

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

Your Committee is in receipt of a transmittal from the County Executive recommending approval of a bond act ("Bond Act"), prepared by the law firm of Harris Beach, PLLC, in the total aggregate amount of \$3,900,000 to authorize the County of Westchester ("County") to finance the following two capital projects for 2021:

B014E - Exterior Infrastructure Repairs, White Plains Complex (2021-2025) ("B014E")

B0115 - Infrastructure Rehabilitation, Mount Vernon District Office (2021-2025) ("B0115").

The Bond Act, in the amount of \$3,900,000 would finance the cost of infrastructure improvements at the County's White Plains Complex and the Mount Vernon District Office, including design, construction management and reconstruction of sidewalks, driveways, and loading dock driveways.

The Department of Public Works and Transportation has advised that the existing sidewalks have deteriorated and the proposed work is required to maintain a safe travelway for the public.

Your Committee is advised that in a departure from the County's past practice, the County Budget Department is submitting this Bond Act to your Honorable Board simultaneously with the proposed 2021 Capital Budget. It is the County's goal to submit this Bond Act now so that the referenced projects will be ready to proceed without delay in early 2021. In addition, please note that the proposed Bond Act authorizes financing for like objects or purposes in connection with multiple capital projects. It is hoped that by combining projects that have the same objects and purposes into a single bond act, the County can dramatically reduce the amount of bond legislation that your Honorable Board would be required to review, thereby expediting the approval process and avoiding backlogs.

The Planning Department has advised your Committee that based on its review, the above-referenced capital projects have been classified as Type "II" actions 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: 2/3, 2021.  
White Plains, New York

Benjamin Boyfrett  
Dedat Jasiri

Benjamin Boyfrett  
Catherine K.  
Dedat Jasiri

Public Works/Transportation

Budget & Appropriations

COMMITTEE ON

Dated: February 3, 2021  
White Plains, New York

The following members attended the meeting remotely, as per Governor Cuomo's Executive Order 202.1 and approved this item out of Committee with an affirmative vote. Their electronic signature was authorized and is below.

Committee(s) on:

**Budget & Appropriations**

*Nancy E. Barr*  
*Margaret A. Conzio*  
*Klasmor R. Maher*  
*Catherine F. Parker*  
*David Q. Jabrot*  
*Ruth Walter*  
*Alfreda Willis*  
*Cheryl*  
*Tyler*

**Public Works & Transportation**

*David Q. Jabrot*  
*Mary Jane Skimsky*  
*Catherine F. Parker*  
*Ruth Walter*  
*Cheryl*  
*Tyler*  
*John*

# FISCAL IMPACT STATEMENT

PROJECT CLASS:

Sidewalks - LFL 24

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

Capital IDs: B014E; B0115

## SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal \$ 3,900,000 PPU 10 Anticipated Interest Rate 0.68%

Anticipated Annual Cost (Principal and Interest): \$ 405,965

Total Debt Service (Annual Cost x Term): \$ 4,059,650

Finance Department: Interest rates from October 7, 2020 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: 42

## SECTION E - EXPECTED DESIGN WORK PROVIDER

County Staff

Consultant

Not Applicable

Prepared by: Robert Abbamont

Title: Program Coord (Capital Planning)

Department: Public Works/Transportation

Date: 10/15/20


Reviewed By:

  
Budget Director

Date:

10/15/20

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

FROM: David S. Kvinge, AICP, RLA, CFM   
Director of Environmental Planning

DATE: October 8, 2020

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:  
B014E Exterior Infrastructure Repairs, White Plains Complex (2021-2025)**

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**PROJECT/ACTION:** Per Capital Project Fact Sheet as approved by the Planning Department on 09-25-2020 (Unique ID: 1570)

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:** None.

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  
Anthony Zaino, Assistant Commissioner  
William Brady, Chief Planner  
Michael Lipkin, Associate Planner  
Claudia Maxwell, Associate Environmental Planner

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

FROM: David S. Kvinge, AICP, RLA, CFM   
Director of Environmental Planning

DATE: October 8, 2020

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:  
B0115 Infrastructure Rehabilitation, Mount Vernon District Office (2021-2025)**

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**PROJECT/ACTION:** Per Capital Project Fact Sheet as approved by the Planning Department on 09-25-2020 (Unique ID: 1569)

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:** None.

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  
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 \$3,900,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF INFRASTRUCTURE IMPROVEMENTS AT THE WHITE PLAINS COMPLEX AND THE MOUNT VERNON DISTRICT OFFICE; STATING THE ESTIMATED TOTAL MAXIMUM COST THEREOF IS \$3,900,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$3,900,000 BONDS HEREIN AUTHORIZED TO FINANCE SUCH COST; 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, to the provisions of other laws applicable thereto, \$3,900,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of infrastructure improvements at the White Plains Complex and the Mount Vernon District Office, including design, construction management and reconstruction of sidewalks, driveways, and loading dock driveways; 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 \$3,900,000. The plan of financing includes the issuance of \$3,900,000 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.

Section 2. The period of probable usefulness applicable to the class of objects or purposes for which the bonds authorized by this Act are to be issued, within the limitations of Section 11.00 a. 24 of the Law, is 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 \$3,900,000. This Act is a declaration of official intent adopted pursuant to the requirements of Treasury Regulation Section 1.150-2.

Section 4. 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 5. 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 6. 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 7. This Act shall take effect not earlier than January 1, 2021 and 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\_\_.

