

(BOND) ACT 154 - 2025

Reference BSS19

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 \$1,950,000 to finance capital project BSS19 Infrastructure Improvements to Shelter Facilities Grasslands Facility ("BSS19"). The Bond Act, which was prepared by the law firm Harris Beach Murtha, will finance the cost of infrastructure improvements to various County facilities, including façade repairs, replacement of exterior doors, drainage improvements, underground waterproofing, and rehabilitation of pavements and sidewalks at the County's Grasslands Shelter.

The Department of Social Services ("Department") has advised that BSS19 addresses a multi-year cycle of improvements at the Grasslands Facility. The current request will focus on exterior rehabilitations which are required because the building components have reached the ends of their useful lives.

Design is currently being undertaken by in-house staff and a consultant, and is expected to be completed in the second quarter of 2025. It is estimated that construction will take six months to complete and will begin after award and execution of the construction contracts.

The Planning Department has advised your Committee that based on its review, BSS19 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.

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: July 7th, 2025
White Plains, New York

Henry Zeller John

Nancy Zeller WOP
Seji
Jo D

Doreen Zeller
Calin C

Redut Gali
Smith
Paul

COMMITTEE ON

Budget & Appropriations

Human Services

Public works
&
Transportation

Henry Zeller John
Nancy Zeller WOP
Seji
Jo D
Redut Gali

Seji WOP
Henry Zeller John
Nancy Zeller
Jo D
Redut Gali
Smith

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BSS19

☐ 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 \$ 1,950,000 PPU 15 Anticipated Interest Rate 3.49%

Anticipated Annual Cost (Principal and Interest): \$ 169,870

Total Debt Service (Annual Cost x Term): \$ 2,548,055

Finance Department: Maab Bond Buyer 6-24-25

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: 21

Prepared by: Thomas M. Rooney Jr.

Title: Reimbursement Manager

Department: Social Services


Date: 6/25/25

Reviewed By:

06/25/25
6/25/25
Date:


Budget Director
6/25/25

TO: Michelle Greenbaum, Senior Assistant County Attorney
Jeffrey Goldman, Senior Assistant County Attorney
Carla Chaves, Senior Assistant County Attorney
Maximilian Zorn, Assistant County Attorney

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

DATE: June 13, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
BSS19 Infrastructure Improvements to Shelter Facilities - Grasslands Facility**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 05/14/2025 (Unique ID: 2757)

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)(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.

COMMENTS: None.

DSK/oav

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, Principal Environmental Planner

ACT NO. 154 - 2025

BOND ACT AUTHORIZING THE ISSUANCE OF \$1,950,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF INFRASTRUCTURE IMPROVEMENTS TO VARIOUS COUNTY FACILITIES; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,950,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$1,950,000 BONDS HEREIN AUTHORIZED TO FINANCE SUCH COST; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (Adopted 07/21 , 2025)

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, \$1,950,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of infrastructure improvements to various County facilities, including facade repairs, replacement of exterior doors, drainage improvements, underground waterproofing, and rehabilitation of pavements and sidewalks at the Grasslands Shelter; 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 \$1,950,000. The plan of financing includes the issuance of \$1,950,000 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 existing buildings are of at least Class "B" construction as defined by Section 11.00 a. 11. (b) of the Law, and the period of probable usefulness applicable to the specific object or purpose for which the bonds authorized by this resolution is to be issued within the limitations of Section 11.00 a. 12(a)(2) 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 \$1,950,000. This Act is a declaration of official intent adopted pursuant to the requirements of Treasury Regulation Section 1.150-2.

Section 4. 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 5. 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. 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 6. 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 7. This Act shall take effect in accordance with Section 107.71 of the Westchester County Charter.

* * *

CAPITAL PROJECT FACT SHEET

Project ID:*
BSS19

☐ CBA

Fact Sheet Date:*
04-21-2025

Fact Sheet Year:*
2025

Project Title:*
INFRASTRUCTURE IMPROVEMENTS 3,
TO SHELTER FACILITIES -
GRASSLANDS FACILITY

Legislative District ID:

Category*
BUILDINGS, LAND &
MISCELLANEOUS

Department:*
SOCIAL SERVICES

CP Unique ID:
2757

Overall Project Description

This project funds a multi-year cycle of infrastructure improvements at the Grasslands Shelter. This project funds the rehabilitation and upgrades of exterior, interior and site infrastructure which is at the end of its useful life. Infrastructure rehabilitation can include but are not limited to roof repairs, facade repairs, replacement of doors and windows, drainage improvements and underground waterproofing, rehabilitation of pavements and sidewalks, installation of additional drywells and runoff control, interior renovations, upgrade of mechanical and fire protection systems, chiller replacement, and LED lighting upgrades in common areas.

