

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

Your Committee is in receipt of an amended bond act (the “Amended Bond Act”) in the total amount of \$1,370,000, which includes \$985,000 in previously authorized bonds of the County of Westchester (“County”), to finance a component of Capital Project BSS21 – Infrastructure Improvements to Shelter Facilities – Coachman Family Center (2025 – 2029).

Your Committee is advised that this project funds a multi-year cycle of infrastructure improvements at the Coachman Family Center in White Plains. The Amended Bond Act, prepared by the law firm of Hawkins Delafield & Wood, LLP, would finance the cost of replacing the water service trunk line, modifying the fire suppression system, and relocating and upgrading the ventilation system for the building’s commercial rental tenants (i.e., nail salon and barber shop).

Your Committee is advised that design is ongoing and is estimated to take three (3) months to complete and is being performed by outside consultants and in house staff. Construction is estimated to take six (6) months to complete and will begin after award and execution of construction contracts.

Your Committee notes that your Honorable Board has previously authorized bonding in connection with project BSS21 as follows: Bond Act No. 35-2025 in the amount of \$985,000 which funded the cost of replacement of the water service trunk line, as well as modifications to the fire suppression system in the building. No bonds have been issued under Bond Act No. 35-2025. Accordingly, authority of your Honorable Board is now requested to amend Bond Act No. 35-2025, in order to increase the amount authorized thereunder by \$385,000, to a new total amount authorized of \$1,370,000, and to expand the scope of the project to include relocating and upgrading of the ventilation system for the building’s commercial rental tenants.

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 further environmental review is required. Your Committee has reviewed the annexed SEQR documentation and concurs with this recommendation.

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 Amended Bond Act. Your Committee recommends the adoption of the proposed Amended Bond Act.

Dated: **July 28th**, 2025
White Plains, New York

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Vedat Fadhi
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Budget & Appropriations

Human Services

Public Works & Transportation

Dated: July 28, 2025
White Plains, New York

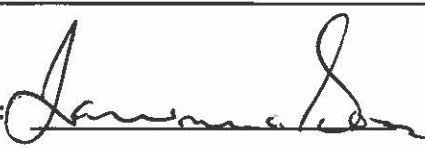
The following members attended the meeting remotely and approved this item out of Committee with an affirmative vote. Their electronic signature was authorized and is below

Committee(s) on:


Budget & Appropriations

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


FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: <u>BSS21</u>		<input type="checkbox"/> NO FISCAL IMPACT PROJECTED	
SECTION A - CAPITAL BUDGET IMPACT To Be Completed by Budget			
<input checked="" type="checkbox"/> GENERAL FUND	<input type="checkbox"/> AIRPORT FUND	<input type="checkbox"/> SPECIAL DISTRICTS FUND	
Source of County Funds (check one):		<input checked="" type="checkbox"/> Current Appropriations	
		<input type="checkbox"/> Capital Budget Amendment	
AMEND 35-2025 ADD \$385,000 10 YR PPU (NEW TOTAL \$1.37M)			
SECTION B - BONDING AUTHORIZATIONS To Be Completed by Finance			
Total Principal	\$ 385,000	PPU 10	Anticipated Interest Rate 3.07%
Anticipated Annual Cost (Principal and Interest):	\$ 45,401		
Total Debt Service (Annual Cost x Term):	\$ 454,013		
Finance Department:	maab Bond Buyer 6-24-25		
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):			
<u>The new ventilation system will provide high quality air to the rental unit and the bottom level.</u>			
<u>The County will save on maintenance costs from humidity and reventing the bottom level.</u>			
SECTION D - EMPLOYMENT As per federal guidelines, each \$92,000 of appropriation funds one FTE Job			
Number of Full Time Equivalent (FTE) Jobs Funded:	4		
Prepared by:	<u>Thomas M. Rooney Jr.</u>	Reviewed By:	
Title:	<u>Reimbursement Manager</u>		Budget Director
Department:	<u>Department of Social Services</u>	<i>DV6 25.25 CP 6/25/25</i>	
Date:	<u>6/24/25</u>	Date:	<u>6/25/25</u>