The Clerk and Chief Administrative Officer 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 \_\_\_\_\_, 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 \$3,900,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF INFRASTRUCTURE IMPROVEMENTS AT THE WHITE PLAINS COMPLEX AND THE MOUNT VERNON DISTRICT OFFICE; STATING THE ESTIMATED TOTAL MAXIMUM COST THEREOF IS \$3,900,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$3,900,000 BONDS HEREIN AUTHORIZED TO FINANCE SUCH COST; 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 infrastructure improvements at the White Plains Complex and the Mount Vernon District Office, including design, construction management and reconstruction of sidewalks, driveways, and loading dock driveways; 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: \$3,900,000, ten 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:\***

B0115

CBA

**Fact Sheet Date:\***

01-04-2021

**Fact Sheet Year:\***

2021

**Project Title:\***

INFRASTRUCTURE  
REHABILITATION, MOUNT VERNON  
DISTRICT OFFICE (2021-2025)

**Legislative District ID:**

13,

**Category\***

BUILDINGS, LAND &  
MISCELLANEOUS

**Department:\***

PUBLIC WORKS

**CP Unique ID:**

1569

**Overall Project Description**

This project funds rehabilitation and upgrades of the exterior, interior and site infrastructure of this building.

Best Management Practices

Energy Efficiencies

Infrastructure

Life Safety

Project Labor Agreement

Revenue

Security

Other

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

	Estimated Ultimate Total Cost	Appropriated	2021	2022	2023	2024	2025	Under Review
<b>Gross</b>	600	0	600	0	0	0	0	0
<b>Less Non-County Shares</b>	0	0	0	0	0	0	0	0
<b>Net</b>	600	0	600	0	0	0	0	0

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

**Current Bond Description:** Funding is requested for design, construction management and construction associated with the rehabilitation of sidewalks.

**Financing Plan for Current Request:**

Non-County Shares:	\$ 0
Bonds/Notes:	400,000
Cash:	0
<b>Total:</b>	<b>\$ 400,000</b>

**SEQR Classification:**

TYPE II

**Amount Requested:**

400,000

**Comments:**

**Energy Efficiencies:**

**Total Financing History:**

0

**Recommended By:**

**Department of Planning**

WBB4

**Date**

09-25-2020

**Department of Public Works**

RJB4

**Date**

09-27-2020

**Budget Department**

GKGA

**Date**

09-29-2020

**Requesting Department**

RJB4

**Date**

09-29-2020

## CAPITAL PROJECT FACT SHEET

**Project ID:\***

B014E

CBA

**Fact Sheet Date:\***

01-04-2021

**Fact Sheet Year:\***

2021

**Project Title:\***

EXTERIOR INFRASTRUCTURE  
REPAIRS, WHITE PLAINS COMPLEX  
(2021-2025)

**Legislative District ID:**

8,

**Category\***

BUILDINGS, LAND &  
MISCELLANEOUS

**Department:\***

PUBLIC WORKS

**CP Unique ID:**

1570

**Overall Project Description**

This project funds the rehabilitation of building exteriors and other sitework for the White Plains Complex.

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Best Management Practices | <input 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	2021	2022	2023	2024	2025	Under Review
<b>Gross</b>	3,500	0	3,500	0	0	0	0	0
<b>Less Non-County Shares</b>	0	0	0	0	0	0	0	0
<b>Net</b>	3,500	0	3,500	0	0	0	0	0

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

**Current Bond Description:** Funding is requested for design, construction management and construction associated with the reconstruction of the sidewalks, driveways, and loading dock driveways at the White Plains Complex.

**Financing Plan for Current Request:**

Non-County Shares:	\$ 0
Bonds/Notes:	3,500,000
Cash:	0
<b>Total:</b>	<b>\$ 3,500,000</b>

**SEQR Classification:**

TYPE II

**Amount Requested:**

3,500,000

**Comments:**

**Energy Efficiencies:**

**Total Financing History:**

0

**Recommended By:**

**Department of Planning**  
WBB4

**Date**  
09-25-2020

**Department of Public Works**  
RJB4

**Date**  
09-27-2020

**Budget Department**  
GKGA

**Date**  
09-29-2020

**Requesting Department**  
RJB4

**Date**  
09-29-2020



## EXTERIOR INFRASTRUCTURE REPAIRS, WHITE PLAINS COMPLEX (2021-2025) ( B014E )

**User Department :** Public Works

**Managing Department(s) :** Public Works ;

**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	2021	2022	2023	2024	2025	Under Review
Gross	3,500			3,500					
Non County Share									
<b>Total</b>	<b>3,500</b>			<b>3,500</b>					

### **Project Description**

This project funds the rehabilitation of building exteriors and other sitework for the White Plains Complex.

### **Current Year Description**

The current year request funds reconstruction of sidewalks, driveways, and loading dock driveways in the complex.

### **Current Year Financing Plan**

Year	Bonds	Cash	Non County Shares	Total
2021	3,500,000			3,500,000

### **Impact on Operating Budget**

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

**INFRASTRUCTURE REHABILITATION, MOUNT VERNON DISTRICT OFFICE (2021-2025)  
( B0115 )**

**User Department :** Public Works

**Managing Department(s) :** Public Works ;

**Estimated Completion Date:** TBD

**Planning Board Recommendation:** Project without physical planning aspects of concern to the Westchester County Planning Board.

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

	Est Ult Cost	Appropriated	Exp / Obl	2021	2022	2023	2024	2025	Under Review
Gross	600			600					
Non County Share									
Total	600			600					

**Project Description**

This project funds rehabilitation and upgrades of the exterior, interior and site infrastructure of this building.

**Current Year Description**

The current year request funds upgrades to the water storage tank system and rehabilitation of sidewalks.

**Current Year Financing Plan**

Year	Bonds	Cash	Non County Shares	Total
2021	600,000			600,000

**Impact on Operating Budget**

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