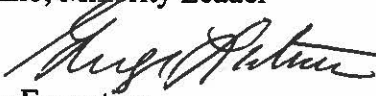


April 3, 2024

TO: Hon. Vedat Gashi, Chair
Hon. Jose Alvarado, Vice Chair
Hon. Tyrae Woodson-Samuels, Majority Leader
Hon. Margaret Cunzio, Minority Leader

FROM: George Latimer 
Westchester County Executive

RE: **Message Requesting Immediate Consideration: CBA & Bond Act –
B0128 – Mental Health Clinic, 112 East Post Road, White Plains.**

This will confirm my request that the Board of Legislators allow submission of the referenced communication to be submitted to the Board of Legislators April 8, 2024 Agenda.

Transmitted herewith for your review and approval is an Act which, if adopted, would authorize the County of Westchester (“County”) to amend its current year Capital Budget (“Capital Budget Amendment”), as well as adopt a related bond act (the “Bond Act”) to finance the following capital project: B0128.

Therefore, since this communication is of the utmost importance, it is respectfully submitted that the County Board of Legislators accepts this submission for April 8, 2024 “blue sheet” calendar.

Thank you for your prompt attention to this matter.



George Latimer
County Executive

April 3, 2024

Westchester County Board of Legislators
800 Michaelian Office Building
White Plains, New York 10601

Dear Members of the Board of Legislators:

Transmitted herewith for your review and approval is an Act which, if adopted, would authorize the County of Westchester ("County") to amend its current year Capital Budget ("Capital Budget Amendment"), as well as adopt a related bond act (the "Bond Act") to finance the following capital project:

B0128 – Mental Health Clinic, 112 East Post Road, White Plains ("B0128").

The proposed Capital Budget Amendment will amend the County's 2024 capital budget to appropriate \$1,000,000 for this new project.

The Bond Act, in the amount of \$1,000,000, would fund the cost of design, construction management, and construction associated with the alteration of building interiors and infrastructure to accommodate the County's new Pilot Safety Net Mental Health Clinic at 112 East Post Road, White Plains.

As your Honorable Board is aware, Westchester County operated four mental health clinics, in White Plains, Peekskill, Yonkers and Mount Vernon until 2011 when the County decided to close them and transition clients to non-profit Article 31 mental health clinic providers. In 2022 your Honorable Board recognized a growing need for mental health service access in Westchester County and added funding to the 2023 budget so the County could begin providing direct mental health services again. The current providers of mental health services in the county are working hard to meet the demand, but are at capacity with waiting lists. The population with complex needs, who are often court involved, require more immediate services. The Department of Community Mental Health has been working to complete the process to apply for an Article 31 Mental Health Clinic license through the New York State Office of Mental Health which includes conducting a needs assessment; identifying a clinic site and population to be served; submitting clinic floor plans; staffing plans; and fiscal structure. This project is needed in order to rehabilitate the existing County space to create a Pilot Safety Net Mental Health Clinic in White Plains which will accommodate four licensed mental health clinicians, a clinic director, a part time psychiatrist and part time nurse practitioner, two peer specialists, two staff assistants and a waiting area for clients.

Following bonding authorization, design will be scheduled and is anticipated to take four months (4) months to complete and will be performed by in-house staff. It is estimated that construction will take six months (6) months to complete and will begin after award and execution of the construction contracts.

Based on the importance of this project to the County, favorable action on the proposed Capital Budget Amendment and Amended Bond Act is respectfully requested.

Sincerely,



George Latimer
Westchester County Executive

GL/HJG/RA/jpg/nn

**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 an act amending the County’s current-year capital budget (“Capital Budget Amendment”), as well as adoption of a related bond act (the “Bond Act”) in the amount of \$1,000,000 to finance capital project B0128 – Mental Health Clinic, 112 East Post Road, White Plains (“B0128”).

Your Committee is advised that the proposed Capital Budget Amendment will amend the County’s 2024 capital budget to appropriate \$1,000,000 for this new project.

The Bond Act, which was prepared by the law firm of Hawkins Delafield and Wood, LLP, would fund the cost of design, construction management, and construction associated with the alteration of building interiors and infrastructure to accommodate the County’s new Pilot Safety Net Mental Health Clinic at 112 East Post Road, White Plains.

As your Honorable Board is aware, Westchester County operated four mental health clinics, in White Plains, Peekskill, Yonkers and Mount Vernon until 2011 when the County decided to close them and transition clients to non-profit Article 31 mental health clinic providers. In 2022 your Honorable Board recognized a growing need for mental health service access in Westchester County and added funding to the 2023 budget so the County could begin providing direct mental health services again.

Your Committee is advised that the current providers of mental health services in the county are working hard to meet the demand, but are at capacity with waiting lists. The population with complex needs, who are often court involved, require more immediate services.

Your Committee is advised that the Department of Community Mental Health has been working to complete the process to apply for an Article 31 Mental Health Clinic license through the New York State Office of Mental Health which includes conducting a needs assessment; identifying a clinic site and population to be served; submitting clinic floor plans; staffing plans; and fiscal structure. This project is needed in order to rehabilitate the existing County space to create a Pilot Safety Net Mental Health Clinic in White Plains which will accommodate four

licensed mental health clinicians, a clinic director, a part time psychiatrist and part time nurse practitioner, two peer specialists, two staff assistants and a waiting area for clients.

