

**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 \$435,000 to finance a component of capital project BSS14 – Infrastructure Improvements to Shelter Facilities – Coachman Family Center (2015 – 2019) (“BSS14”). The Bond Act, which was prepared by the law firm of Hawkins Delafield & Wood LLP, will finance the cost of mechanical and electrical building systems replacement and upgrades at the Coachman Family Center in White Plains.

The Department of Social Services (“Department”) has advised that the work for this component of BSS14 will include replacing the domestic water valves and the fire suppression system as well as the air exchange system in the hair salon.

The Department has advised that following bonding authorization, design will be scheduled and is anticipated to take three (3) months to complete and will be performed by consultants. It is estimated that construction will take six (6) 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 to finance separable components of BSS14 as described in the annexed fact sheet.

The Planning Department has advised your Committee that based on its review, this component of BSS14 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.

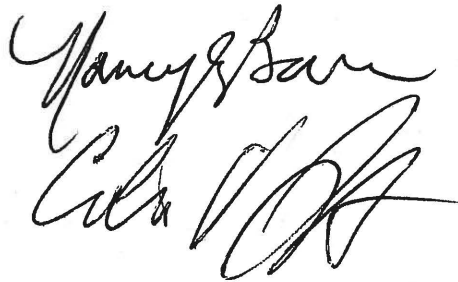
It should be noted that an affirmative vote of two-thirds of the members of your Honorable Board is required in order to adopt the Bond Act. Your Committee recommends the adoption of the proposed Bond Act.

Dated: September 7, 2022  
White Plains, New York



Budget & Appropriations  
COMMITTEE ON

c.jpg/6-06-22



Public Works & Transportation

Dated: September 7, 2022  
White Plains, New York

**The following members attended the meeting remotely, as per Chapter 1 of the New York State Laws of 2022 and Executive Order 11, as extended, and approved this item out of Committee with an affirmative vote. Their electronic signature was authorized and is below.**

**Budget & Appropriations**

*Mary Jane Skimsky*

*Catherine F. Parker*

*David A. Jabrob*

*Catherine Byr*

**Public Works & Transportation**

*Mary Jane Skimsky*

*Catherine F. Parker*

*David A. Jabrob*

*Catherine Byr*

# FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BSS14

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

Coachman Building Systems

## SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal \$ 435,000 PPU 10 Anticipated Interest Rate

Anticipated Annual Cost (Principal and Interest): \$ 50,291

Total Debt Service (Annual Cost x Term): \$ 502,913

Finance Department: maab 6-23-22

## 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:

## SECTION E - EXPECTED DESIGN WORK PROVIDER

County Staff

Consultant

Not Applicable

Prepared by: Thomas Rooney

Title: Reimbursement Manager

Department: Social Services


Date: 6/27/22

Reviewed By: 

Budget Director

Date: 6/29/22

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

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

DATE: June 15, 2022

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:  
BSS14 INFRASTRUCTURE IMPROVEMENTS TO SHELTER FACILITIES  
– COACHMAN FAMILY CENTER (2015-2019)**

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**PROJECT/ACTION:** Per Capital Project Fact Sheet as approved by the Planning Department on 05-15-2022 (Unique ID: 1956)

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;
- **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.

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**COMMENTS:** A separate request is being made under the same capital project to fund additional work at the same facility (Fact Sheet ID#1955). The combined actions would not exceed any of the thresholds that would disqualify them from the Type II classification.

DSK/cnm

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  
Kelly Sheehan, Assistant Commissioner  
William Brady, Chief Planner  
Michael Lipkin, Associate Planner  
Claudia Maxwell, Associate Environmental Planner

ACT NO. <sup>115</sup>-2022

BOND ACT AUTHORIZING THE ISSUANCE OF \$435,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE CONSTRUCTION OF MECHANICAL AND ELECTRICAL IMPROVEMENTS AT THE COACHMAN FAMILY CENTER IN WHITE PLAINS, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$435,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$435,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (Adopted 09/12, 2022 )

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; \$435,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance mechanical and electrical systems replacements and upgrades at the County-owned Coachman Family Center in 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 specific object or purpose, including preliminary costs and costs incidental thereto and the financing thereof is \$435,000. The plan of financing includes the issuance of \$435,000 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 said \$435,000 bonds authorized by this Act are to be issued, within the limitations of Section 11.00 a. 13 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 \$435,000. 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 \$435,000 as the estimated maximum 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 in accordance with Section 107.71 of the Westchester County Charter.

