

ACT 178 - 2024  
(BOND) ACT 179 - 2024

Reference BLR12

**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 an act, which, if adopted, will amend the County's current-year capital budget ("Capital Budget Amendment"), as well as adoption of a related bond act (the "Bond Act") in the total amount of \$4,200,000, to finance capital project BLR12 – Labs & Research Facility Rehabilitation and Upgrade ("BLR12").

Your Committee is advised that the Capital Budget Amendment will amend the County's current-year capital budget to increase the County share for BLR12 by \$4,200,000.

The Bond Act, in the amount of \$4,200,000, which was prepared by the law firm of Hawkins Delafield and Wood, PLLC, would finance the cost of schematic design for a new facility for the Department of Labs & Research (the "Department"). Your Committee is advised that the current building, which houses the Office of the Medical Examiner as well as the Department's various forensic, environmental and microbiologic divisions, has deteriorated significantly in recent years and is in need of replacement. The Department has advised that after initial feasibility studies, including exploring remediation, renovations and additions to the existing building were conducted, the preferred solution is to replace the building altogether.

Your Committee is advised that the schematic design will assist the Department in evaluating energy efficiency strategies and carbon footprint reduction, including high efficiency building envelopes, HVAC systems, lighting and energy management systems and renewable and alternate energy integration and conservation for the building.

Following bonding authorization, schematic design will be scheduled and is anticipated to take six (6) months to complete and will be performed by an outside consultant.

Your Committee notes that your Honorable Board has previously authorized the County to issue bonds for BLR12 as follows: Bond Act No. 23-2021 in the amount of \$500,000, which

authorized financing for a study to evaluate possible additions and renovation strategy for the facility. These bonds have not been sold.

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

As your Honorable Board may know, Section 167.131 of the County Charter mandates that a capital budget amendment that introduces a new capital project or changes the location, size or character of an existing capital project be accompanied to the Board of Legislators by a report of the Westchester County Planning Board (the "Planning Board") with respect to the physical planning aspects of the project. Accordingly, the required Planning Board report is herewith attached.

Your Committee has carefully considered the proposed Capital Budget Amendment, as well as the related Bond Act, and recommends approval of both of the proposed Acts, noting that the Bond Act may only be enacted following adoption of the Capital Budget Amendment. It should also 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 Bond Act.

Dated: September 23<sup>rd</sup>, 2024  
White Plains, New York

*Maurye Ban*  
*Dorval Tubiolo*  
*[Signature]*  
*Vedat Jasiri*  
*[Signature]*  
*[Signature]*  
*[Signature]*

s: jpg 8-15-24

*Maurye Ban*  
*[Signature]*  
*Vedat Jasiri*  
*[Signature]*  
*[Signature]*

Budget & Appropriations

Public Works & Transportation

Dated: September 23, 2024  
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 black ink, appearing to read "Colin J. Smith". The signature is written in a cursive style with a large, stylized "S" at the end.

# FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BLR12

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	\$	4,200,000	PPU	5	Anticipated Interest Rate	2.40%
Anticipated Annual Cost (Principal and Interest):	\$	910,706				
Total Debt Service (Annual Cost x Term):	\$	4,553,531				
Finance Department:	maab 9-10-24					

## 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: 46

Prepared by: Keith Hoffman

Title: Chief Administrator

Department: Laboratories & Research

Date: 9/10/24

Reviewed By:


*WR* 9/10/24  
9/11/24

*Lawrence S. ...*

Budget Director

Date: 9/10/24

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 4, 2024

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:  
BLR12 Labs & Research Facility Rehabilitation and Upgrade**

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**PROJECT/ACTION:** Per Capital Project Fact Sheet as approved by the Planning Department on  
08-05-2024 (Unique ID: 2596)

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)(27):** conducting concurrent environmental, engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary to the formulation of a proposal for action, provided those activities do not commit the agency to commence, engage in or approve such action.
- 

**COMMENTS:** The current request is for design only.

DSK/dvw

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, Associate Environmental Planner

