



George Latimer  
County Executive

July 6, 2022

Westchester County Board of Legislators  
800 Michaelian Office Building  
White Plains, New York 10601

Dear Members of the Board of Legislators:

Transmitted herewith for your review and approval is a bond act ("Bond Act") which, if adopted, would authorize the County of Westchester ("County") to issue bonds in the amount of \$2,710,000 to finance the following capital project:

B0108 – 85 Court Street Building Improvements, White Plains (2015-2019) ("B0108").

The Bond Act, in the amount of \$2,710,000 would finance the cost of the design, construction management and construction associated with the replacement of the existing cooling towers with new cooling towers and associated work at 85 Court Street, White Plains.

The Department of Public Works and Transportation ("Department") has advised that B0108 is necessary to replace existing equipment which is over 40 years old and has exceeded its expected useful service life. The new equipment will reduce the amount of energy required for cooling this building.

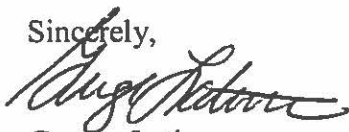
Design has been completed by a consultant. It is estimated that construction will take twelve months to complete and will begin after award and execution of the construction contracts.

It should be noted that your Honorable Board has previously authorized the County to issue bonds in connection with prior components of B0108 as indicated in the annexed fact sheet.

The Planning Department has advised that based on its review, B0108 has been classified as a "Type II" action pursuant to the State Environmental Quality Review Act ("SEQR") and its implementing regulations, 6 NYCRR Part 617. Therefore, no further environmental review is required. As you know, your Honorable Board may use such expert advice to reach its own conclusion.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "George Latimer".

George Latimer  
County Executive

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

Your Committee is in receipt of a transmittal from the County Executive recommending approval by the County of Westchester (“County”) of a bond act (“Bond Act”) in the amount of \$2,710,000 to finance capital project B0108 – 85 Court Street Building Improvements, White Plains (2015-2019) (“B0108”). The Bond Act, which was prepared by the law firm Hawkins, Delafield & Wood, will finance the cost of the design, construction management and construction associated with the replacement of the existing cooling towers with new cooling towers and associated work at 85 Court Street, White Plains.

The Department of Public Works and Transportation (“Department”) has advised that B0108 is necessary to replace existing equipment which is over 40 years old and has exceeded its expected useful service life. The new equipment will reduce the amount of energy required for cooling this building.

The Department has advised that design has been completed by a consultant. It is estimated that construction will take twelve months to complete and will begin after award and execution of the construction contracts.

It should be noted that your Honorable Board has previously authorized the County to issue bonds in connection with prior components of B0108 as indicated in the annexed fact sheet.

The Planning Department has advised your Committee that based on its review, B0108 has been classified as a Type “II” action pursuant to the State Environmental Quality Review Act (“SEQR”) and its implementing regulations, 6 NYCRR Part 617. Therefore, no further environmental review is required. Your Committee has reviewed the annexed SEQR documentation and concurs with this conclusion.

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

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

**COMMITTEE ON**

# FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: B0108

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    \$                    2,710,000            PPU    15            Anticipated Interest Rate    3.11%

Anticipated Annual Cost (Principal and Interest):                    \$    225,902

Total Debt Service (Annual Cost x Term):                                \$    3,388,530

Finance Department:            Interest rates from June 23, 2022 Bond Buyer - ASBA

## SECTION C - IMPACT ON OPERATING BUDGET (exclusive of debt service)

To Be Completed by Submitting Department and Reviewed by Budget

Potential Related Expenses (Annual):                    \$                    -

Potential Related Revenues (Annual):                    \$                    -

Anticipated savings to County and/or impact of department operations

(describe in detail for current and next four years):

\_\_\_\_\_

\_\_\_\_\_

## SECTION D - EMPLOYMENT

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

Number of Full Time Equivalent (FTE) Jobs Funded:                                29

## SECTION E - EXPECTED DESIGN WORK PROVIDER

County Staff

Consultant

Not Applicable

Prepared by:                    Jonna Robins

Title:                                Program Administrator (Capital Planning)

Department:                    Department of Public Works and Transportation


Date:                                7/5/22

Reviewed By: 

**Budget Director**

Date:                                7/6/22

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

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

DATE: June 29, 2022

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:  
B0108 85 Court Street Building Improvements, White Plains (2015-2019)**

