

(BOND) ACT 184 - 2025

Reference BCR5E

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 \$2,200,000.00 to finance capital project BCR5E Infrastructure Improvements ("2021-2025") ("BCR5E"). The Bond Act, which was prepared by the law firm Hawkins, Delafield & Wood LLP, will finance the costs of design, construction, and construction management of infrastructure improvements at the County's Correctional Complex including replacement of the fire pump, replacement of the officers' training center roof and HVAC system upgrades.

The Department of Public Works and Transportation ("Department") has advised that BCR5E is required in order to continue to protect the health and safety of residents and staff.

Following bonding authorization, design will be scheduled and is anticipated to take 3 months to complete. It is anticipated that the design work will be completed by in-house staff. It is estimated that construction will take 6 months to complete and will begin after award and execution of the construction contracts.

It should be noted that your Honorable Board has previously authorized the County to issue bonds in connection with BCR5E as indicated in the annexed capital project fact sheet.

The Planning Department has advised your Committee that based on its review, the above-referenced capital project 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: _____, 20____
White Plains, New York

Joseph J. Billiam
John
William
James E. Sam
6 me2 7.15.25
David Amman

John
Joseph J. Billiam
John
William
James E. Sam
David Amman

David Amman
Benjamin Bayliss
John

Budget & Appropriations
9.22.2025

Public Works &
Transportation
9.22.2025

Public Safety
9/23/25

Dated: September 23rd, 2025
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.

Public Safety

Margaret A. Cuzio

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BCR5E

☐ 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

OTC Roof

SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal \$ 850,000 PPU 15 Anticipated Interest Rate 3.61%

Anticipated Annual Cost (Principal and Interest): \$ 74,700

Total Debt Service (Annual Cost x Term): \$ 1,120,500

Finance Department: Interest rates from Munistat Services 7/24/25 - 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):

SECTION D - EMPLOYMENT

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

Number of Full Time Equivalent (FTE) Jobs Funded: 9

Prepared by: William Fallon

Title: Director of Admin. Services

Department: Correction

Date: 7/28/25

Reviewed By: Chadwick Parquett

07/28/25

Budget Director

Date: 7/29/25

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BCR5E

☐ 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

Fire Pump Replacement; HVAC

SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal \$ 1,350,000 PPU 10 Anticipated Interest Rate 3.13%

Anticipated Annual Cost (Principal and Interest): \$ 159,624

Total Debt Service (Annual Cost x Term): \$ 1,596,240

Finance Department: Interest rates from Munistat Services 7/24/25 - 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):

SECTION D - EMPLOYMENT

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

Number of Full Time Equivalent (FTE) Jobs Funded: 15

Prepared by: William Fallon

Title: Director of Admin. Services

Department: Correction

Date: 7/28/25


Reviewed By: 

07/29/25

Budget Director

Date: 7/29/25

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 17, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
BCRSE INFRASTRUCTURE IMPROVEMENTS (2021-2025)**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 05/29/2025 (Unique ID: 2934)

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. ¹⁸⁴-2025

BOND ACT AUTHORIZING THE ISSUANCE OF \$2,200,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE DESIGN, CONSTRUCTION AND CONSTRUCTION MANAGEMENT OF INFRASTRUCTURE IMPROVEMENTS AT THE CORRECTIONAL COMPLEX, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$2,200,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$2,200,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS (Adopted 09/29 , 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, 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 \$2,200,000. The plan of financing includes the issuance of \$2,200,000 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 and notes.

| A | B |
|-----------|--|
| \$500,000 | the replacement of the fire pump at the Correctional Complex |
| \$850,000 | the replacement of the officers training center roof at the Correctional Complex |
| \$850,000 | HVAC system improvements at the Correctional Complex |

Section 2. The periods of probable usefulness ("PPU") of the objects or purposes for which said \$2,200,000 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 |
|---------------|--------------------|--------------------|
| \$500,000 | 56 | ten (10) years |
| \$850,000 | 12(a)(2) | fifteen (15) years |
| \$850,000 | 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 \$2,200,000. 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 \$2,200,000 as the estimated maximum cost of the aforesaid specific 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.

* * *

CAPITAL PROJECT FACT SHEET

| | | |
|--|---|--|
| Project ID:* BCR5E | <input type="checkbox"/> CBA | Fact Sheet Date:* 05-21-2025 |
| Fact Sheet Year:* 2025 | Project Title:* INFRASTRUCTURE IMPROVEMENTS 3, (2021-2025) | Legislative District ID: |
| Category* BUILDINGS, LAND & MISCELLANEOUS | Department:* CORRECTION | CP Unique ID: 2934 |

Overall Project Description

This project funds interior and exterior repairs and renovations at the Correctional Complex in order to protect the health and safety of inmates and staff.

- | | | |
|---|---|--|
| <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 checked="" 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 | 4,000 | 4,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Less Non-County Shares | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Net | 4,000 | 4,000 | 0 | 0 | 0 | 0 | 0 | 0 |

Expended/Obligated Amount (in thousands) as of : 1,771

Current Bond Description: Bonding is requested for the design, construction, and construction management of this project in order to replace the fire pump in the new jail and to replace the officers training center roof and HVAC system.