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: <u>BSS21</u>		<input type="checkbox"/> NO FISCAL IMPACT PROJECTED	
SECTION A - CAPITAL BUDGET IMPACT To Be Completed by Budget			
<input checked="" type="checkbox"/> GENERAL FUND	<input type="checkbox"/> AIRPORT FUND	<input type="checkbox"/> SPECIAL DISTRICTS FUND	
Source of County Funds (check one):		<input checked="" type="checkbox"/> Current Appropriations	
		<input type="checkbox"/> Capital Budget Amendment	
AMEND 35-2025 \$985,000 PREV'LY AUTHORIZED (NEW TOTAL \$1.37M)			
SECTION B - BONDING AUTHORIZATIONS To Be Completed by Finance			
Total Principal	\$ 985,000	PPU 15	Anticipated Interest Rate 3.49%
Anticipated Annual Cost (Principal and Interest):	\$ 85,794		
Total Debt Service (Annual Cost x Term):	\$ 1,286,904		
Finance Department:	maab Bond Buyer 6-24-25		
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):			
<hr/> <hr/>			
SECTION D - EMPLOYMENT As per federal guidelines, each \$92,000 of appropriation funds one FTE Job			
Number of Full Time Equivalent (FTE) Jobs Funded:	11		
Prepared by:	<u>Thomas M. Rooney Jr.</u>	Reviewed By:	
Title:	<u>Reimbursement Manager</u>	Date:	<u>6/25/25</u>
Department:	<u>Social Services</u>		Budget Director
Date:	<u>6/24/25</u>		<u>6/25/25</u>

TO: Michelle Greenbaum, Senior Assistant County Attorney
Jeffrey Goldman, Senior Assistant County Attorney
Carla Chaves, Senior Assistant County Attorney
Maximilian Zorn, Assistant County Attorney

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

DATE: June 13, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
BSS21 Infrastructure Improvements to Shelter Facilities - Coachman Family
Center (2025-2029)**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 06/10/2025 (Unique ID: 2917)

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: 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, Principal Environmental Planner

ACT NO. -20_____

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING THE BOND ACT ADOPTED FEBRUARY 10, 2025, IN RELATION TO THE REPLACEMENT OF THE WATER SERVICE TRUNK LINE AT THE COACHMAN FAMILY CENTER IN WHITE PLAINS, AT THE MAXIMUM ESTIMATED COST OF \$1,370,000. (Adopted _____, 20_____).

WHEREAS, this Board has heretofore duly authorized the issuance of bonds in the principal amount of \$985,000 to finance the replacement of the water service trunk line at the Coachman Family Center in White Plains, pursuant to Bond Act No. 35-2025 duly adopted on February 10, 2025; and

WHEREAS, it has now been determined that it is in the best interests of the County to amend Bond Act No. 35-2025 by increasing the scope of work to include the relocation and upgrade of the ventilation system at the Coachman Family Center and increasing the principal amount of bonds authorized;

NOW, THEREFORE;

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 (A). The bond act duly adopted by this Board on February 10, 2025, entitled:

“ACT NO. 35-2025

BOND ACT AUTHORIZING THE ISSUANCE OF \$985,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE REPLACEMENT OF THE WATER SERVICE TRUNK LINE AT THE COACHMAN FAMILY CENTER IN WHITE PLAINS, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$985,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$985,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS.”

is hereby amended to read as follows:

BOND ACT AUTHORIZING THE ISSUANCE OF \$1,370,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF INFRASTRUCTURE IMPROVEMENTS AT THE COACHMAN FAMILY CENTER IN WHITE PLAINS, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,370,000, STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$1,370,000 BONDS HEREIN AUTHORIZED, AND PROVIDING FOR A TAX TO PAY 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 the provisions of other laws applicable thereto, Bonds of the County in the respective amounts as set forth in column A of the schedule below, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of the respective purposes as set forth in column B of the schedule below, 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 \$1,370,000. The plan of financing includes the issuance of \$1,370,000 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 and notes.

A	B
\$985,000	the replacement of the water service trunk line at the County-owned Coachman Family Center in White Plains
\$385,000	the relocation and upgrade of the ventilation system at the County-owned Coachman Family Center in White Plains

Section 2. The periods of probable usefulness ("PPU") of the objects or purposes for which said \$1,370,000 bonds authorized by this Act are to be issued, within the limitations of the respective subdivisions of Section 11.00 .a of the Law, are as follows:

Amount	Subdivision	PPU
\$985,000	1	fifteen (15) years
\$385,000	13	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 \$1,370,000. 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 \$1,370,000 as the estimated total cost of the aforesaid 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.

Section (B). The amendment of the bond act set forth in Section (A) of this act shall in no way affect the validity of the liabilities incurred, obligations issued, or action taken pursuant to said bond act, and all such liabilities incurred, obligations issued, or action taken shall be deemed to have been incurred, issued or taken pursuant to said bond act, as so amended.

Section (C). This Act shall take effect in accordance with Section 107.71 of the Westchester County Charter.

* * *

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

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_____.