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**PROJECT/ACTION:** Per Capital Project Fact Sheet as approved by the Planning Department on 06-23-2022 (Unique ID: 1978)

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.
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**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 Marzola, Associate Budget Director  
Gayle Katzman, First Deputy Commissioner  
Jonna Robins, Program Administrator (Capital Planning Program)  
Kelly Sheehan, Assistant Commissioner  
William Brady, Chief Planner  
Michael Lipkin, Associate Planner  
Claudia Maxwell, Associate Environmental Planner

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

BOND ACT AUTHORIZING THE ISSUANCE OF \$2,710,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE DESIGN, CONSTRUCTION AND CONSTRUCTION MANAGEMENT IN CONNECTION WITH THE REPLACEMENT OF COOLING TOWERS AT 85 COURT STREET IN THE CITY OF WHITE PLAINS; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$2,710,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$2,710,000 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, \$2,710,000 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 associated with the replacement of the existing cooling towers with new cooling towers and associated work at 85 Court Street, White Plains, 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 class of objects or purposes, including preliminary costs and costs incidental thereto and the financing thereof is \$2,710,000. The plan of financing includes the issuance of \$2,710,000 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 class of objects or purposes for which the \$2,710,000 bonds authorized by section 1 of this Act are to be issued, within the limitations of Section 11.00 a.13 of the Law, is fifteen (15) years.

Section 3. Current funds are not required to be provided as a down payment pursuant to Section 107.00 d. 9. of the Law prior to issuance of the bonds authorized herein, or any bond anticipation notes issued in anticipation of the sale of such bonds. The County intends to finance, on an interim basis, the costs or a portion of the costs of said improvements for which bonds are herein authorized, which costs are reasonably expected to be reimbursed with the proceeds of debt to be incurred by the County, pursuant to this Act, in the maximum amount of \$2,710,000. 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 \$2,710,000 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.

\* \* \*

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\_\_\_\_.

\_\_\_\_\_  
Clerk and Chief Administrative Officer of the County Board of Legislators of the 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 \$2,710,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE DESIGN, CONSTRUCTION AND CONSTRUCTION MANAGEMENT IN CONNECTION WITH THE REPLACEMENT OF COOLING TOWERS AT 85 COURT STREET IN THE CITY OF WHITE PLAINS; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$2,710,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$2,710,000 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 design, construction management and construction associated with the replacement of the existing cooling towers with new cooling towers and associated work at 85 Court Street, White Plains, 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: \$2,710,000; fifteen (15) years

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

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



## CAPITAL PROJECT FACT SHEET

**Project ID:\***  
B0108

CBA

**Fact Sheet Date:\***  
06-14-2022

**Fact Sheet Year:\***  
2022

**Project Title:\***  
85 COURT STREET BUILDING  
IMPROVEMENTS, WHITE PLAINS  
(2015-2019)

**Legislative District ID:**  
8,

**Category\***  
BUILDINGS, LAND &  
MISCELLANEOUS

**Department:\***  
PUBLIC WORKS

**CP Unique ID:**  
1978

**Overall Project Description**

This projects provide for the rehabilitation and upgrades of exterior, interior or site infrastructure which is at the end of its useful life. Infrastructure rehabilitations can include but are not limited to façade repairs, replacement of doors, windows and storefronts, interior renovations, upgrades and replacement of mechanical systems and elevators, upgrades of security systems, rehabilitation of pavements and sidewalks.

- |   |   |  |
|---|---|--|
| <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	2022	2023	2024	2025	2026	Under Review
<b>Gross</b>	6.120	4.620	1.500	0	0	0	0	0
<b>Less Non-County Shares</b>	0	0	0	0	0	0	0	0
<b>Net</b>	6.120	4.620	1.500	0	0	0	0	0

**Expended/Obligated Amount (in thousands) as of :** 321

**Current Bond Description:** Funding is requested for design, construction management and construction associated with the replacement of the existing cooling towers with new cooling towers and associated work at 85 Court Street, White Plains.

**Financing Plan for Current Request:**

Non-County Shares:	\$ 0
Bonds/Notes:	2,710,000
Cash:	0
<b>Total:</b>	<b>\$ 2,710,000</b>

**SEQR Classification:**

TYPE II

**Amount Requested:**

2,710,000

**Comments:**

**Energy Efficiencies:**

THE NEW COOLING TOWERS AND ASSOCIATED EQUIPMENT WILL BE MORE ENERGY EFFICIENT THAN THE EXISTING COOLING TOWERS.