**RESOLUTION 24-<sup>36</sup>**  
**WESTCHESTER COUNTY PLANNING BOARD**

Amendment of Planning Board Report on 2024 Capital Project Requests

**BLR12 Labs and Research Rehabilitation and Upgrade**  
**Capital Budget Amendment**

**WHEREAS**, the County Executive will submit legislation to the County Board of Legislators for a Capital Budget Amendment to amend the capital program for **BLR12 Labs and Research Rehabilitation and Upgrade** by adding funds to 2024 Capital Plan for the design of a new Labs and Research facility at the Grasslands Campus in Valhalla; and


**WHEREAS** the proposed new building will be replacing the existing facility that is beyond its useful life. The design will include recommended energy efficiency strategies and carbon footprint reduction including high efficiency building envelope, HVAC systems, lighting and energy management systems, renewable and alternative energy integration and conservation; and

**WHEREAS**, the purpose and intent of the schematic design consistent with the County Planning Board's long-range planning policies set forth in *Westchester 2025—Context for County and Municipal Planning and Policies to Guide County Planning*, adopted by the Board on May 6, 2008, amended January 5, 2010; and

**WHEREAS**, the current request is to add \$4.2M for design of this project to the 2024 Capital Budget; now therefore, be it

**RESOLVED**, that the County Planning Board, pursuant to Section 167.131 of the County Charter, amends its Report of 2024 Capital Project Requests to include capital project **BLR12 Labs and Research Rehabilitation and Upgrade** to the 2024 Capital Projects Requests.

Adopted this 4th day of September, 2024

  
Richard Hyman, Chair

## BLR12 Labs & Research Facility Rehabilitation and Upgrade

### FIVE YEAR CAPITAL PROGRAM (in thousands)

	Total Cost	Appropriated	2024	2025	2026	2027	2028	Under Review
Gross	500	500	0	0	0	0	0	4,200
Non-County Share	0	0	0	0	0	0	0	0
County Share	500	500	0	0	0	0	0	4,200

### Project Description

This project funds the study for multi-year infrastructure improvements at the County's Department of Labs & Research building located on the Valhalla Campus at Grasslands in Mount Pleasant.

The current request will provide funding for the design of a new laboratories and research building, replacing the existing facility that is beyond its useful life. The design will include energy efficiency strategies and carbon footprint reduction including high efficiency building envelope, HVAC systems, lighting and energy management systems, renewable and alternative energy integration and conservation.

The current request is for a Capital Budget Amendment to add \$4.2M for design of this project to the 2024 Capital Budget.

### Appropriation Requests

2021: Feasibility study for multi-year space utilization and infrastructure improvements.

2024: Schematic design for new Labs and Research facility (shown in under review until approved)

### Justification

A feasibility study will be undertaken to investigate how a possible additional and a multiyear renovation strategy will best rehabilitate, provide infrastructure improvements and adequate space for continual functionality and service at the existing Labs & Research facility.

### Consistency with Programs or Plans

This project is generally consistent with the policies of "Westchester 2025" in that it helps maintain County physical facilities in good condition and supports capital improvements for physical facilities that enable the County and municipalities to deliver social services, public safety services and emergency services in an efficient, economic and humane manner.

### Planning Board Analysis

PL2: The Planning Board supports the proposed long-range study. Planning Department staff will monitor the progress of design to address safety, aesthetic and environmental planning concerns.

An Act amending the 2024 County  
Capital Budget Appropriations for  
Capital Project BLR12 LABS &  
RESEARCH FACILITY  
REHABILITATION AND UPGRADE

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

Section 1. The Capital section of the 2024 County Budget is hereby amended as follows:

	Previous 2024 Appropriation	Change	Revised 2024 Appropriation
I. Appropriation	\$500,000	\$4,200,000	\$4,700,000

Section 2. The estimated method of financing in the Capital Section of the 2024 Westchester County Capital Budget is amended as follows:

II. METHOD OF  
FINANCING

Bonds and/or Notes	\$500,000	\$4,200,000	\$4,700,000
Non County Shares	\$0		\$0
Cash	\$0		\$0
Total	<u>\$500,000</u>	<u>\$4,200,000</u>	<u>\$4,700,000</u>

Section 3. The ACT shall take effect immediately.



