

(BOND) ACT 14 - 2026

Reference BSS21 (Unique ID#3085)

**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 \$3,500,000.00 to finance capital project BSS21 (3085) – Infrastructure Improvements to Shelter Facilities -- Coachman Family Center (2025 – 2029) ("BSS21"). The Bond Act, which was prepared by the law firm Hawkins Delafield & Wood LLP, will finance the design of building improvements including interior renovations, bathroom replacements, HVAC, and electrical upgrades and related work at the Coachman Family Center.

The Department of Social Services ("Department") has advised that this project funds a multi-year cycle of improvements at the Coachman Family Center in White Plains, where there have been no significant interior rehabilitation improvements made to the living and common areas of the building since the building was purchased by the County over thirty years ago. These renovations will create a more welcoming and functional living space for those who require housing services.

Your Committee is advised that following bonding authorization, design will be scheduled and is anticipated to take fifteen months to complete and will be performed by outside consultants and in-house staff. Construction is estimated to take thirty months to complete and will begin after award and execution of the construction contracts, subject to your Honorable Board's approval of construction funding.

The Planning Department has advised your Committee that based on its review, BSS21 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 ("SEQR"). 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: February 25, 2026
White Plains, New York

~~Walter~~
Vedat Gashi
~~Walter~~
Jeff
Arant Nardou
Z. O.
Walter

Budget + Appropriations
Committee

~~Walter~~
Vedat Gashi
Jeff
Arant Nardou
Z. O.

Infrastructure +
Housing
Committee

~~Walter~~
Vedat Gashi
Manny

Social Services,
Disabilities +
Human Rights
Committee

Dated: February 25, 2026

White Plains, New York

The following members attended the meeting remotely and approved this item out of Committee with an affirmative vote. Their electronic signature was authorized and is below

Committee(s) on:

Social Services, Disabilities & Human Rights

A handwritten signature in black ink, appearing to read "Glenn Pijon". The signature is written in a cursive style with a small dot above the 'i' in "Pijon".

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BSS21

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 \$ 3,500,000 PPU 5 Anticipated Interest Rate 2.38%

Anticipated Annual Cost (Principal and Interest): \$ 751,325

Total Debt Service (Annual Cost x Term): \$ 3,756,625

Finance Department:

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

To Be Completed by Submitting Department and Reviewed by Budget

Potential Related Expenses (Annual): \$ - The expense is the cost of the bond issuance.

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

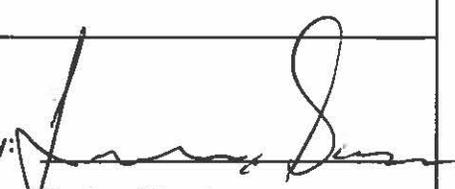
Number of Full Time Equivalent (FTE) Jobs Funded: 38

Prepared by: Thomas M. Rooney Jr.

Title: Reimbursement Manager

Department: Department of Social Services

Date: 1/16/26

Reviewed By: 
do 1/16/26 Budget Director

Date: 1/16/26

TO: Michelle Greenbaum, Senior Assistant County Attorney
Carla Chaves, Senior Assistant County Attorney
Maximilian Zorn, Assistant County Attorney
Maria Baratta, Assistant County Attorney

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

DATE: January 13, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
BSS21 INFRASTRUCTURE IMPROVEMENTS TO SHELTER FACILITIES
COACHMAN FAMILY CENTER (2025-2029)**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 12/04/2025 (Unique ID: 3085)

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)(27):** conducting concurrent environmental, engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary to the formulation of a proposal for action, provided those activities do not commit the agency to commence, engage in or approve such action.
-

COMMENTS: The current request is for design only.

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
Claudia Maxwell, Principal Environmental Planner
Douglas Wessels, Planner

ACT NO. 14 - 2026

BOND ACT AUTHORIZING THE ISSUANCE OF \$3,500,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE DESIGN OF VARIOUS INFRASTRUCTURE IMPROVEMENTS AT THE COACHMAN FAMILY CENTER, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$3,500,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$3,500,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (Adopted 03/02 , 2026)

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, \$3,500,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the design of building improvements including interior renovations, bathroom replacements, HVAC and electrical upgrades and related work at the Coachman Family Center, 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 \$3,500,000. The plan of financing includes the issuance of \$3,500,000 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 \$3,500,000 bonds authorized by this Act are to be issued, within the limitations of Section 11.00 a. 62 of the Law, is five (5) 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 \$3,500,000. 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 \$3,500,000 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.

