A PHASE OF THE WESTCHESTER COMMUNITY COLLEGE ROOF REPLACEMENT PROGRAM, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,460,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$730,000 BONDS HEREIN AUTHORIZED; PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS; AND THE APPLICATION OF \$730,000 EXPECTED TO BE RECEIVED FROM THE STATE OF NEW YORK TO BE EXPENDED TOWARDS THE COST OF SAID CLASS OF OBJECTS OR PURPOSES OR REDEMPTION OF THE COUNTY'S OBLIGATIONS ISSUED THEREFOR, OR TO BE BUDGETED AS AN OFFSET TO THE TAXES FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (Adopted \_\_\_\_\_, 20\_\_)

object or purpose: to finance the cost of the design and construction of a phase of the Westchester Community College roof replacement program, including design and construction and will replace roofs on the Physical Education Building on the College's campus, all as set forth in the County's Current Year Capital Budget, as amended.

amount of obligations to be issued  
and period of probable usefulness: \$730,000; fifteen (15) years

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

\_\_\_\_\_  
Clerk and Chief Administrative Officer of the County Board of  
Legislators of the County of Westchester, New York

## CAPITAL PROJECT FACT SHEET

**Project ID:\***  
WCC79

CBA

**Fact Sheet Date:\***  
01-07-2022

**Fact Sheet Year:\***  
2022

**Project Title:\***  
ROOF REPLACEMENTS VARIOUS BUILDINGS

**Legislative District ID:**  
3,

**Category\***  
WCC - BUILDINGS

**Department:\***  
COMMUNITY COLLEGE

**CP Unique ID:**  
1873

**Overall Project Description**

This project will replace various roofs which are approaching the end of their useful life in order to preserve the College's critical infrastructure. Roofs that remain in place after their useful life will have an increased risk of damage and susceptibility to leaking. Roof leaks and the inability to adequately curtail roof leaks have the potential to cause severe damage to a buildings strength, foundation and overall structure due to rotting.

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Best Management Practices | <input checked="" type="checkbox"/> Energy Efficiencies | <input checked="" type="checkbox"/> Infrastructure |
| <input checked="" type="checkbox"/> Life Safety               | <input type="checkbox"/> Project Labor Agreement        | <input type="checkbox"/> Revenue                   |
| <input type="checkbox"/> Security                             | <input type="checkbox"/> Other                          |  |

**FIVE-YEAR CAPITAL PROGRAM (in thousands)**

	Estimated Ultimate Total Cost	Appropriated	2022-23	2023-24	2024-25	2025-26	2026-27	Under Review
<b>Gross</b>	9,338	8,962	0	0	0	0	0	376
<b>Less Non-County Shares</b>	4,669	4,481	0	0	0	0	0	188
<b>Net</b>	4,669	4,481	0	0	0	0	0	188

**Expended/Obligated Amount (in thousands) as of :** 3,858

<b>Current Bond Description:</b> Current bonding approval is necessary to fund the County's 50% share of the next phase of the College's Roof Replacement - Various Buildings Project. The amount appropriated for this Phase is \$1,460,000 of which 50% (\$1,230,000) will be funded by the State and 50% by the County. This project is for both design and construction and will replace roofs on the Physical Education Building on the College's campus. It is anticipated that the roofs in this bonding request are approaching the end of their useful live and will be in need of replacement.	
<b>Financing Plan for Current Request:</b>	
Non-County Shares:	\$ 730,000
Bonds/Notes:	730,000
Cash:	0
<b>Total:</b>	<b>\$ 1,460,000</b>

**SEQR Classification:**  
TYPE II

**Amount Requested:**  
730,000

**Comments:**

These funds will protect and preserve the College's critical infrastructure and avoid substantial and significant health implications to building inhabitants.

**Energy Efficiencies:**

WCC WILL INSTALL "COOL ROOFS" TO REDUCE BUILDING COOLING COSTS. THEY WILL MEET THE COOL ROOFING REQUIREMENTS OF USGBC'S LEED PROGRAM.

**Appropriation History:**

Year	Amount	Description
2013	1,210,000	ROOF REPLACEMENT AT CHILDREN'S CENTER, CLASSROOM BUILDING, BOOKSTORE
2014	1,068,000	ROOF REPLACEMENT AT HARTFORD HALL
2017	1,886,000	VARIOUS ROOF REPLACEMENT
2019	602,000	ROOF REPLACEMENT MAINT BLDG
2020	2,540,000	ROOF REPLACEMENT VARIOUS BLDGS
2021	1,460,000	PHYSICAL EDUCATION BUILDING
2122	196,000	KNOLLWOOD CTR

**Total Appropriation History:**

8,962,000

**Financing History:**

Year	Bond Act #	Amount	Issued	Description
15	64	1,139,000	1,107,544	ROOF REPLACEMENT VARIOUS BUILDINGS FOR WCC (PHASE I & II)
18	43	943,000	956,352	ROOF REPLACEMENT VARIOUS BUILDINGS - WCC
19	188	301,000	0	WCC ROOF REPLACEMENTS - VARIOUS LOCATIONS
21	95	1,270,000	0	ROOF REPLACEMENT VARIOUS BUILDINGS FOR WCC (ART, LIBRARY, SCIENCE BLDGS)

**Total Financing History:**

3,653,000

**Recommended By:**

Department of Planning  
WBB4

Date  
01-11-2022

Department of Public Works  
RJB4

Date  
01-11-2022

Budget Department  
LMY1

Date  
01-12-2022

Requesting Department  
DAGX

Date  
01-14-2022