ACT NO. 179 - 2024

BOND ACT AUTHORIZING THE ISSUANCE OF \$4,200,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF PREPARATION OF SURVEYS, PRELIMINARY AND DETAILED PLANS, SPECIFICATIONS AND ESTIMATES NECESSARY FOR PLANNING THE CONSTRUCTION OF A NEW LABS & RESEARCH FACILITY LOCATED ON THE VALHALLA CAMPUS IN MOUNT PLEASANT; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$4,200,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$4,200,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS.

(Adopted 09/30 , 2024 )

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, \$4,200,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for planning the construction of a new labs & research facility located on the Valhalla Campus in Mount Pleasant,

specifically a schematic design phase to gain a better understanding of the project costs based on the findings of the study and the preferred solution; all as set forth in the County's Current Year Capital Budget, as amended. The estimated maximum cost of said object or purpose, including preliminary costs and costs incidental thereto and the financing thereof is \$4,200,000. The plan of financing includes the issuance of \$4,200,000 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 of the object or purpose for which said \$4,200,000 bonds authorized by this Act are to be issued, within the limitations of Section 11.00 a. 62 (2<sup>nd</sup>) 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 \$4,200,000. 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 \$4,200,000 as the estimated total cost of the aforesaid 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 in accordance with Section 107.71 of the Westchester County Charter.

\* \* \*

## CAPITAL PROJECT FACT SHEET

**Project ID:\***

BLR12

CBA

**Fact Sheet Date:\***

07-30-2024

**Fact Sheet Year:\***

2024

**Project Title:\***

LABS & RESEARCH FACILITY  
REHABILITATION AND UPGRADE

**Legislative District ID:**

3,

**Category\***

BUILDINGS, LAND &  
MISCELLANEOUS

**Department:\***

LABS AND RESEARCH

**CP Unique ID:**

2596

**Overall Project Description**

This project funds infrastructure improvements at the Department of Labs & Research facility located on the Valhalla Campus in Mount Pleasant.

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Best Management Practices | <input checked="" 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 type="checkbox"/> Security                             | <input type="checkbox"/> Other                          |  |

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

	Estimated Ultimate Total Cost	Appropriated	2024	2025	2026	2027	2028	Under Review
<b>Gross</b>	4,700	500	0	0	0	0	0	4,200
<b>Less Non-County Shares</b>	0	0	0	0	0	0	0	0
<b>Net</b>	4,700	500	0	0	0	0	0	4,200

**Expended/Obligated Amount (in thousands) as of :** 471

**Current Bond Description:** Schematic design funding for a new Labs and Research facility is being requested to gain a better understanding of the project costs based on the findings of the study and the preferred solution.

**Financing Plan for Current Request:**

Non-County Shares:	\$ 0
Bonds/Notes:	4,200,000
Cash:	0
<b>Total:</b>	<b>\$ 4,200,000</b>

**SEQR Classification:**

TYPE II

**Amount Requested:**

4,200,000

**Expected Design Work Provider:**

- County Staff                       Consultant                       Not Applicable

**Comments:**

A capital budget amendment (CBA) in the amount of \$4,200,000 (shown Under Review) is requested to fund schematic design for a new building. After initial feasibility studies including exploring remediation, renovations and additions to the current building, the preferred solution is to replace the building.

**Energy Efficiencies:**

SCHEMATIC DESIGN WILL STUDY ENERGY EFFICIENCY STRATEGIES AND CARBON FOOTPRINT REDUCTION INCLUDING HIGH EFFICIENCY BUILDING ENVELOPE, HVAC SYSTEMS, LIGHTING AND ENERGY MANAGEMENT SYSTEMS, RENEWABLE AND ALTERNATE ENERGY INTEGRATION AND CONSERVATION

**Appropriation History:**

<b>Year</b>	<b>Amount</b>	<b>Description</b>
2021	500,000	FEASIBILITY STUDY

**Total Appropriation History:**

500,000

**Financing History:**

<b>Year</b>	<b>Bond Act #</b>	<b>Amount</b>	<b>Issued</b>	<b>Description</b>
21	23	500,000		0 LABS & RESEARCH FACILITY REHABILITATION AND UPGRADE