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

(SEAL)

LEGAL NOTICE

A Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on February 10, 2025 and amended on _____, 20____ and approved, as amended, 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 amended 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_____

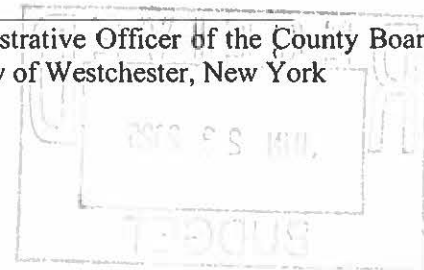
BOND ACT AUTHORIZING THE ISSUANCE OF \$1,370,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF INFRASTRUCTURE IMPROVEMENTS AT THE COACHMAN FAMILY CENTER IN WHITE PLAINS, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,370,000, STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$1,370,000 BONDS HEREIN AUTHORIZED, AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS (Adopted _____, 20____)

object or purpose: to finance the cost of the replacement of the water service trunk line at the County-owned Coachman Family Center in White Plains at the estimated maximum cost of \$985,000, and the relocation and upgrade of the ventilation system at the County-owned Coachman Family Center in White Plains at the estimated maximum cost of \$385,000, 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: \$985,000; fifteen (15) years
\$385,000; ten (10) 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:*

BSS21

CBA

Fact Sheet Date:*

04-16-2025

Fact Sheet Year:*

2025

Project Title:*

INFRASTRUCTURE IMPROVEMENTS 5,
TO SHELTER FACILITIES -
COACHMAN FAMILY CENTER (2025-
2029)

Legislative District ID:

Category*

BUILDINGS, LAND &
MISCELLANEOUS

Department:*

SOCIAL SERVICES

CP Unique ID:

2917

Overall Project Description

This project funds a multi-year cycle of infrastructure improvements at the Coachman Family Center. The work will include replacement of water service to the building including trunk line replacement, replacement of two boilers and all associated work including temporary boilers. The project will fund a building rehabilitation including interior renovations, bathroom replacements, HVAC and electrical system replacements.

- | | | |
|--|---|---|
| <input type="checkbox"/> Best Management Practices | <input checked="" type="checkbox"/> Energy Efficiencies | <input 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	2025	2026	2027	2028	2029	Under Review
Gross	30,680	0	5,560	2,680	22,440	0	0	0
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	30,680	0	5,560	2,680	22,440	0	0	0

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

Current Bond Description: This bond request is to fund the relocation and upgrade of the ventilation system, affecting the commercial rental tenants in the building (nail salon and a barber shop).

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	385,000
Cash:	0
Total:	\$ 385,000

SEQR Classification:

TYPE II

Amount Requested:

385,000

Expected Design Work Provider:

- County Staff
 Consultant
 Not Applicable

Comments:

Energy Efficiencies:

Appropriation History:

Year	Amount	Description
2025	5,560,000	FUNDS DESIGN OF ALL PHASES AND WATER FACILITIES WORK

Total Appropriation History:

5,560,000

Financing History:

Year	Bond Act #	Amount	Issued	Description
25	35	985,000		0 COACHMAN FAMILY CENTER (2025-2029)

Total Financing History:

985,000

Recommended By:

Department of Planning

MLLL

Date

06-10-2025

Department of Public Works

RJB4

Date

06-10-2025

Budget Department

DEV9

Date

06-11-2025

Requesting Department

TTR1

Date

06-11-2025

INFRASTRUCTURE IMPROVEMENTS TO SHELTER FACILITIES - COACHMAN FAMILY CENTER (2025-2029) (BSS21)

User Department : Social Services
Managing Department(s) : Public Works ; Social Services ;
Estimated Completion Date: TBD
Planning Board Recommendation: Project approved in concept but subject to subsequent staff review.

FIVE YEAR CAPITAL PROGRAM (in thousands)									
	Est Ult Cost	Appropriated	Exp / Obl	2025	2026	2027	2028	2029	Under Review
Gross	30,680			5,560	2,680	22,440			
Non County Share									
Total	30,680			5,560	2,680	22,440			

Project Description

This project funds a multi-year cycle of infrastructure improvements at the Coachman Facility. The works will include replacement of water service to the building including trunk line replacement, replacement of two boilers and all associated work including temporary boilers. The project will fund a building rehabilitation including interior renovations, bathroom replacements, HVAC and electrical system replacements.

Current Year Description

The current year request funds design all phases and water facilities work.

Current Year Financing Plan				
Year	Bonds	Cash	Non County Shares	Total
2025	5,560,000			5,560,000

Impact on Operating Budget

The impact on the Operating Budget is the debt service associated with the issuance of bonds.