

**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 \$5,000,000, to finance a component of capital project B0114 – Infrastructure Rehabilitation, Valhalla Campus (2021 – 2025).

The Bond Act, which was prepared by the law firm Hawkins Delafield & Wood, LLP, will finance the cost of design, construction management and construction associated with various upgrades to the boiler control system and related work at the Central Heating Plant on the Grasslands Campus.

The Department of Public Works and Transportation (the “Department”) has advised that the existing boiler control system has reached the end of its useful life and is in need of replacement.

Following bonding authorization, design will be scheduled and is anticipated to take three (3) months to complete and will be performed by in-house staff. It is anticipated that construction will take approximately six (6) months and will begin after award and execution of the construction contracts.

Your Committee notes that your Honorable Board has previously authorized the County to issue bonds for other phases of B0114, as described on the annexed 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.

For the reasons set forth above, your Committee recommends the adoption of the proposed  
Bond Act.

Dated: February 3<sup>rd</sup>, 2025  
White Plains, New York

Henry Zelen John  
Sfr  
To Be  
Manoff Bar

cjpe/12-11-24

Vedat Pahi  
Smith  
P. H.

Sfr  
Henry Zelen John  
To Be  
Manoff Bar  
Vedat Pahi  
Smith

COMMITTEES ON  
Budget & Appropriations      Public Works & Transportation

Dated: February 3, 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.***

A handwritten signature in black ink, appearing to read "Colin J. Smith". The signature is fluid and cursive, with a large, stylized "S" at the end.

**COMMITTEE ON**

**Budget & Appropriations**

# FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: B0114

☐ 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 \$ 5,000,000 PPU 15 Anticipated Interest Rate 3.35%

Anticipated Annual Cost (Principal and Interest): \$ 428,283

Total Debt Service (Annual Cost x Term): \$ 6,424,240

Finance Department: maab 1-21-25

## 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: 54

Prepared by: Robert Abbamont

Title: Director of Operations (Capital)

Department: Public Works/Transportation

Date: 1/21/25

Reviewed By:

01/22/25

Budget Director


Date:

1/22/25



Memorandum  
Department of Planning

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: January 10, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:  
B0114 INFRASTRUCTURE REHABILITATION, VALHALLA CAMPUS  
(2021-2025)**

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**PROJECT/ACTION:** Per Capital Project Fact Sheet as approved by the Planning Department on 12-10-2024 (Unique ID: 2746)

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.

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**COMMENTS:** None.

DSK/mvc

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. -20 \_\_\_\_\_

BOND ACT AUTHORIZING THE ISSUANCE OF \$5,000,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE CONSTRUCTION OF UPGRADES TO THE BOILER CONTROL SYSTEM AT THE CENTRAL HEATING PLANT AT THE GRASSLANDS CAMPUS, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$5,000,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$5,000,000 BONDS HEREIN AUTHORIZED; 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, and to the provisions of other laws applicable thereto; \$5,000,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the design, construction management and construction of upgrades to the boiler control system and related work at the central heating plant at the Grasslands Campus, 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 \$5,000,000. The plan of financing includes the issuance of \$5,000,000 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 \$5,000,000 bonds authorized by this Act are to be issued, within the limitations of Section 11.00 a. 13 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 \$5,000,000. 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 \$5,000,000 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.

\* \* \*

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

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\_\_\_\_.

(SEAL)                                   The Clerk and Chief Administrative Office of the  
County    Board of Legislators County of  
Westchester, New York

## 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 \$5,000,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE CONSTRUCTION OF UPGRADES TO THE BOILER CONTROL SYSTEM AT THE CENTRAL HEATING PLANT AT THE GRASSLANDS CAMPUS, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$5,000,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$5,000,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (adopted on \_\_\_\_\_, 20\_\_\_\_)

object or purpose: to finance the design, construction management and construction of upgrades to the boiler control system and related work at the central heating plant at the Grasslands Campus, 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: \$5,000,000; 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> B0114  <b>Fact Sheet Year:*</b> 2025  <b>Category*</b> BUILDINGS, LAND & MISCELLANEOUS	<input type="checkbox"/> CBA  <b>Project Title:*</b> INFRASTRUCTURE REHABILITATION, VALHALLA CAMPUS (2021-2025)  <b>Department:*</b> PUBLIC WORKS	<b>Fact Sheet Date:*</b> 01-02-2025  <b>Legislative District ID:</b> 3,  <b>CP Unique ID:</b> 2746
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### Overall Project Description

This project funds rehabilitation and upgrades of exterior, interior and site infrastructure on the Grasslands campus.