**Total Financing History:**

500,000

**Recommended By:**

<b>Department of Planning</b>	<b>Date</b>
MLLL	08-05-2024

<b>Department of Public Works</b>	<b>Date</b>
RJB4	08-14-2024

<b>Budget Department</b>	<b>Date</b>
DEV9	08-14-2024

<b>Requesting Department</b>	<b>Date</b>
DAA1	08-15-2024

## LABS & RESEARCH FACILITY REHABILITATION AND UPGRADE ( BLR12 )

**User Department :** Labs and Research  
**Managing Department(s) :** Labs and Research ; 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	2024	2025	2026	2027	2028	Under Review
Gross	500	500	4						
Non County Share									
<b>Total</b>	<b>500</b>	<b>500</b>	<b>4</b>						

### Project Description

This project funds for infrastructure improvements at the Department of Labs & Research facility located on the Valhalla Campus in Mount Pleasant.

### Current Year Description

There is no current year request.

### 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
2021	500,000	Feasibility study	IN PROGRESS
<b>Total</b>	<b>500,000</b>		

### Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	500,000		500,000
<b>Total</b>	<b>500,000</b>		<b>500,000</b>

### Bonds Authorized

Bond Act	Amount	Date Sold	Amount Sold	Balance
23 21	500,000			500,000
<b>Total</b>	<b>500,000</b>			<b>500,000</b>

30 STATE OF NEW YORK )  
 )  
COUNTY OF WESTCHESTER )

I, the undersigned Clerk of the Board of Legislators of the County of Westchester, New York, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Board of Legislators of said County, including the Bond Act contained therein, held on September 30, 2024 with the original thereof on file in my office, and that the same is a true and correct transcript therefrom and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Board had due notice of said meeting.

I FURTHER CERTIFY that, pursuant to Section 103 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public.

I FURTHER CERTIFY that, PRIOR to the time of said meeting, I duly caused a public notice of the time and place of said meeting to be to be given to the following newspapers and/or other news media as follows:

Newspaper and/or other news media

Date Given  
September 25, 2024

News Channel 12  
The Journal News  
Hometown Media  
CBS2NY  
The Examiner News  
WABCTV News

I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused public notice of the time and place of said meeting to be conspicuously posted in the following designated public location(s) on the following dates:


Designated Location(s)  
of posted notice

Date of Posting  
September 25, 2024

[www.westchesterlegislators.com](http://www.westchesterlegislators.com)

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County Board of Legislators on October 1, 2024.



  
Malika Vanderberg, Clerk  
Westchester County Board of Legislators



The foregoing Bond Act was duly put to a vote which resulted as follows:

AYES:                   Legislator Jose Alvarado  
                          Legislator Nancy Barr  
                          Legislator Benjamin Boykin  
                          Legislator Terry Clements  
                          Legislator Margaret Cunzio  
                          Legislator Vedat Gashi  
                          Legislator Judah Holstein  
                          Legislator David Imamura  
                          Legislator James Nolan  
                          Legislator Catherine Parker  
                          Legislator Erika Pierce  
                          Legislator Colin Smith  
                          Legislator David Tubiolo  
                          Legislator Emiljana Ulaj  
                          Legislator Shanae Williams  
                          Legislator Jewel Williams-Johnson  
                          Legislator Tyrae Woodson-Samuels

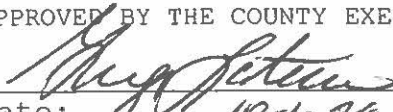
NOES:

ABSENT:

EXCUSED:

The Bond Act was thereupon declared duly adopted.

\* \* \* \* \*  
APPROVED BY THE COUNTY EXECUTIVE

  
Date: 10-1-24

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

I HEREBY CERTIFY that I have compared the foregoing Act No. 178 - 2024, and (Bond) Act No. 179 - 2024, with the originals on file in my office, and that the same are correct transcripts therefrom, and of the whole, of said original Act, and (Bond) Act, which were duly adopted by the Westchester County Board of Legislators, of the County of Westchester on September 30, 2024, and approved by the County Executive on October 1, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said County Board of Legislators on this 2<sup>nd</sup> day of October, 2024.



Malika Vanderberg

The Clerk of the Westchester County  
Board of Legislators

County of Westchester, New York

