



George Latimer  
County Executive

July 28, 2023

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

Dear Honorable Members of the Board of Legislators:

Transmitted herewith for your review and approval are two bond acts in connection with capital project BPF33 – Fire Suppression System Replacement and Upgrade, Parking Structure, White Plains Complex (“BPF33”), which would authorize the County of Westchester (“County”) to issue bonds as follows:

- (1) An amended bond act, in the total amount of \$3,950,000, which includes \$650,000 in previously authorized bonds of the County, to finance design, construction and construction management in connection with the replacement of the fire suppression system on Levels B1, B2 and B3 and installation of fire detection system throughout the Michaelian Office Building (“MOB”) parking structure (“Amended Bond Act”); and
- (2) A bond act in the amount of \$300,000 to finance design in connection with fire suppression enhancements at the MOB parking structure, including the replacement of the existing fire suppression system on Levels 1 through 8 including installation of complete new dry pipe sprinkler system and all associated work (“Bond Act”).

The Department of Public Works & Transportation (“Department”) has advised that the existing fire suppression system at the MOB parking structure is original to the 1970s-era parking structure and requires rehabilitation to remain in compliance with applicable codes.

Design of the fire suppression system on Levels B1, B2 and B3 and the installation of the fire detection system throughout the MOB parking structure is currently being undertaken by a consultant and is expected to be completed by the third quarter of 2023. It is anticipated that construction will take thirty months and will begin after award and execution of the construction contracts.

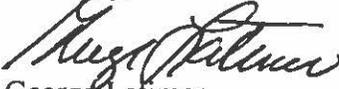
Following bond authorization, design of the replacement of existing fire suppression system on Levels 1 through 8 will be scheduled and is anticipated to take eighteen months to complete. The design work will be completed by a consultant. Construction is estimated to take thirty months and will begin after award and execution of construction contracts.

It should be noted that your Honorable Board has authorized the County to issue bonds for BPF33 as follows: Bond Act No. 74-2018, which authorized the County to issue bonds in the amount of \$650,000 to finance design for BPF33 in connection with fire suppression enhancements at the White Plains parking structure, including the replacement of existing fire suppression system on Levels B1 through B3 and the upgrade of the fire suppression system on Levels 1 through 8 including installation of complete new dry pipe sprinkler system. These bonds have not been sold. Accordingly, it is now requested that Bond Act No. 74-2018 be amended to increase the amount authorized by \$3,300,000, for a total authorized amount, as amended, of \$3,950,000, to revise the scope of Bond Act No. 74-2018 to include work associated with the construction phase of BPF33, and to increase the period of probable usefulness of said bonds.

The Planning Department has advised that based on its review, BPF33 has been 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 further environmental review is required. As you know, your Honorable Board may use such expert advice to reach its own conclusion.

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

Sincerely,



George Latimer  
County Executive

**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 amended bond act (“Amended Bond Act”) in the total amount of \$3,950,000, which includes \$650,000 in previously authorized bonds of the County, to finance capital project BPF33 – Fire Suppression System Replacement and Upgrade, Parking Structure, White Plains Complex (“BPF33”). The Amended Bond Act, which was prepared by the law firm Hawkins, Delafield & Wood, will finance design, construction and construction management in connection with the replacement of the fire suppression system on Levels B1, B2 and B3 and installation of fire detection system throughout the Michaelian Office Building (“MOB”) parking structure.

The Department of Public Works and Transportation (“Department”) has advised that the existing fire suppression system at the MOB parking structure is original to the 1970s-era parking structure and requires rehabilitation to remain in compliance with applicable codes.

Design of the fire suppression system on Levels B1, B2 and B3 and installation of the fire detection system throughout the MOB parking structure is currently being undertaken by a consultant and is expected to be completed by the third quarter of 2023. It is anticipated that construction will take thirty months and will begin after award and execution of the construction contracts.

It should be noted that your Honorable Board has authorized the County to issue bonds for BPF33 as follows: Bond Act No. 74-2018, which authorized the County to issue bonds in the amount of \$650,000 to finance design for BPF33 in connection with fire suppression enhancements at the White Plains parking structure, including the replacement of the existing fire suppression system on Levels B1 through B3 and the upgrade of the fire suppression system on Levels 1 through 8 including installation of complete new dry pipe sprinkler system. These bonds have not been sold. Accordingly, it is now requested that Bond Act No. 74-2018 be amended to increase the amount authorized by \$3,300,000, for a total authorized amount, as amended, of

\$3,950,000, to revise the scope of Bond Act No. 74-2018 to include work associated with the construction phase of BPF33, and to increase the period of probable usefulness of said bonds.

