



George Latimer
County Executive

October 29, 2021

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 an Act which, if adopted, would authorize the County of Westchester ("County") to amend its current year Capital Budget (the "Capital Budget Amendment"), as well as adopt a related bond act ("Bond Act") in the amount of \$1,000,000, to finance the following capital project:

WCC94 – Yonkers Extension Center ("WCC94").

The proposed Capital Budget Amendment will amend the County's current year capital budget to create an appropriation for this project in the amount of \$2,000,000. The related Bond Act, in the amount of \$1,000,000, would finance the County's approximately 50% share of the cost of voice and data equipment, cabling, and instructional equipment, as well as furniture, for the planned move and expansion of Westchester Community College's (the "College") Yonkers Extension Center. New York State has approved funding for the remaining 50% of the cost.

The College has advised that plans are underway for a physical move of the Yonkers Extension Center from 1 Mall Walk to space within the former Sears building of the Cross County Shopping Center. This move will more than double WCC's instructional and student support space, providing residents of Yonkers and the surrounding area expanded access to higher education and training, and offering employers in the city opportunities for customized training to meet their workforce needs. This project is required in order to make the expanded Yonkers Extension Center a state of the art instructional and training site. It will be equipped with the most up-to-date instructional technology available, recognizing the variety of new learning modalities that have been introduced in response to recent and current health and safety protocols. Smart classrooms and wireless labs are a few of the basic requirements. Distance learning labs as well as computer classrooms for ESL instruction will be needed. State of the Art audio visual equipment will be essential. Furniture will be needed in all regular classrooms, labs and the oversized lecture hall. Since the new building will also include offices for adjunct faculty, office furniture and equipment will be needed as well.

Following receipt by the College of State funds and bonding authorization from the County, the College anticipates that the work will be completed within approximately 18 months. It is anticipated that installation will be accomplished by in-house staff.

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

In addition, 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 Planning Board report is herewith attached.

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 black ink, appearing to read "George Latimer", written in a cursive style.

George Latimer
County Executive

GL/BSM/DG/jpg
Attachments

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

Your Committee is in receipt of a transmission from the County Executive recommending approval of an Act amending the County of Westchester's (the "County") current-year Capital Budget (the "Capital Budget Amendment"), as well as adoption of a related bond act (the "Bond Act") which, if approved, would authorize the County to issue \$1,000,000 in bonds to finance capital project WCC94 – Yonkers Extension Center ("WCC94").

Your Committee is advised that the proposed Capital Budget Amendment will amend the County's current year capital budget to create an appropriation for this project in the amount of \$2,000,000. The related Bond Act, in the amount of \$1,000,000, which was prepared by the law firm of Harris Beach, would finance the County's approximately 50% share of the cost of voice and data equipment, cabling, and instructional equipment, as well as furniture, for the planned move and expansion of Westchester Community College's (the "College") Yonkers Extension Center. New York State has approved funding for the remaining 50% of the cost.

The College has advised your Committee that plans are underway for a physical move of the Yonkers Extension Center from 1 Mall Walk to space within the former Sears building of the Cross County Shopping Center. This move will more than double WCC's instructional and student support space, providing residents of Yonkers and the surrounding area expanded access to higher education and training, and offering employers in the city opportunities for customized training to meet their workforce needs. This project is required in order to make the expanded Yonkers Extension Center a state of the art instructional and training site. It will be equipped with the most up-to-date instructional technology available, recognizing the variety of new learning modalities that have been introduced in response to recent and current health and safety protocols. Smart classrooms and wireless labs are a few of the basic requirements. Distance learning labs as well as computer classrooms for ESL instruction will be needed. State of the Art audio visual equipment will be essential. Furniture will be needed in all regular classrooms, labs and the oversized lecture hall. Since the new building will also include offices for adjunct faculty, office furniture and equipment will be needed as well.

Your Committee is further advised that following receipt by the College of State funds and bonding authorization from the County, the College anticipates that the work will be

completed within approximately 18 months. It is anticipated that installation will be accomplished by in-house staff.

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

In addition, 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 attached hereto.

Your Committee is advised that an affirmative vote of two-thirds of the members of this Honorable Board is required in order to amend the County’s Capital Budget, as well as to adopt the related Bond Act.

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 can only be enacted following adoption of the Capital Budget Amendment.

Dated: _____, 20____
White Plains, New York

COMMITTEE ON

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: WCC94

NO FISCAL IMPACT PROJECTED

SECTION A - CAPITAL BUDGET IMPACT

To Be Completed by Budget

GENERAL FUND

AIRPORT FUND

SPECIAL DISTRICTS FUND

Source of County Funds (check one):

Current Appropriations

Capital Budget Amendment

SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal \$ 1,000,000 PPU 5 Anticipated Interest Rate 0.41%

Anticipated Annual Cost (Principal and Interest): \$ 202,463

Total Debt Service (Annual Cost x Term): \$ 1,012,315

Finance Department: Interest rates from October 13, 2021 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):

No Operating Impact

SECTION D - EMPLOYMENT

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

Number of Full Time Equivalent (FTE) Jobs Funded: 10

SECTION E - EXPECTED DESIGN WORK PROVIDER

County Staff

Consultant

Not Applicable

Prepared by: Dawn Gillins

Title: Controller

Department: Westchester Community College


Date: 10/27/21

Reviewed By: 

Budget Director

Date: 10/27/21

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 19, 2021

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
WCC94 YONKERS EXTENSION CENTER**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 10-07-2021 (Unique ID: 1854)

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

COMMENTS: None.

