

**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 amended bond act (“Amended Bond Act”) which, if adopted, will authorize the County to issue up to \$800,000 in additional bonds of the County to finance capital project BPL36 – Valhalla Complex Site Improvements (“BPL36”).

The Amended Bond Act in the total amount of \$1,800,000 was prepared by the law firm Hawkins, Delafield & Wood and includes \$1,000,000 in previously authorized bonds of the County. The Amended Bond Act would finance the cost of design, construction management and construction of signage and wayfinding improvements at the County’s Valhalla Complex.

The Department of Planning (“Department”) has advised that BPL36 provides for improvements to the Valhalla Complex, which is also known as the Grasslands Campus, to include the design and installation of gateway monuments and wayfinding signage. Additional funds are required for signage fabrication and installation due to inflation as well as to combine the previously proposed two phases of the project into one single phase.

Design is currently being undertaken by a consultant and is expected to be completed by the first quarter of 2024. It is estimated that construction will take six to twelve 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 BPL36 as indicated in the annexed fact sheet and as follows: Bond Act No. 217-2021 authorized the County to issue \$1,000,000 to finance design, construction management and construction of signage and wayfinding improvements at the Valhalla Complex. These bonds have not been sold. Accordingly, it is now requested that Bond Act No. 217-2021 be amended to increase the amount authorized by \$800,000, for a total authorized amount, as amended, of \$1,800,000.

The Department has advised your Committee that based on its review, BPL36 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.

Your Committee has carefully considered the Amended Bond Act, and recommends approval of the Amended Bond Act. 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.

Dated: *November 27<sup>th</sup>*, 2023.  
White Plains, New York

*Joseph Zeller Jr*  
*Dr. N. Mober*  
*David Am...*  
*John Pak*  
*Symon Brand*  
*Yancy Bar*  
*Stef*

*John Pak*  
*Yancy Bar*  
*Stef*

*Budget & Appropriations*  
**COMMITTEE ON**

*Public Works & Transportation*

Dated: November 27, 2023  
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.***



Colin J. Smith



Colin J. Smith

**COMMITTEES ON**

Budget & Appropriations

Public Works & Transportation

# FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BPL36

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 \$ 1,800,000 PPU 5 Anticipated Interest Rate 3.61%

Anticipated Annual Cost (Principal and Interest): \$ 405,282

Total Debt Service (Annual Cost x Term): \$ 2,026,410

Finance Department: Interest rates from October 4, 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: 20

## SECTION E - EXPECTED DESIGN WORK PROVIDER

County Staff

Consultant

Not Applicable

Prepared by: Dianne Vanadia

Title: Associate Budget Director

Department: Budget

Date: 10/4/23


Reviewed By: 

*DW 10/6/23*

Budget Director

Date: 10/6/23

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: September 1, 2023

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:  
BPL36 VALHALLA COMPLEX SITE IMPROVEMENTS**

---

**PROJECT/ACTION:** Per Capital Project Fact Sheet as approved by the Planning Department on 08-30-2023 (Unique ID: 2361)

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)(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.
  - **617.5(c)(31):** purchase or sale of furnishings, equipment or supplies, including surplus government property, other than the following: land, radioactive material, pesticides, herbicides, or other hazardous materials.
- 

**COMMENTS:** None.

DSK/sed

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  
Michael Lipkin, Associate Planner  
Claudia Maxwell, Associate Environmental Planner

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

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING THE BOND ACT ADOPTED DECEMBER 7, 2021, IN RELATION TO THE CONSTRUCTION OF SIGNAGE AND WAYFINDING IMPROVEMENTS AT THE VALHALLA COMPLEX, AT THE MAXIMUM ESTIMATED COST OF \$1,800,000. (Adopted \_\_\_\_\_, 20\_\_\_\_).

WHEREAS, this Board has heretofore duly authorized the issuance of \$1,000,000 bonds to finance the construction of signage and wayfinding improvements at the Valhalla Complex, pursuant to Act No. 217-2021 duly adopted on December 7, 2021; and

WHEREAS, it has now been determined that additional funds are needed for such purposes;

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 December 7, 2021, entitled:

“ACT NO. 217-2021

BOND ACT AUTHORIZING THE ISSUANCE OF \$1,000,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE CONSTRUCTION OF SIGNAGE AND WAYFINDING IMPROVEMENTS AT THE VALHALLA COMPLEX, STATING THE ESTIMATED MAXIMUM COST THEREOF

IS \$1,000,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$1,000,000 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 \$1,800,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE CONSTRUCTION OF SIGNAGE AND WAYFINDING IMPROVEMENTS AT THE VALHALLA COMPLEX, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,800,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$1,800,000 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 to the provisions of other laws applicable thereto, \$1,800,000 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, construction management and construction of signage and wayfinding improvements at the Valhalla Complex, 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 specific object or purpose, including preliminary costs and costs incidental thereto and the financing thereof is \$1,800,000. The plan of financing includes the issuance of \$1,800,000 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.