The Planning Department has advised your Committee that based on its review, BPF33 has been 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 further environmental review is required. Your Committee has reviewed the annexed SEQR documentation and concurs with this conclusion.

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. Your Committee recommends the adoption of the proposed Bond Act.

Dated: \_\_\_\_\_, 20\_\_\_\_  
White Plains, New York

**COMMITTEE ON**

# FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BPF33

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 \$ 3,950,000 PPU 10 Anticipated Interest Rate 2.81%

Anticipated Annual Cost (Principal and Interest): \$ 461,431

Total Debt Service (Annual Cost x Term): \$ 4,614,310

Finance Department: Interest rates from July 12, 2023 Bond Buyer - 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: 43

## SECTION E - EXPECTED DESIGN WORK PROVIDER

County Staff

Consultant

Not Applicable

Prepared by: Robert Abbamont

Title: Director of Operations (Capital)

Department: Public Works/Transportation

Date: 7/12/23

Reviewed By: *Christine Ruyter*

Budget Director

Date: 7/25/23

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: June 14, 2023

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:  
BPF33 Fire Suppression System Replacement and Upgrade, Parking Structure,  
White Plains Complex**

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**PROJECT/ACTION:** Per Capital Project Fact Sheet as approved by the Planning Department on 05-17-2023 (Unique ID: 2203)

With respect to the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617, the Planning Department recommends that no further 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:** The current request will fund construction of “Phase II” and design of “Phase III.” While design without commitment to construct may be classified as Type II pursuant to section 617.5(c)(27), it is part of the overall project, which, as a whole, constitutes a Type II action. Furthermore, additional rehabilitation and upgrades in connection with the Michaelian Office Building parking garage, including associated site rehabilitation and installation of electric vehicle charging stations, will be funded by capital projects BPF40 and BPF39. The combined work of all of these capital projects for this single parking facility will not exceed any of the thresholds that would disqualify them from the Type II classification and are also considered meeting fire and energy codes.

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  
Kelly Sheehan, Assistant Commissioner  
Michael Lipkin, Associate Planner  
Claudia Maxwell, Associate Environmental Planner

ACT NO. -20 \_\_\_\_\_

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING THE BOND ACT ADOPTED JUNE 4, 2018, IN RELATION TO THE REPLACEMENT AND UPGRADING OF A FIRE SUPPRESSION SYSTEM AT THE WHITE PLAINS PARKING STRUCTURE, AT THE MAXIMUM ESTIMATED COST OF \$3,950,000. (Adopted \_\_\_\_\_, 20\_\_\_\_\_).

WHEREAS, this Board has heretofore duly authorized the issuance of \$650,000 bonds to finance the cost of preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for the replacement and upgrading of a fire suppression system at the White Plains parking structure, pursuant to Act No. 74-2018 duly adopted on June 4, 2018; and

WHEREAS, it is now appropriate to authorize such purpose, and it is necessary to increase the amount of bonds to be issued and the appropriation for such project for estimated cost of such improvement;

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 June 4, 2018, entitled:

“ACT NO. 74-2018

BOND ACT AUTHORIZING THE ISSUANCE OF \$650,000 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 THE REPLACEMENT AND UPGRADING OF A FIRE SUPPRESSION SYSTEM AT THE WHITE PLAINS PARKING STRUCTURE; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$650,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$650,000 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 \$3,950,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE REPLACEMENT AND UPGRADING OF A FIRE SUPPRESSION SYSTEM AT LEVELS B1, B2, AND B3 OF THE WHITE PLAINS PARKING STRUCTURE, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$3,950,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$3,950,000 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; \$3,950,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the design, construction and

construction management in connection with the replacement of fire suppression system on Levels B1, B2, and B3 and installation of fire detection system throughout the MOB parking structure, 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 \$3,950,000. The plan of financing includes the issuance of \$3,950,000 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 \$3,950,000 bonds authorized by this Act are to be issued, within the limitations of Section 11.00 a. 13 of the Law, is 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 \$3,950,000. 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 \$3,950,000 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.

\* \* \*

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 June 4, 2018, 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.

A complete copy 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 \$3,950,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE REPLACEMENT AND UPGRADING OF A FIRE SUPPRESSION SYSTEM AT LEVELS B1, B2, AND B3 OF THE WHITE PLAINS PARKING STRUCTURE, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$3,950,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$3,950,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (adopted on June 4, 2018 and amended on \_\_\_\_\_, 20\_\_\_\_)

object or purpose: to finance the design, construction and construction management in connection with the replacement of fire suppression system on Levels B1, B2, and B3 and installation of fire detection system throughout the MOB parking structure, 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: \$3,950,000; ten (10) 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