

ACT NO. -20\_\_

BOND ACT AUTHORIZING THE ISSUANCE OF \$1,200,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE ADDITIONAL COST OF THE RECONSTRUCTION OF LENOIR PRESERVE BUILDINGS IN YONKERS; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,200,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$1,200,000 BONDS HEREIN AUTHORIZED TO FINANCE SUCH COST; 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, to the provisions of other laws applicable thereto, \$1,200,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the additional cost of the reconstruction of Lenoir Preserve Buildings in Yonkers, including improvements to the porch substructure, new security system infrastructure and a new stormwater retention system for the

roof leader drains; 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 \$1,200,000. The plan of financing includes the issuance of \$1,200,000 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 \$1,200,000. 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.

\* \* \*

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

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\_\_.

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

(SEAL)

LEGAL NOTICE

A Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on \_\_\_\_\_, 20\_\_ and approved 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 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\_\_

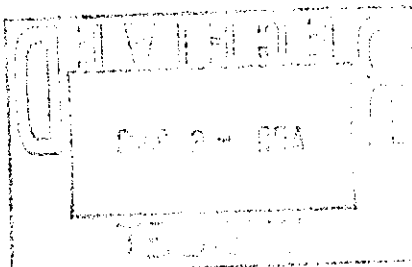
BOND ACT AUTHORIZING THE ISSUANCE OF \$1,200,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE ADDITIONAL COST OF THE RECONSTRUCTION OF LENOIR PRESERVE BUILDINGS IN YONKERS; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,200,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$1,200,000 BONDS HEREIN AUTHORIZED TO FINANCE SUCH COST; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (Adopted \_\_\_\_\_, 20\_\_)

object or purpose: to finance the additional cost of the reconstruction of Lenoir Preserve Buildings in Yonkers, including improvements to the porch substructure, new security system infrastructure and a new stormwater retention system for the roof leader drains; 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: \$1,200,000; fifteen (15) 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**

<b>Project ID:*</b> RLEN2	<input checked="" type="checkbox"/> CBA	<b>Fact Sheet Date:*</b> 02-10-2023
<b>Fact Sheet Year:*</b> 2023	<b>Project Title:*</b> LENOIR PRESERVE BUILDINGS	<b>Legislative District ID:</b> 16,
<b>Category*</b> RECREATION FACILITIES	<b>Department:*</b> PARKS, RECREATION & CONSERVATION	<b>CP Unique ID:</b> 2163

**Overall Project Description**

This project will fund the renovation of the buildings at Lenoir Preserve, a 40 acre nature preserve dedicated in 1976 and located in North Yonkers.

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Best Management Practices | <input 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	2023	2024	2025	2026	2027	Under Review
<b>Gross</b>	6,330	5,130	0	0	0	0	0	1,200
<b>Less Non-County Shares</b>	0	0	0	0	0	0	0	0
<b>Net</b>	6,330	5,130	0	0	0	0	0	1,200

**Expended/Obligated Amount (in thousands) as of:** 4,922

**Current Bond Description:** Funding is requested for additional costs associated with the reconstruction of the porch substructure, new security system infrastructure and a new stormwater retention system for the roof leader drains.

**Financing Plan for Current Request:**

Non-County Shares:	\$ 0
Bonds/Notes:	1,200,000
Cash:	0
<b>Total:</b>	<b>\$ 1,200,000</b>

**SEQR Classification:**

TYPE II

**Amount Requested:**

1,200,000

**Comments:**

A Capital Budget Amendment in the amount of \$1,200,000 is requested and shown under review to fund the increase costs associated with the reconstruction of the porch substructure and foundation walls, new security system infrastructure and a new stormwater retention system. Significant deterioration of the porch's substructure as well as settling of the foundation walls were discovered during construction. The new stormwater system will direct roof leader drainage away from the porch and the building alleviating any future settlement issues. Recent vandalism incidents at the mansion have necessitated enhanced security measures to protect the County's investment in this building restoration.

**Energy Efficiencies:**

**Appropriation History:**

Year	Amount	Description
2016	745,000	DESIGN
2017	4,385,000	CONSTRUCTION.

**Total Appropriation History:**

5,130,000

**Financing History:**

<b>Year</b>	<b>Bond Act #</b>	<b>Amount</b>	<b>Issued</b>	<b>Description</b>
18	131	0		0 DESIGN FOR REHABILITATION OF THE WIGHTMAN MANSION AT LENOIR PRESERVE
20	110	5,130,000	1,632,607	COST OF RENOVATING LENOIR PRESERVE BUILDINGS

**Total Financing History:**

5,130,000

**Recommended By:**

**Department of Planning**  
WBB4

**Date**  
03-17-2023

**Department of Public Works**  
RJB4

**Date**  
03-17-2023

**Budget Department**  
DEV9

**Date**  
03-23-2023

**Requesting Department**  
RCL3

**Date**  
03-24-2023



## LENOIR PRESERVE BUILDINGS ( RLEN2 )

**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	2023	2024	2025	2026	2027	Under Review
Gross	5,130	5,130	4,922						
Non County Share									
<b>Total</b>	<b>5,130</b>	<b>5,130</b>	<b>4,922</b>						

### **Project Description**

This project will fund the renovation of the buildings at Lenoir Preserve, a 40 acre nature preserve dedicated in 1976 and located in North Yonkers.

### **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
2016	745,000	Design	CONSTRUCTION
2017	4,385,000	Construction.	CONSTRUCTION
<b>Total</b>	<b>5,130,000</b>		

### **Prior Appropriations**

	Appropriated	Collected	Uncollected
Bond Proceeds	5,130,000	1,632,607	3,497,393
<b>Total</b>	<b>5,130,000</b>	<b>1,632,607</b>	<b>3,497,393</b>

### **Bonds Authorized**

Bond Act	Amount	Date Sold	Amount Sold	Balance
131 18				
110 20	5,130,000	12/01/21	146,262	3,497,393
		12/01/22	1,351,983	
		12/01/22	134,362	
<b>Total</b>	<b>5,130,000</b>		<b>1,632,607</b>	<b>3,497,393</b>