Memorandum
Office of the County Executive
Michaelian Office Building

To: The Honorable Members of the Board of Legislators

From: Kenneth W. Jenkins, County Executive

Date: August 3, 2026

RE: Amended Bond Act for capital project B0116 Infrastructure Rehabilitation, Peekskill District Office (2021-2025(Unique ID 3108)

Transmitted herewith for your review and approval is an amended bond act ("Amended Bond Act") which, if adopted, would authorize the County of Westchester ("County") to issue additional bonds in the amount of $2,500,000.00 to finance the following capital project:

B0116 –Infrastructure Rehabilitation, Peekskill District Office (2021-2025) (3108) ("B0116").

The Amended Bond Act, in the total amount of $3,000,000.00, which includes $500,000.00 in previously authorized bonds of the County would finance the construction and construction management associated with the replacement of windows and storefronts at the Peekskill District Office.

The Department of Public Works & Transportation ("Department") has advised that these windows and storefronts have reached the end of their useful service lives and require replacement. The new windows and storefronts will feature thermally broken frames and Low-E double-glazed glazing, providing improved energy efficiency and enhanced building performance.

Design is currently being undertaken by a consultant and is expected to be completed by the third quarter of 2026. Construction is estimated to take approximately nine (9) months and will commence following the award and execution of the construction contract.

It should be noted that your Honorable Board has authorized the County to issue bonds for B0116 as follows: Bond Act No. 5-2023 to finance the cost of design associated with the replacement of windows and storefronts at the Peekskill District Office. These bonds have not been sold. Accordingly, it is now requested that Bond Act No. 5-2023 be amended to increase the amount authorized by $2,500,000.00, for a total authorized amount, as amended, of $3,000,000.00, and to revise the scope of Bond Act No. 5-2023 to include work associated with the construction and construction management associated phase of B0116.

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

KWJ/HJG/RA/mb
Attachments

Office of the County Executive
Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601 Telephone: (914)995-2900 E-mail: ceo@westchestercountyny.gov

Reference B0016 (3108)

HONORABLE BOARD OF LEGISLATORS
THE COUNTY OF WESTCHESTER, NEW YORK

Your Committee is in receipt of a transmission from the County Executive recommending approval by the County of Westchester ("County") of an amended bond act ("Amended Bond Act") which, if adopted, will authorize the County to issue up to $2,500,000.00 in additional bonds of the County to finance capital project B0116 –Infrastructure Rehabilitation, Peekskill District Office (2021-2025) (3108) ("B0116").

The Amended Bond Act in the total amount of $3,000,000.00, was prepared by the law firm Hawkins Delafield & Wood LLP, and includes $500,000.00 in previously authorized bonds of the County. The Amended Bond Act would finance County would finance the construction and construction management associated with the replacement of windows and storefronts at the Peekskill District Office.

The Department of Public Works & Transportation ("Department") has further advised your Committee that these windows and storefronts have reached the end of their useful service lives and require replacement. The new windows and storefronts will feature thermally broken frames and Low-E double-glazed glazing, providing improved energy efficiency and enhanced building performance.

Design is currently being undertaken by a consultant and is expected to be completed by the third quarter of 2026. Construction is estimated to take approximately nine (9) months and will commence following the award and execution of the construction contract.

It should be noted that your Honorable Board has authorized the County to issue bonds for B0116 as follows: Bond Act No. 5-2023 to finance the cost of design associated with the replacement of windows and storefronts at the Peekskill District Office. These bonds have not been sold. Accordingly, it is now requested that Bond Act No. 5-2023 be amended to increase the amount authorized by $2,500,000.00, for a total authorized amount, as amended, of $3,000,000.00, and to revise the scope of Bond Act No. 5-2023 to include work associated with the construction and construction management associated phase of B0116.

The Department of Planning has advised your Committee that based on its review, the authorization of this capital project, B0116, may be classified as a Type "II" action pursuant to the State Environmental Quality Review Act 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.