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## CAPITAL PROJECT FACT SHEET

**Project ID:\***

BSS14

CBA

**Fact Sheet Date:\***

05-13-2022

**Fact Sheet Year:\***

2022

**Project Title:\***

INFRASTRUCTURE IMPROVEMENTS 5,  
TO SHELTER FACILITIES -  
COACHMAN FAMILY CENTER (2015-  
2019)

**Legislative District ID:**

**Category\***

BUILDINGS, LAND &  
MISCELLANEOUS

**Department:\***

SOCIAL SERVICES

**CP Unique ID:**

1956

**Overall Project Description**

This project will provide for rehabilitation and upgrades of exterior, interior and site infrastructure to this facility.

- |   |   |  |
|---|---|--|
| <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>	4,840	3,440	1,400	0	0	0	0	0
<b>Less Non-County Shares</b>	0	0	0	0	0	0	0	0
<b>Net</b>	4,840	3,440	1,400	0	0	0	0	0

**Expended/Obligated Amount (in thousands) as of :** 2,368

**Current Bond Description:** This requests funds mechanical and electrical building systems replacement and upgrades at the Coachman Family Center in White Plains, NY.

**Financing Plan for Current Request:**

Non-County Shares:	\$ 0
Bonds/Notes:	435,000
Cash:	0
<b>Total:</b>	<b>\$ 435,000</b>

**SEQR Classification:**

TYPE II

**Amount Requested:**

435,000

**Comments:**

New mechanical and electrical equipment will be more energy efficient than the equipment being replaced.

**Energy Efficiencies:**

PARKING LOT LIGHTS WILL BE LED. THIS PROJECT WILL ALSO INCLUDE ELECTRONIC VEHICLE (EV) CHARGING STATION(S) TO COMPLY WITH COUNTY STATUTE.

**Appropriation History:**

Year	Amount	Description
2015	1,050,000	REPLACEMENT AND UPGRADES TO HVAC AND REFRIGERATION SYSTEMS
2016	1,640,000	ROOF REPLACEMENT; SELECTIVE REPLACEMENT OF BRICK MASONRY, LINTELS; AND REPAINTING OF FACADE, INSTALLATION OF LIGHTNING RODS, RESURFACING OF THE PARKING LOT AND PLAY AREA. UPGRADING LIGHTING FIXTURES AROUND THE BUILDING TO ENERGY EFFICIENT LED LIGHT
2020	750,000	IMPROVEMENTS TO THE ROOF AND FACADE
2022	1,400,000	PLAYGROUND RENOVATIONS AND UPGRADES TO BUILDING MECHANICAL AND ELECTRICAL SYSTEMS

**Total Appropriation History:**

4,840,000

**Financing History:**

Year	Bond Act #	Amount	Issued	Description
15	214	1,050,000	1,032,532	INFRASTRUCTURE IMPROVEMENTS TO SHELTER FACILITIES - COACHMAN FAMILY CENTER
16	167	1,026,859	1,026,859	COACHMAN FAMILY CENTER WHITE PLAINS IMPROVEMENTS
20	171	1,363,141	273,182	COACHMAN FAMILY CENTER WHITE PLAINS IMPROVEMENTS

**Total Financing History:**

3,439,999

**Recommended By:**

Department of Planning  
WBB4

Date  
05-15-2022

Department of Public Works  
GGKK

Date  
05-23-2022

Budget Department  
LMY1

Date  
05-23-2022

Requesting Department  
TTR1

Date  
06-06-2022

**INFRASTRUCTURE IMPROVEMENTS TO SHELTER FACILITIES - COACHMAN FAMILY  
CENTER (2015-2019)  
( BSS14 )**

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

<b>FIVE YEAR CAPITAL PROGRAM (in thousands)</b>									
	Est Ult Cost	Appropriated	Exp / Obl	2022	2023	2024	2025	2026	Under Review
Gross	4,840	3,440	2,368	1,400					
Non County Share			30						
<b>Total</b>	<b>4,840</b>	<b>3,440</b>	<b>2,398</b>	<b>1,400</b>					

**Project Description**

This project will provide for rehabilitation and upgrades of exterior, interior and site infrastructure to this facility.