- | | | |
|---|---|--|
| <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	13,520	1,950	1,750	0	9,820	0	0	0
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	13,520	1,950	1,750	0	9,820	0	0	0

Expended/Obligated Amount (in thousands) as of: 0

Current Bond Description: The bond act will fund facade repairs, replacement of exterior doors, drainage improvements to prevent building leaks, underground waterproofing, and rehabilitation of pavements and sidewalks at the Grasslands Shelter.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	1,950,000
Cash:	0
Total:	\$ 1,950,000

SEQR Classification:

TYPE II

Amount Requested:

1,950,000

Expected Design Work Provider:

- ☐ County Staff ☐ Consultant ☐ Not Applicable

Comments:

Energy Efficiencies:

Appropriation History:

Year	Amount	Description
2024	1,950,000	FUNDS THE RECONSTRUCTION OF THE NORTH WING AND FACADE RESTORATION
2025	1,750,000	DESIGN

Total Appropriation History:

3,700,000

Total Financing History:

0

Recommended By:**Department of Planning**
SEDR**Date**
05-14-2025**Department of Public Works**
RJB4**Date**
05-22-2025**Budget Department**
DEV9**Date**
05-22-2025**Requesting Department**
TTR1**Date**
06-03-2025

INFRASTRUCTURE IMPROVEMENTS TO SHELTER FACILITIES - GRASSLANDS FACILITY (BSS19)

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.

FIVE YEAR CAPITAL PROGRAM (in thousands)

	Est Ult Cost	Appropriated	Exp / Obl	2025	2026	2027	2028	2029 Under Review
Gross	13,520	1,950		1,750		9,820		
Non County Share								
Total	13,520	1,950		1,750		9,820		

Project Description

This project funds the rehabilitation and upgrades of exterior, interior and site infrastructure which is at the end of its useful life. Infrastructure rehabilitations can include but are not limited to roof repairs, facade repairs, replacement of doors and windows, drainage improvements and underground waterproofing, rehabilitation of pavements and sidewalks, installation of additional drywells and runoff control, interior renovations, upgrade of mechanical and fire protection systems, chiller replacement, and LED lighting upgrades in common areas.

Current Year Description

The current year request funds design.

Current Year Financing Plan

Year	Bonds	Cash	Non County Shares	Total
2025	1,750,000			1,750,000

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
2024	1,950,000	Funds the reconstruction of the North Wing and facade restoration	AWAITING BOND AUTHORIZATION
Total	1,950,000		

Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	1,950,000		1,950,000
Total	1,950,000		1,950,000

430 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 July 21, 2025 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
July 17, 2025

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
July 17, 2025

www.westchesterlegislators.com

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County Board of Legislators on July 22, 2025.





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 Roistein
Legislator David Imanura
Legislator James Nolan
Legislator Catherine Parker
Legislator Erika Pierce
Legislator Colin Smith
Legislator David Tubiolo
Legislator Emilijana Ula
Legislator Jewel Williams-Johnson
Legislator Tyrae Woodson-Samuels

NOES:

ABSENT:

Legislator Shanae Williams

EXCUSED:

The Bond Act was thereupon declared duly adopted.

* * * * *
APPROVED BY THE COUNTY EXECUTIVE

Date:  7/22/25

STATE OF NEW YORK)
) ss.
WESTCHESTER COUNTY)

I HEREBY CERTIFY that I have compared the foregoing (Bond) Act, (Bond) Act No. 154 - 2025, 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 July 21, 2025, and approved by the County Executive on July 22, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said County Board of Legislators on this 23rd day of July, 2025.

Malika Vanderberg

Malika Vanderberg

The Clerk of the Westchester County
Board of Legislators

County of Westchester, New York

