

WESTCHESTER COUNTY

Kenneth W. Jenkins
Westchester County Executive

August 6, 2025

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 is a bond act ("Bond Act") which, if adopted, would authorize the County of Westchester ("County") to issue bonds in the amount of \$4,300,000 to finance the following capital project:

B0123 – Public Works Fleet and Road Maintenance Facility – Valhalla Campus ("B0123").

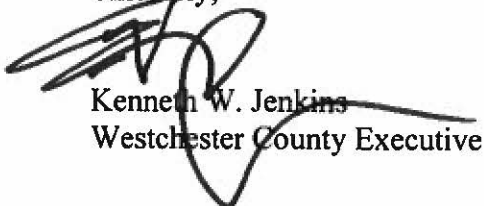
The Bond Act, in the amount of \$4,300,000, would finance the costs of schematic design associated with a new state-of-the-art Department of Public Works Consolidated Maintenance and Operations Facility. The new facility will consolidate and centralize the road maintenance facility, garage operations, fleet management and building operations from the existing Road Maintenance Facility located at 198 Lake Street and Central County Garage located at 38 Brockway Place, in White Plains, New York to the Department of Public Works Operations Facility at the Grasslands Campus.

The Department of Public Works and Transportation ("Department") has advised that the proposed project shall provide a new operational and energy efficient facility for centralizing the fleet, road maintenance, and building operations functions of the Department into a single facility at the Grasslands Campus. The existing facilities are no longer optimal for the Department's needs due to their limited space for operations, storage and parking, outdated equipment layouts and age of existing infrastructure and equipment.

It is anticipated that the design work will be completed by a consultant. Following bonding authorization, design will begin and is anticipated to take eighteen (18) months to complete. It is estimated that construction will take thirty (30) 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 Bond Act is respectfully requested.

Sincerely,



Kenneth W. Jenkins
Westchester 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 a bond act (“Bond Act”) in the amount of \$4,300,000 to finance capital project B0123 – Public Works Fleet and Road Maintenance Facility – Valhalla Campus (“B0123”). The Bond Act, which was prepared by the law firm Bryant Rabbino LLP, will finance the costs of schematic design associated with a new state-of-the-art Department of Public Works Consolidated Maintenance and Operations Facility. The new facility will consolidate and centralize the road maintenance facility, garage operations, fleet management, and building operations from the existing Road Maintenance Facility located at 198 Lake Street and Central County Garage located at 38 Brockway Place, in White Plains, New York to the Department of Public Works Operations Facility at the Grasslands Campus.

The Department of Public Works and Transportation (“Department”) has advised that the proposed project shall provide a new operational and energy efficient facility for centralizing the fleet, road maintenance, and building operations functions of the Department into a single facility at the Grasslands Campus. The existing facilities are no longer optimal for the Department’s needs due to their limited space for operations, storage and parking, outdated equipment layouts and age of existing infrastructure and equipment.

It is anticipated that the design work will be completed by a consultant. Following bonding authorization, design will begin and is anticipated to take eighteen (18) months to complete. It is estimated that construction will take thirty (30) months to complete and will begin after award and execution of the construction contracts.

The Department of Planning has advised your Committee that based on its review, capital project B0123 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

COMMITTEE ON

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: B0123

☐ 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 \$ 4,300,000 PPU 5 Anticipated Interest Rate 2.62%

Anticipated Annual Cost (Principal and Interest): \$ 929,522

Total Debt Service (Annual Cost x Term): \$ 4,647,610

Finance Department: Interest rates from August 1, 2025 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: 47

Prepared by: Robert Abbamont

Title: Director of Operations (Capital)

Department: Public Works/Transportation

Date: 8/4/25

Reviewed By: *Christina Rangel*

DVS 5.75

Budget Director

Date: 8/5/25

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 5, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
B0123 Public Works Fleet and Road Maintenance Facility, Valhalla Campus**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 05/14/2025 (Unique ID: 2842)

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)(27):** conducting concurrent environmental, engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary to the formulation of a proposal for action, provided those activities do not commit the agency to commence, engage in or approve such action.