* * *

CAPITAL PROJECT FACT SHEET

Project ID:*
BSS21

CBA

Fact Sheet Date:*
01-02-2026

Fact Sheet Year:*
2026

Project Title:*
INFRASTRUCTURE IMPROVEMENTS 5,
TO SHELTER FACILITIES -
COACHMAN FAMILY CENTER (2025-
2029)

Legislative District ID:

Category*
BUILDINGS, LAND &
MISCELLANEOUS

Department:*
SOCIAL SERVICES

CP Unique ID:
3085

Overall Project Description

This project funds a multi-year cycle of infrastructure improvements at the Coachman Facility. The work will include replacement of water service to the building including trunk line replacement, replacement of two boilers and all associated work including temporary boilers. The project will fund a building rehabilitation including interior renovations, bathroom replacements, HVAC, fire suppression and electrical system replacements.

- | | | |
|---|---|--|
| <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	2026	2027	2028	2029	2030	Under Review
Gross	30,680	5,560	25,120	0	0	0	0	0
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	30,680	5,560	25,120	0	0	0	0	0

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

Current Bond Description: The bonding authorization is requested to fund the design for building rehabilitation including interior renovations, bathroom replacements, HVAC and electrical upgrades.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	3,500,000
Cash:	0
Total:	\$ 3,500,000

SEQR Classification:
TYPE II

Amount Requested:
3,500,000

Expected Design Work Provider:

- County Staff Consultant Not Applicable

Comments:

Energy Efficiencies:

BUILDING SUSTAINABILITY WILL BE IMPROVED BY MORE EFFICIENT HVAC AND ELECTRICAL SYSTEMS INCLUDING LIGHTING.

INFRASTRUCTURE IMPROVEMENTS TO SHELTER FACILITIES - COACHMAN FAMILY CENTER (2025-2029) (BSS21)

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	2026	2027	2028	2029	2030	Under Review
Gross	30,680	5,560		25,120					
Non County Share									
Total	30,680	5,560		25,120					

Project Description

This project funds a multi-year cycle of infrastructure improvements at the Coachman Facility. The work will include replacement of water service to the building including trunk line replacement, replacement of two boilers and all associated work including temporary boilers. The project will fund a building rehabilitation including interior renovations, bathroom replacements, HVAC, fire suppression and electrical system replacements.

Current Year Description

The current year request funds design and construction for building rehabilitation.

Current Year Financing Plan

Year	Bonds	Cash	Non County Shares	Total
2026	25,120,000			25,120,000

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
2025	5,560,000	Funds design of all phases and water facilities work	\$3,720,000 AWAITING BOND AUTHORIZATION; \$685,000 DESIGN; \$1,155,000 CONSTRUCTION
Total	5,560,000		

Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	5,560,000		5,560,000
Total	5,560,000		5,560,000

Bonds Authorized

Bond Act	Amount	Date Sold	Amount Sold	Balance
35 25				
160 25	1,370,000			1,370,000
161 25	470,000			470,000
Total	1,840,000			1,840,000

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 March 2, 2026 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
February 26, 2026

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:

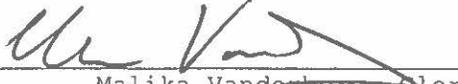
Designated Location(s)
of posted notice

Date of Posting
February 26, 2026

www.westchesterlegislators.com

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County Board of Legislators on March 3, 2026.





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 Terry Clements
 Legislator Margaret Cunzio
 Legislator Vedat Gashi
 Legislator Judah Holstein
 Legislator David Imamura
 Legislator Anant Nambiar
 Legislator James Nolan
 Legislator Erika Pierce
 Legislator Jennifer Puja
 Legislator Colin Smith
 Legislator David Tubiolo
 Legislator Emiljana Ulaj
 Legislator Shanae Williams
 Legislator Jewel Williams-Johnson
 Legislator Tyrae Woodson-Samuels

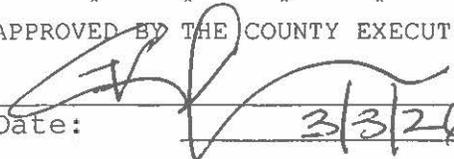
NOES:

ABSENT:

EXCUSED:

The Bond Act was thereupon declared duly adopted.

* * * * *
APPROVED BY THE COUNTY EXECUTIVE


Date: 3/3/26

STATE OF NEW YORK)
) ss.
WESTCHESTER COUNTY)

I HEREBY CERTIFY that I have compared the foregoing (Bond) Act, (Bond) Act No. 14 - 2026, 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 March 2, 2026, and approved by the County Executive on March 3, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said County Board of Legislators on this 4th day of March, 2026.



Malika Vanderberg

The Clerk of the Westchester County
Board of Legislators

County of Westchester, New York