DSK/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 Yazzetta, Associate Budget Director
Anthony Zaino, Assistant Commissioner
William Brady, Chief Planner
Michael Lipkin, Associate Planner
Claudia Maxwell, Associate Environmental Planner

WCC94 Yonkers Extension Center Equipment

FIVE YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Appropriated	2021-22	2022-23	2023-24	2024-25	2025-26	Under Review
Gross	2,000							2,000
Less non-County Shares	1,000							1,000
Net	1,000							1,000

Project Description:

This project will provide funds for the Voice and Data Equipment, cabling, and instructional equipment, as well as furniture for the planned move and expansion of Westchester Community College's Yonkers Extension Center. The Yonkers Center is located in the Cross County Shopping Center, Yonkers, New York. The planned expansion will include the relocation of the Center from 1 Mall Walk to space in the former Sears Building within the shopping center.

APPROPRIATION/FUNDING REQUESTS:

Under Review: Purchase of Equipment

JUSTIFICATION:

This project is required in order to make the relocated and expanded Yonkers Extension Center a state of the art instructional and training site. It will be equipped with the most up-to-date instructional technology available, recognizing the variety of new learning modalities that have been introduced in response to recent and current health and safety protocols. Smart classrooms and wireless labs are a few of the basic requirements.

CONSISTENCY WITH PROGRAMS OR PLANS:

This project is generally consistent with the policies of *Westchester 2025*.

Planning Board Analysis:

PL1: The expansion of the Yonkers Extension Center is consistent with the recommendations of *Westchester 2025 – Policies to Guide County Planning*, the County Planning Board's long range land use planning policy document in that it helps to maintain County facilities in good condition.

The Planning Board also recognizes the importance of higher educational institutions as a continuing resource for professional and vocational training and for designing economic programs tailored to Westchester's communities. Extension sites strengthen Westchester's centers, reduce vehicle trips to the Valhalla Campus, provide needed educational resources closer to students' homes, and expands access for students without private transportation.

RESOLUTION 21-22

WESTCHESTER COUNTY PLANNING BOARD

**Amendment of Planning Board Report on 2021-22 Capital Project Requests
WCC94 Yonkers Extension Center Equipment**

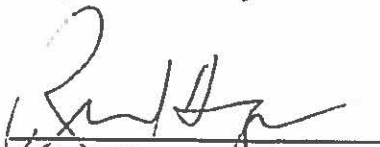
WHEREAS, the County Executive will submit legislation to the County Board of Legislators for a capital budget amendment to add funding for a new capital project, **WCC94 Yonkers Extension Center Equipment**; utilizing funds in the 2021/22 Capital Program, and

WHEREAS, this new project will fund the purchase of equipment and furnishings for the planned move and expansion of the Yonkers Extension Center at the Cross County Shopping Center, and

WHEREAS, the project is consistent with **Westchester 2025 – Policies to Guide County Planning**, as adopted by the Planning Board on May 6, 2008 and amended on January 5, 2010 by maintaining county facilities, strengthens an urban center, reduces vehicle trips to the Valhalla Campus and expands access for students without private transportation; now therefore, be it

RESOLVED, that the County Planning Board, pursuant to Section 167.131 of the County Charter, amends its Report on the 2021/22 Capital Project Requests to include the attached report on Capital Project **WCC94 Yonkers Extension Center Equipment “PL1”** – “a project with little impact to the physical environment,” the County Planning Board recommends amending the 2021/2022 Capital Projects Requests to include **WCC94 Yonkers Extension Center Equipment** in the amount of \$1,000,000.

Adopted this 5th day of October 2021


Richard Hyman, Chair

An Act amending the 2021
 Community College Capital
 Appropriations for Community
 College Capital Project - WCC94 -
 Yonkers Extension Center

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

Section 1. The Capital section of the 2021 County Budget is hereby amended as follows:

	Previous 2021 Appropriation	Change	Revised 2021 Appropriation
I. Appropriation	\$0	\$2,000,000	\$2,000,000

Section 2. The estimated method of financing in the Capital Section of the 2021 Westchester County Capital Budget is amended as follows:

II. METHOD OF
 FINANCING

Bonds and/or Notes	\$0	\$1,000,000	\$1,000,000
Non County Shares	\$0	\$1,000,000	\$1,000,000
Cash	\$0		\$0
Total	\$0	\$2,000,000	\$2,000,000

Section 3. The ACT shall take effect immediately.