<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	2025	2026	2027	2028	2029	Under Review
<b>Gross</b>	17,480	12,480	5,000	0	0	0	0	0
<b>Less Non-County Shares</b>	0	0	0	0	0	0	0	0
<b>Net</b>	17,480	12,480	5,000	0	0	0	0	0

**Expended/Obligated Amount (in thousands) as of :** 10,737

**Current Bond Description:** Funding is requested for design, construction management and construction associated with the upgrades to the boiler control systems and related work at the Central Heating Plant on the Grasslands Campus.

### Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	5,000,000
Cash:	0
<b>Total:</b>	<b>\$ 5,000,000</b>

### SEQR Classification:

TYPE II

### Amount Requested:

5,000,000

### Expected Design Work Provider:

<input checked="" type="checkbox"/> County Staff	<input type="checkbox"/> Consultant	<input checked="" type="checkbox"/> Not Applicable
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### Comments:

### Energy Efficiencies:

**Appropriation History:**

Year	Amount	Description
2021	12,280,000	\$900,000 REPLACEMENT OF 15 KV MANHOLE CABLE RACKS AND INSTALLATION OF A BUILDING MANAGEMENT SYSTEM (BMS) AT THE OPERATIONS BUILDING ;\$11,380,000 NEW HIGH PRESSURE STEAM LINE
2022	200,000	DESIGN, CONSTRUCTION AND CONSTRUCTION MANAGEMENT FOR WORK AT THE CENTRAL HEATING PLANT (CHP)
2025	5,000,000	CENTRAL HEATING PLANT BOILER CONTROL UPGRADES

**Total Appropriation History:**

17,480,000

**Financing History:**

Year	Bond Act #	Amount	Issued	Description
21	20	900,000	232,275	INFRASTRUCTURE REHABILITATION, VALHALLA CAMPUS (2021-2025)1
21	139	11,380,000	9,852,816	STEAM LINE SERVING PUBLIC LABS & WOODFIELD COTTAGE - VALHALLA CAMPUS
21	218	0	0	INFRASTRUCTURE REHABILITATION, VALHALLA CAMPUS (2021-2025)
22	108	0	0	INFRASTRUCTURE REHABILITATION, VALHALLA CAMPUS (2021-2025)
22	152	200,000	2,000	INFRASTRUCTURE REHABILITATION, VALHALLA CAMPUS (2021-2025)

**Total Financing History:**

12,480,000

**Recommended By:**

Department of Planning  
MLLL

Date  
12-10-2024

Department of Public Works  
RJB4

Date  
12-10-2024

Budget Department  
DEV9

Date  
12-11-2024

Requesting Department  
RJB4

Date  
12-11-2024

## INFRASTRUCTURE REHABILITATION, VALHALLA CAMPUS (2021-2025) ( B0114 )

**User Department :** Public Works

**Managing Department(s) :** 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	17,480	12,480	10,732	5,000					
Non County Share									
Total	17,480	12,480	10,732	5,000					

### Project Description

This project funds rehabilitation and upgrades of exterior, interior and site infrastructure on the Grasslands campus.

### Current Year Description

The current year request funds an upgrade to the Central Heating Plant Boiler Controls.

### Current Year Financing Plan

Year	Bonds	Cash	Non County Shares	Total
2025	5,000,000			5,000,000

### 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
2021	12,280,000	\$900,000 Replacement of 15 KV manhole cable racks and installation of a building management system (BMS) at the Operations Building ; \$11,380,000 New high pressure steam line	\$900,000 - CONSTRUCTION; \$11,380,000 - COMPLETE
2022	200,000	Design, construction and construction management for work at the Central Heating Plant (CHP)	COMPLETE
Total	12,480,000		

### Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	12,480,000	10,087,092	2,392,908
Total	12,480,000	10,087,092	2,392,908



**INFRASTRUCTURE REHABILITATION, VALHALLA CAMPUS (2021-2025)  
( B0114 )**

**Bonds Authorized**

Bond Act		Amount	Date Sold	Amount Sold	Balance
20	21	900,000	12/01/22	69,135	667,725
			12/01/22	6,871	
			12/01/22	48,199	
			12/01/22	4,790	
			11/30/23	25,144	
			11/30/23	2,477	
			11/30/23	68,875	
			11/30/23	6,784	
139	21	11,380,000	12/01/21	5,179,452	1,527,184
			12/01/22	4,242,420	
			12/01/22	421,616	
			11/30/23	8,492	
			11/30/23	836	
218	21				
108	22				
152	22	200,000	11/30/23	1,821	198,000
			11/30/23	179	
Total		12,480,000		10,087,092	2,392,908