Section 2. The period of probable usefulness of the specific object or purpose for which the \$1,800,000 bonds authorized by section 1 of this Act are to be issued, within the limitations of Section 11.00 a.35 of the Law, is five (5) 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 \$1,800,000. 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 \$1,800,000 as the estimated total cost of the aforesaid specific object or purpose 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 not earlier than January 1, 2022 and 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 December 7, 2021 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 \$1,800,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE CONSTRUCTION OF SIGNAGE AND WAYFINDING IMPROVEMENTS AT THE VALHALLA COMPLEX, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,800,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$1,800,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (adopted on December 7, 2021 and amended on October 5, 2020 and further amended on \_\_\_\_\_, 20\_\_\_\_)**

object or purpose: to finance the cost of the design, construction management and construction of signage and wayfinding improvements at the Valhalla Complex, 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: \$1,800,000; five (5) 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:\*  CBA Fact Sheet Date:\*  
 BPL36 08-22-2023

Fact Sheet Year:\* Project Title:\* Legislative District ID:  
 2023 VALHALLA COMPLEX SITE 3,  
 IMPROVEMENTS

Category\* Department:\* CP Unique ID:  
 BUILDINGS, LAND & PLANNING 2361  
 MISCELLANEOUS

**Overall Project Description**

This project will fund improvement to the Valhalla Complex to include the design and installation of gateway monuments and wayfinding signage. This project will also include campus-wide improvements such as landscaping, trailway, sidewalk, and pedestrian/bicycle improvements.

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

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

	Estimated Ultimate Total Cost	Appropriated	2023	2024	2025	2026	2027	Under Review
<b>Gross</b>	2,250	1,250	1,000	0	0	0	0	0
<b>Less Non-County Shares</b>	0	0	0	0	0	0	0	0
<b>Net</b>	2,250	1,250	1,000	0	0	0	0	0

**Expended/Obligated Amount (in thousands) as of :** 170

**Current Bond Description:** Additional funds are needed for the signage fabrication and installation due to inflation as well as to combine the previously proposed two phases of the project into one single phase.

**Financing Plan for Current Request:**

Non-County Shares:	\$ 0
Bonds/Notes:	800,000
Cash:	0
<b>Total:</b>	<b>\$ 800,000</b>

**SEQR Classification:**

TYPE II

**Amount Requested:**

800,000

**Expected Design Work Provider:**

- County Staff  Consultant  Not Applicable

**Comments:**

**Energy Efficiencies:**

**Appropriation History:**

Year	Amount	Description
2022	1,250,000	DESIGN, CONSTRUCTION AND CONSTRUCTION MANAGEMENT FOR SIGNAGE AND WAYFINDING. ALSO INCLUDES DESIGN FOR A COMPREHENSIVE SITE IMPROVEMENT PLAN
2023	1,000,000	CONSTRUCTION AND CONSTRUCTION MANAGEMENT

**Total Appropriation History:**

2,250,000

**Financing History:**

<b>Year</b>	<b>Bond Act #</b>	<b>Amount</b>	<b>Issued</b>	<b>Description</b>
21	219	250,000	0	VALHALLA COMPLEX SITE IMPROVEMENTS
21	217	1,000,000	0	VALHALLA COMPLEX SITE IMPROVEMENTS

**Total Financing History:**

1,250,000

**Recommended By:**

**Department of Planning**  
MLLL

**Date**  
08-30-2023

**Department of Public Works**  
RJB4

**Date**  
08-30-2023

**Budget Department**  
DEV9

**Date**  
08-31-2023

**Requesting Department**  
DEV9

**Date**  
11-27-2023

## VALHALLA COMPLEX SITE IMPROVEMENTS ( BPL36 )

**User Department :** Planning

**Managing Department(s) :** Planning ;

**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	2023	2024	2025	2026	2027	Under Review
<b>Gross</b>	<b>2,250</b>	<b>1,250</b>	<b>170</b>	<b>1,000</b>					
<b>Non County Share</b>									
<b>Total</b>	<b>2,250</b>	<b>1,250</b>	<b>170</b>	<b>1,000</b>					

### Project Description

This project will fund improvement to the Valhalla Complex to include the design and installation of gateway monuments and wayfinding signage. This project will also include campus-wide improvements such as landscaping, trailway, sidewalk, and pedestrian/bicycle improvements.

2022: \$1,250,000 \$1m for design, construction management and construction of signage and wayfinding improvements. \$250,000 for design of a comprehensive site improvement study.

2023: \$1,000,000 for site improvement construction and construction management.

### Current Year Description

The current year request funds construction and construction management.

### Current Year Financing Plan

Year	Bonds	Cash	Non County Shares	Total
2023	1,000,000			1,000,000

### Impact on Operating Budget

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

### Appropriation History

Year	Amount	Description	Status
2022	1,250,000	Design, construction and construction management for signage and wayfinding. Also includes design for a comprehensive site improvement plan	DESIGN
<b>Total</b>	<b>1,250,000</b>		

### Prior Appropriations

	Appropriated	Collected	Uncollected
<b>Bond Proceeds</b>	<b>1,250,000</b>		<b>1,250,000</b>
<b>Total</b>	<b>1,250,000</b>		<b>1,250,000</b>

**VALHALLA COMPLEX SITE IMPROVEMENTS  
( BPL36 )**

**Bonds Authorized**

<b>Bond Act</b>	<b>Amount</b>	<b>Date Sold</b>	<b>Amount Sold</b>	<b>Balance</b>
217 21	1,000,000			1,000,000
219 21	250,000			250,000
<b>Total</b>	<b>1,250,000</b>			<b>1,250,000</b>

1/18/21