**Appropriation History:**

Year	Amount	Description
2015	800,000	REPLACEMENT OF BOILERS AND ELEVATOR MACHINE ROOM HVAC
2016	1,600,000	REPLACEMENT OF BUILDING OVERHANG ENCLOSURE; REPLACEMENT AND UPGRADE OF HEATING DISTRIBUTION SYSTEM; AND REPAIR OF OPERATING WINDOWS,
2017	1,250,000	REPLACEMENT OF COOLING TOWERS AND ASSOCIATED WORK.
2018	150,000	FUNDS A STRUCTURE OR MONUMENT AND IMPROVEMENTS TO CHRISTOPHER RIDLEY PLAZA.
2019	200,000	ADDITIONAL CONSTRUCTION FOR THE CHRISTOPHER RIDLEY PLAZA AND MONUMENT
2020	620,000	COST ESCALATION
2022	1,500,000	COST ESCALATION

**Total Appropriation History:**

6,120,000

**Financing History:**

Year	Bond Act #	Amount	Issued	Description
18	105	0	0	IMPROVEMENTS TO CHRISTOPHER RIDLEY PLAZA AT 85 COURT STREET IN WHITE PLAINS
19	19	350,000	320,010	IMPROVEMENTS TO CHRISTOPHER RIDLEY PLAZA AT 85 COURT STREET IN WHITE PLAINS
21	196	2,090,000	0	85 COURT STREET REPLACE EXISITING GAS FIRED BOILERS.

**Total Financing History:**

2,440,000

**Recommended By:**

Department of Planning  
WBB4

Date  
06-23-2022

Department of Public Works  
JZR7

Date  
06-23-2022

Budget Department  
GKGA

Date  
06-23-2022

Requesting Department  
JZR7

Date  
06-23-2022

## 85 COURT STREET BUILDING IMPROVEMENTS, WHITE PLAINS (2015-2019) ( B0108 )

**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	2022	2023	2024	2025	2026	Under Review
<b>Gross</b>	6,120	4,620	320	1,500					
<b>Non County Share</b>									
<b>Total</b>	6,120	4,620	320	1,500					

### **Project Description**

This projects provide for the rehabilitation and upgrades of exterior, interior or site infrastructure which is at the end of its useful life. Infrastructure rehabilitations can include but are not limited to façade repairs, replacement of doors, windows and storefronts, interior renovations, upgrades and replacement of mechanical systems and elevators, upgrades of security systems, rehabilitation of pavements and sidewalks.

### **Current Year Description**

The current year request funds a cost escalation.

### **Current Year Financing Plan**

Year	Bonds	Cash	Non County Shares	Total
2022	1,500,000			1,500,000

### **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
2015	800,000	Replacement of boilers and elevator machine room HVAC	AWAITING BOND AUTHORIZATION
2016	1,600,000	Replacement of building overhang enclosure; replacement and upgrade of heating distribution system; and repair of operating windows,	AWAITING BOND AUTHORIZATION
2017	1,250,000	Replacement of cooling towers and associated work.	AWAITING BOND AUTHORIZATION
2018	150,000	Funds a structure or monument and improvements to Christopher Ridley Plaza.	COMPLETE
2019	200,000	Additional construction for the Christopher Ridley Plaza and monument	COMPLETE
2020	620,000	Cost escalation	AWAITING BOND AUTHORIZATION
<b>Total</b>	<b>4,620,000</b>		

**85 COURT STREET BUILDING IMPROVEMENTS, WHITE PLAINS (2015-2019)  
( B0108 )**

**Prior Appropriations**

	<b>Appropriated</b>	<b>Collected</b>	<b>Uncollected</b>
<b>Bond Proceeds</b>	<b>4,620,000</b>	<b>320,010</b>	<b>4,299,991</b>
<b>Total</b>	<b>4,620,000</b>	<b>320,010</b>	<b>4,299,991</b>

**Bonds Authorized**

<b>Bond Act</b>	<b>Amount</b>	<b>Date Sold</b>	<b>Amount Sold</b>	<b>Balance</b>
<b>105 18</b>				
<b>19 19</b>	<b>350,000</b>			<b>350,000</b>
<b>196 21</b>	<b>2,090,000</b>			<b>2,090,000</b>
<b>Total</b>	<b>2,440,000</b>			<b>2,440,000</b>