Financing Plan for Current Request:

| | |
|--------------------|---------------------|
| Non-County Shares: | \$ 0 |
| Bonds/Notes: | 2,200,000 |
| Cash: | 0 |
| Total: | \$ 2,200,000 |

SEQR Classification:

TYPE II

Amount Requested:

2,200,000

Expected Design Work Provider:

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

Comments:

Energy Efficiencies:

ENERGY EFFICIENCIES ARE ANTICIPATED DUE TO THE INSTALLATION OF THE NEW HVAC SYSTEM.

Appropriation History:

| Year | Amount | Description |
|-------------|---------------|---|
| 2021 | 1,000,000 | FUNDS REPLACEMENT OF BASEMENT ROOM MECHANICAL EQUIPMENT. |
| 2022 | 1,000,000 | FUNDS THE REPLACEMENT OF ADDITIONAL EQUIPMENT IN THE BASEMENT MECHANICAL ROOM |
| 2023 | 1,000,000 | MECHANICAL ROOM UPGRADES |
| 2024 | 1,000,000 | FUNDS FIRE PUMP REPLACEMENT, TEMPORARY ROOF AND HVAC EQUIPMENT, AND THE DECONSTRUCTION OF THE OLD JAIL INFIRMARY CHILLER. |

Total Appropriation History:

4,000,000

Financing History:

| Year | Bond Act # | Amount | Issued | Description |
|-------------|-------------------|---------------|---------------|---|
| 21 | 218 | 0 | 0 | INFRASTRUCTURE IMPROVEMENTS (2021-2025) |
| 22 | 152 | 1,776,284 | 1,432,392 | |
| 22 | 108 | 23,717 | 23,717 | INFRASTRUCTURE IMPROVEMENTS (2021-2025) |

Total Financing History:

1,799,999

Recommended By:

| | |
|-----------------------------------|-------------|
| Department of Planning | Date |
| MLLL | 05-29-2025 |
| Department of Public Works | Date |
| RJB4 | 06-06-2025 |
| Budget Department | Date |
| DEV9 | 06-09-2025 |
| Requesting Department | Date |
| WPF4 | 06-09-2025 |

INFRASTRUCTURE IMPROVEMENTS (2021-2025) (BCR5E)

User Department : Correction

Managing Department(s) : Correction ; Public Works ;

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 | 4,000 | 4,000 | 1,771 | | | | | | |
| Non County Share | | | | | | | | | |
| Total | 4,000 | 4,000 | 1,771 | | | | | | |

Project Description

This project funds interior and exterior repairs and renovations at the Correctional Complex in order to protect the health and safety of inmates and staff.

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 |
|--------------|------------------|---|---|
| 2021 | 1,000,000 | Funds replacement of basement room mechanical equipment. | DESIGN |
| 2022 | 1,000,000 | Funds the replacement of additional equipment in the basement mechanical room | \$800,000 DESIGN; \$200,000 AWAITING BOND AUTHORIZATION |
| 2023 | 1,000,000 | Mechanical room upgrades | AWAITING BOND AUTHORIZATION |
| 2024 | 1,000,000 | Funds fire pump replacement, temporary roof and HVAC equipment, and the deconstruction of the Old Jail infirmary chiller. | AWAITING BOND AUTHORIZATION |
| Total | 4,000,000 | | |

Prior Appropriations

| | Appropriated | Collected | Uncollected |
|---------------|------------------|---------------|------------------|
| Bond Proceeds | 4,000,000 | 76,460 | 3,923,540 |
| Total | 4,000,000 | 76,460 | 3,923,540 |

Bonds Authorized

| Bond Act | Amount | Date Sold | Amount Sold | Balance |
|--------------|------------------|-----------|---------------|------------------|
| 218 21 | | | | |
| 108 22 | 23,717 | 12/01/22 | 21,573 | |
| | | 12/01/22 | 2,144 | |
| 152 22 | 1,776,284 | 11/30/23 | 48,014 | 1,723,540 |
| | | 11/30/23 | 4,729 | |
| Total | 1,800,000 | | 76,460 | 1,723,540 |

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 September 29, 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
September 24, 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
September 24, 2025

www.westchesterlegislators.com

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County Board of Legislators on September 30, 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 Holstein
Legislator David Imamura
Legislator James Nolan
Legislator Catherine Parker
Legislator Erika Pierce
Legislator Colin Smith
Legislator David Tubiolo
Legislator Emiljana Ula
Legislator Shanae Williams
Legislator Jewel Williams-Johnson
Legislator Tyrae Woodson-Samuels

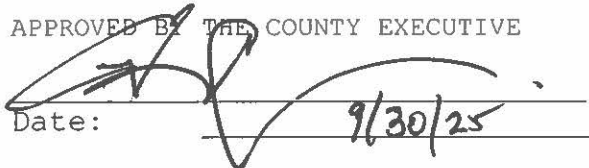
NOES:

ABSENT:

EXCUSED:

The Bond Act was thereupon declared duly adopted.

* * * * *
APPROVED BY THE COUNTY EXECUTIVE

Date:  9/30/25

STATE OF NEW YORK)
) ss.
WESTCHESTER COUNTY)

I HEREBY CERTIFY that I have compared the foregoing (Bond) Act, (Bond) Act No. 184 - 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 September 29, 2025, and approved by the County Executive on September 30, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said County Board of Legislators on this 1st day of October, 2025.



Malika Vanderberg

The Clerk of the Westchester County
Board of Legislators

County of Westchester, New York