Your Committee has carefully considered the Amended Bond Act, and recommends approval of the Amended Bond Act. 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 Amended Bond Act.

Dated: , 2026
White Plains, New York

COMMITTEE ON

c/mb7.15.26

WESTCHESTER COUNTY

Memorandum
Department of Planning

TO: 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: June 30, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT B0116 Infrastructure Rehabilitation, Peekskill District Office (2021-2025)**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 06/25/2026 (Unique ID: 3108**)**

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: Emily Saltzman, Director of Operations
Paula Friedman, Assistant to the County Executive
Tami Altschiller, Assistant Chief Deputy County Attorney
Dianne Vanadia, Associate Budget Director
Robert Abbamont, Director of Operations, Department of Public Works & Transportation
Matthew Castro, Chief Planner
Claudia Maxwell, Principal Environmental Planner

REFERENCE: B0116

ACT NO.   -20_____

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING THE BOND ACT ADOPTED JANUARY 9, 2023, IN RELATION TO THE BUILDING IMPROVEMENTS TO THE PEEKSKILL DISTRICT OFFICE. (Adopted   , 20_____).

WHEREAS, this Board has heretofore duly authorized the issuance of $500,000 bonds to finance the cost of preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for planning the replacement of windows and storefronts at the Peekskill District Office, pursuant to Act No. 5-2023 duly adopted on January 9, 2023; and

WHEREAS, said Board has now determined that it is necessary to increase the appropriation and the amount of bonds authorized for such project, and to authorize the construction and construction management of such project;

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 (A). The bond act duly adopted by this Board on January 9, 2023, entitled:

"ACT NO. 5-2023

BOND ACT AUTHORIZING THE ISSUANCE OF $500,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF PREPARATION OF SURVEYS, PRELIMINARY AND DETAILED PLANS,

SPECIFICATIONS AND ESTIMATES NECESSARY FOR PLANNING IMPROVEMENTS TO THE PEEKSKILL DISTRICT OFFICE; STATING THE ESTIMATED MAXIMUM COST THEREOF IS $500,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF $500,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS."

is hereby amended to read as follows:

BOND ACT AUTHORIZING THE ISSUANCE OF $3,000,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF CONSTRUCTION AND CONSTRUCTION MANAGEMENT OF IMPROVEMENTS TO THE PEEKSKILL DISTRICT OFFICE, INCLUDING PREPARATION OF PLANS AND SPECIFICATIONS; STATING THE ESTIMATED MAXIMUM COST THEREOF IS $3,000,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF $3,000,000 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, $3,000,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of construction and construction management of improvements to the Peekskill District Office, including replacement of windows and storefronts, and preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for planning, 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 $3,000,000. The plan of financing includes the issuance of $3,000,000 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 said specific object or purpose, 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 $3,000,000. 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 $3,000,000 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.

Section (B). The amendment of the bond act set forth in Section (A) of this act shall in no way affect the validity of the liabilities incurred, obligations issued, or action taken pursuant to said bond act, and all such liabilities incurred, obligations issued, or action taken shall be deemed to have been incurred, issued or taken pursuant to said bond act, as so amended.

Section (C). This Act shall take effect in accordance with Section 107.71 of the Westchester County Charter.

* * *

LEGAL NOTICE

A Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on January 9, 2023 and amended on ______________, 20_____ and approved, as amended, 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 amended 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 $3,000,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF CONSTRUCTION AND CONSTRUCTION MANAGEMENT OF IMPROVEMENTS TO THE PEEKSKILL DISTRICT OFFICE, INCLUDING PREPARATION OF PLANS AND SPECIFICATIONS; STATING THE ESTIMATED MAXIMUM COST THEREOF IS $3,000,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF $3,000,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS (adopted on January 9, 2023 and amended on ______________, 20_____)

object or purpose: to finance the cost of construction and construction management of improvements to the Peekskill District Office, including replacement of windows and storefronts, and preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for planning, 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: $3,000,000; 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