**Current Year Description**

The current year request funds playground renovations and upgrades to building mechanical and electrical systems.

**Current Year Financing Plan**

Year	Bonds	Cash	Non County Shares	Total
2022	1,400,000			1,400,000

**Impact on Operating Budget**

The impact on the Operating Budget is the debt service associated with the issuance of bonds. A portion of the debt service will be reimbursed by the Federal Government.

**Appropriation History**

Year	Amount	Description	Status
2015	1,050,000	Replacement and upgrades to HVAC and refrigeration systems	COMPLETE
2016	1,640,000	Roof replacement; selective replacement of brick masonry, lintels; and repainting of facade, installation of lightning rods, resurfacing of the parking lot and play area. Upgrading lighting fixtures around the building to energy efficient LED lighting.	DESIGN
2020	750,000	Improvements to the roof and facade	DESIGN
<b>Total</b>	<b>3,440,000</b>		

**Prior Appropriations**

	Appropriated	Collected	Uncollected
Bond Proceeds	3,440,000	2,332,573	1,107,427
Others		(30,166)	30,166
<b>Total</b>	<b>3,440,000</b>	<b>2,302,407</b>	<b>1,137,593</b>

**INFRASTRUCTURE IMPROVEMENTS TO SHELTER FACILITIES - COACHMAN FAMILY  
CENTER (2015-2019)  
( BSS14 )**

<b>Bonds Authorized</b>					
<b>Bond Act</b>	<b>Amount</b>	<b>Date Sold</b>	<b>Amount Sold</b>	<b>Balance</b>	
214 15	1,050,000	12/15/17	136,328	17,468	
		12/15/17	25,031		
		12/15/17	211		
		12/10/18	709,511		
		12/10/19	134,826		
		12/10/19	26,625		
167 16	1,026,859	12/15/17	20,897		
		12/15/17	3,837		
		12/15/17	32		
		12/10/19	29,073		
		12/10/19	5,741		
		04/30/20	46,975		
		10/28/20	780,746		
		10/28/20	109,393		
		10/28/20	30,166		
171 20	1,363,141			1,363,141	
<b>Total</b>	<b>3,440,000</b>		<b>2,059,391</b>	<b>1,380,609</b>	

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 12, 2022 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 8, 2022

WVOX  
FIOS1  
News Channel 12  
The Journal News

Hometown Media

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:

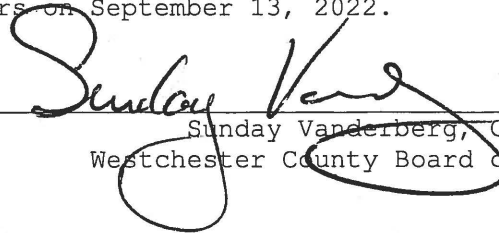
Designated Location(s)  
of posted notice

Date of Posting  
September 8, 2022

[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 September 13, 2022.



  
\_\_\_\_\_  
Sunday Vanderberg, Clerk  
Westchester County Board of Legislators

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

AYES:

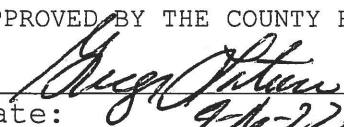
Legislator Jose Alvarado  
Legislator Nancy Barr  
Legislator Catherine Borgia  
Legislator Benjamin Boykin  
Legislator Terry Clements  
Legislator Margaret Cunzio  
Legislator Vedat Gashi  
Legislator Christopher Johnson  
Legislator Damon Maher  
Legislator James Nolan  
Legislator Catherine Parker  
Legislator Erika Pierce  
Legislator MaryJane Shimsky  
Legislator Colin Smith  
Legislator David Tubiolo  
Legislator Jewel Williams-Johnson  
Legislator Tyrae Woodson-Samuels

NOES:

ABSENT:

The Bond Act was thereupon declared duly adopted.

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

  
Date: 9-16-22

STATE OF NEW YORK )  
 )  
WESTCHESTER COUNTY ) ss.

I HEREBY CERTIFY that I have compared the foregoing (Bond) Act, (Bond) Act No. 115 - 2022, 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 September 12, 2022, and approved by the County Executive on September 16, 2022.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said County Board of Legislators on this 19<sup>th</sup> day of September, 2022.



Malika Vanderberg

The Clerk of the Westchester County  
Board of Legislators

County of Westchester, New York

