

ACT NO. -20_____

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING THE BOND ACT ADOPTED DECEMBER 11, 2023, IN RELATION TO THE REPLACEMENT OF THE COUNTY CENTER ROOF AND ASSOCIATED BUILDING RENOVATIONS, AT THE MAXIMUM ESTIMATED COST OF \$25,050,000. (Adopted _____, 20_____).

WHEREAS, this Board has heretofore duly authorized the issuance of bonds in the principal amount of \$10,050,000 to finance the planning, construction and construction management associated with the replacement of the roof and other associated building renovations of the County Center Building, pursuant to Bond Act No. 249-2023 duly adopted on December 11, 2023; and

WHEREAS, it has now been determined that it is in the best interests of the County to amend Bond Act No. 249-2023 by increasing the scope of work to include the replacement of the existing generator and switch gear electrical systems, as well as flood mitigation, drainage, and other related improvements at the Westchester County Center and increasing the principal amount of bonds authorized;

NOW, THEREFORE;

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 (A). The bond act duly adopted by this Board on December 11, 2023,
entitled:

“ACT NO. 249-2023

BOND AUTHORIZING THE ISSUANCE OF \$10,050,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE REPLACEMENT OF THE COUNTY CENTER ROOF AND ASSOCIATED BUILDING RENOVATIONS; STATING THE ESTIMATED TOTAL COST THEREOF IS \$10,050,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$10,050,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS.”

is hereby amended to read as follows:

BOND ACT AUTHORIZING THE ISSUANCE OF \$25,050,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF INFRASTRUCTURE IMPROVEMENTS AT THE WESTCHESTER COUNTY CENTER, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$25,050,000, STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$25,050,000 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 the provisions of other laws applicable thereto, Bonds of the County in the respective amounts as set forth in column A of the schedule below, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of the respective purposes as set forth in column B of the schedule below, 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 \$25,050,000. The plan of financing includes the issuance of \$25,050,000 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.

A	B
\$14,514,000	The planning, construction and construction management associated with the replacement of the roof other associated building renovations and flood mitigation, drainage, and related improvements other related improvements the County Center Building
\$10,536,000	the replacement of the existing generator and switch gear electrical systems

Section 2. The periods of probable usefulness ("PPU") of the objects or purposes for which said \$25,050,000 bonds authorized by this Act are to be issued, within the limitations of the respective subdivisions of Section 11.00 .a of the Law, are as follows:

Amount	Subdivision	PPU
\$14,514,000	1	fifteen (15) years
\$10,536,000	13	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 \$25,050,000. 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 \$25,050,000 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.

Section (B). The amendment of the bond act set forth in Section (A) of this act shall in no way affect the validity of the liabilities incurred, obligations issued, or action taken pursuant to said bond act, and all such liabilities incurred, obligations issued, or action taken shall be deemed to have been incurred, issued or taken pursuant to said bond act, as so amended.

Section (C). This Act shall take effect in accordance with Section 107.71 of the Westchester County Charter.

* * *

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

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_____.

(SEAL)

The Clerk and Chief Administrative Office of the
County Board of Legislators County of Westchester,
New York

LEGAL NOTICE

A Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on December 11, 2023 and amended on _____, 20____ and approved, as amended, 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 amended 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 \$25,050,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF INFRASTRUCTURE IMPROVEMENTS AT THE WESTCHESTER COUNTY CENTER, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$25,050,000, STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$25,050,000 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 planning, construction and construction management associated with the replacement of the roof other associated building renovations and flood mitigation, drainage, and related improvements other related improvements the County Center Building at the estimated maximum cost of \$10,050,000, and the replacement of the existing generator and switch gear electrical systems at the estimated maximum cost of \$4,950,000, all as set forth in the County's Current Year Capital Budget, as amended.

amount of obligations to be issued:

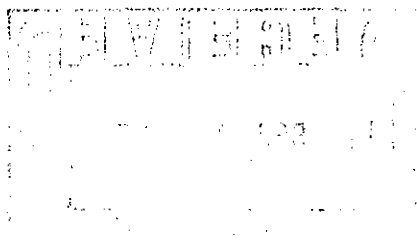
and period of probable usefulness:

\$14,514,000; fifteen (15) years

\$10,536,000; ten (10) 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:* RCC17	<input type="checkbox"/> CBA	Fact Sheet Date:* 08-06-2025
Fact Sheet Year:* 2025	Project Title:* COUNTY CENTER FACILITY IMPROVEMENTS	Legislative District ID: 5,
Category* RECREATION FACILITIES	Department:* PARKS, RECREATION & CONSERVATION	CP Unique ID: 3020

Overall Project Description

This project will reimagine the entire County Center facility and its adjacent property. The current condition of County Center will be analyzed to determine the requirements to restore the facility and the necessary modifications to move it into the future. Facility improvements will include all facets of the building interior and exterior; infrastructure and utilities, vehicular and pedestrian circulation, parking, landscaping and associated site work.