Your Committee is advised that following bonding authorization, design will be scheduled and is anticipated to take four months (4) months to complete and will be performed by in-house staff. It is estimated that construction will take six months (6) 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, 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.

In addition, Section 167.131 of the County Charter mandates that a capital budget amendment that introduces a new capital project or changes the location, size or character of an existing capital project be accompanied to the Board of Legislators by a report of the Westchester County Planning Board (the “Planning Board”) with respect to the physical planning aspects of the project. Accordingly, the required Planning Board report is herewith attached.

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 proposed Capital Budget Amendment and Bond Act.

Your Committee has carefully considered the proposed Capital Budget Amendment, as well as the related Bond Act, and recommends approval of both of the proposed Acts, noting that the Bond Act can only be enacted following adoption of the Capital Budget Amendment.

Dated: _____, 2024
White Plains, New York

COMMITTEE ON

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: B0128

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 \$ 1,000,000 PPU 15 Anticipated Interest Rate 2.80%

Anticipated Annual Cost (Principal and Interest): \$ 82,520

Total Debt Service (Annual Cost x Term): \$ 1,237,807

Finance Department: maab rates 3-27

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: 11

Prepared by: Robert Abbamont

Title: Director of Operations (Capital)


Department: Public Works and Transportation

Date: 4/3/24

Reviewed By: 
Budget Director

Date: 4/3/24

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

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

DATE: April 1, 2024

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
B0128 Mental Health Clinic, 112 East Post Road, White Plains**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on
03-26-2024 (Unique ID: 2513)

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/cnm

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

RESOLUTION 24- 14

WESTCHESTER COUNTY PLANNING BOARD

**Amendment of Planning Board Report on 2024 Capital Project Requests
B0128 Mental Health Clinic, 112 East Post Road, White Plains**

WHEREAS, the COVID-19 pandemic has exacerbated the need for community mental healthcare services and existing community mental healthcare facilities are currently at or exceeding their capacity for patients, and

WHEREAS, the County Executive will submit legislation to the County Board of Legislators which would authorize amending the 2024 Capital Budget to include **Mental Health Clinic, 112 East Post Road, White Plains**, to include funding in the amount of \$1,000,000 for design and construction, and


WHEREAS, this project provides for the design and construction of interior and infrastructure alterations to the County-owned building at 112 East Post Road to create the new Pilot Safety Net Mental Health Clinic for the provision of additional outpatient mental healthcare services for residents of Westchester County, and

WHEREAS, this project is classified as a "PL2" - "approved in concept, subject to review when more detailed studies or plans are prepared," and

WHEREAS, the project is generally consistent with *Westchester 2025 – Policies to Guide County Planning*, as adopted by the Planning Board on May 6, 2008 and amended on January 5, 2010 by maintaining county facilities; now therefore, be it

RESOLVED, that the County Planning Board, pursuant to Section 167.131 of the County Charter, amends its Report on the 2024 Capital Project Requests to include the attached report on Capital Project **Mental Health Clinic, 112 East Post Road, White Plains**, located at the 112 East Post Road, White Plains in the amount of \$1,000,000.

Adopted this 2nd day of April, 2024


Richard Hyman, Chair

B0128 Mental Health Clinic, 112 East Post Road, White Plains

FIVE YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Approp- riated	2024	2025	2026	2027	2028	Under Review
Gross	1,000							1,000
Less non- County Shares								
Net	1,000							1,000

PROJECT DESCRIPTION:

This project provides funding for design, construction management, and construction for alterations of building interiors and infrastructure to accommodate the new Pilot Safety Net Mental Health Clinic at 112 East Post Road, White Plains.

APPROPRIATION/FUNDING REQUESTS:

Under Review: Design and Construction (note: will be moved to 2024 upon approval of CBA)

JUSTIFICATION:

The COVID-19 pandemic has exacerbated the need for community mental healthcare services and existing community mental healthcare facilities are currently at or exceeding their capacity for patients.

CONSISTENCY WITH PROGRAMS OR PLANS: Improving energy savings and enhancing and maintaining the County's building and infrastructure to improve employee and public health and safety are consistent with *Westchester 2025*.

Planning Board Analysis:

PL2: The Planning Board supports the proposed improvements. Existing community mental healthcare facilities are currently at capacity, and the COVID-19 pandemic has only increased the need for more such facilities.

An Act amending the 2024 County
 Capital Budget Appropriations for
 Capital Project B0128 MENTAL
 HEALTH CLINIC, 112 EAST POST
 ROAD, WHITE PLAINS

BE IT ENACTED by the Board of Legislators of the County of Westchester as follows:

Section 1. The Capital section of the 2024 County Budget is hereby amended as follows:

	Previous 2024 Appropriation	Change	Revised 2024 Appropriation
I. Appropriation		\$1,000,000	\$1,000,000

Section 2. The estimated method of financing in the Capital Section of the 2024 Westchester County Capital Budget is amended as follows:

II. METHOD OF
 FINANCING

Bonds and/or Notes		\$1,000,000	\$1,000,000
Non County Shares	\$0		\$0
Cash	\$0		\$0
Total	<u>\$0</u>	<u>\$1,000,000</u>	<u>\$1,000,000</u>

Section 3. The ACT shall take effect immediately.