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Best Management Practices | <input checked="" 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	2025	2026	2027	2028	2029	Under Review
Gross	71,100	29,350	0	5,000	7,000	7,000	7,000	15,750
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	71,100	29,350	0	5,000	7,000	7,000	7,000	15,750

Expended/Obligated Amount (in thousands) as of : 1,314

Current Bond Description: This project will fund the construction and construction management for the replacement of the existing generator and switch gear electrical systems, as well as flood mitigation, drainage, and other related improvements at the Westchester County Center.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	15,000,000
Cash:	0
Total:	\$ 15,000,000

SEQR Classification:

UNLISTED

Amount Requested:

15,000,000

Expected Design Work Provider:

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> County Staff | <input checked="" type="checkbox"/> Consultant | <input type="checkbox"/> Not Applicable |
|--|--|---|

Comments:

Energy Efficiencies:

EXISTING GENERATOR PROVIDES BACKUP POWER TO EMERGENCY & LIFE-SAFETY SYSTEMS ONLY. NEW GENERATOR WILL BE RIGHT-SIZED TO MEET THE ENTIRE FACILITY'S LOAD REQUIREMENTS & WILL OPERATE MORE EFFICIENTLY, WITH IMPROVED FUEL ECONOMY, REDUCED EMISSIONS.

Appropriation History:

Year	Amount	Description
2022	4,000,000	STUDY AND DESIGN
2023	350,000	CONSTRUCTION AND CONSTRUCTION MANAGEMENT THEATRICAL STAGE LIGHTING SYSTEM.
2024	25,000,000	FUNDS PHASE 1 CONSTRUCTION

Total Appropriation History:

29,350,000

Financing History:

Year	Bond Act #	Amount	Issued	Description
21	219	151,802	151,802	COUNTY CENTER FACILITY IMPROVEMENTS
23	128	350,000	133,260	COUNTY CENTER FACILITY IMPROVEMENTS
23	248	0	0	COUNTY CENTER FACILITY IMPROVEMENTS
23	249	10,050,000	0	COUNTY CENTER FACILITY IMPROVEMENTS
24	224	3,798,197	270,377	

Total Financing History:

14,349,999

Recommended By:

Department of Planning
MLLL

Date
08-14-2025

Department of Public Works
RJB4

Date
08-14-2025

Budget Department
DEV9

Date
08-15-2025

Requesting Department
RCL3

Date
08-15-2025

COUNTY CENTER FACILITY IMPROVEMENTS (RCC17)

User Department : Parks, Recreation & Conservation

Managing Department(s) : Parks, Recreation & Conservation ; Public Works ;

Estimated Completion Date: TBD

Planning Board Recommendation: Project has historical implications. Project approved in concept but subject to subsequent staff review.

FIVE YEAR CAPITAL PROGRAM (in thousands)

	Est Ult Cost	Appropriated	Exp / Obl	2025	2026	2027	2028	2029	Under Review
Gross	71,100	29,350	1,314		5,000	7,000	7,000	7,000	15,750
Non County Share									
Total	71,100	29,350	1,314		5,000	7,000	7,000	7,000	15,750

Project Description

This project will reimagine the entire County Center facility and its adjacent property. The current condition of County Center will be analyzed to determine the requirements to restore the facility and the necessary modifications to move it into the future. Facility improvements will include all facets of the building interior and exterior; infrastructure and utilities, vehicular and pedestrian circulation, parking, landscaping and associated site work.

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
2022	4,000,000	Study and design	DESIGN
2023	350,000	Construction and construction management theatrical stage lighting system.	IN PROGRESS
2024	25,000,000	Funds Phase 1 construction	\$10,050,000 - Roof Replacement - Add'l Design & Construction DESIGN \$9,050,000 - Flood Mitigation & Generator - Awaiting Bond Authorization
Total	29,350,000		

Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	29,350,000	151,803	29,198,198
Total	29,350,000	151,803	29,198,198

COUNTY CENTER FACILITY IMPROVEMENTS (RCC17)

Bonds Authorized

Bond Act		Amount	Date Sold	Amount Sold	Balance
219	21	151,803	11/30/23	138,191	
			11/30/23	13,612	
128	23	350,000			350,000
248	23				
249	23	10,050,000			10,050,000
224	24	3,950,000			3,950,000
Total		14,501,803		151,803	14,350,000