COMMENTS: The current request is for design only.

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. _____ – 2025

BOND ACT AUTHORIZING THE ISSUANCE OF \$4,300,000 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 CONSTRUCTION OF A NEW STATE-OF-THE-ART FACILITY TO BE LOCATED AT THE GRASSLANDS CAMPUS IN THE TOWN OF MOUNT PLEASANT, FOR THE CONSOLIDATION OF THE ROAD MAINTENANCE FACILITY, GARAGE OPERATIONS, FLEET MANAGEMENT AND BUILDING OPERATIONS, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$4,300,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$4,300,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS.

(Adopted _____, 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 to the provisions of other laws applicable thereto, \$4,300,000 bonds of the County of Westchester (the “County”), or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for planning the construction of a new state-of-the-art Public Works Consolidated

Maintenance and Operations Facility, which will consolidate and centralize the road maintenance facility, garage operations, fleet management and building operations from the existing Road Maintenance Facility at 198 Lake Street and the Central County Garage located at 38 Brockway Place, in White Plains, New York, to the Department of Public Works Operations Facility at the Grasslands Campus, in the Town of Mount Pleasant, 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 \$4,300,000. The plan of financing includes the issuance of \$4,300,000 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. 62(2nd) of the Law, is five (5) 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 \$4,300,000. 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 \$4,300,000 as the estimated total cost of the aforesaid 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, 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

:

COUNTY OF WESTCHESTER

I HEREBY CERTIFY that I have compared the foregoing Act No. ____-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 _____, 2025 and approved by the County Executive on _____, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate

seal of said County Board of Legislators this _____ day

of _____, 2025

(SEAL)

The Clerk and Chief Administrative Officer of the
County Board of Legislators

LEGAL NOTICE

A Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on _____, 2025 and approved by the County Executive on _____, 2025, 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. _____ – 2025

BOND ACT AUTHORIZING THE ISSUANCE OF \$600,000 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 CONSTRUCTION OF A NEW STATE-OF-THE-ART FACILITY TO BE LOCATED AT THE GRASSLANDS CAMPUS IN THE TOWN OF MOUNT PLEASANT, FOR THE CONSOLIDATION OF THE ROAD MAINTENANCE FACILITY, GARAGE OPERATIONS, FLEET MANAGEMENT AND BUILDING OPERATIONS, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$4,300,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$4,300,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (Adopted _____, 2025)

object or purpose:

to finance the cost of preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for planning the construction of a new state-of-the-art Public Works Consolidated Maintenance and Operations Facility, which will consolidate and centralize the road maintenance facility, garage operations, fleet management and building operations from the existing Road Maintenance Facility at 198 Lake Street and the Central County Garage located at 38 Brockway Place, in White Plains, New York, to the Department of Public Works Operations Facility at the Grasslands Campus, in the Town of Mount Pleasant, all as set forth in the County's

amount of obligations to be issued

and period of probable usefulness: \$4,300,000; five (5) years

Dated: _____, 2025

White Plains, New York

Sunday Vanderberg

Clerk and Chief Administrative Officer of the County Board of
Legislators of the County of Westchester, New York

CAPITAL PROJECT FACT SHEET

Project ID:* B0123	<input type="checkbox"/> CBA	Fact Sheet Date:* 02-05-2025
Fact Sheet Year:* 2025	Project Title:* PUBLIC WORKS FLEET AND ROAD MAINTENANCE FACILITY, VALHALLA CAMPUS	Legislative District ID: 3,
Category* BUILDINGS, LAND & MISCELLANEOUS	Department:* PUBLIC WORKS	CP Unique ID: 2842

Overall Project Description

This project will provide a new state-of-the-art facility for the centralization of the Road Maintenance and Fleet Management/Garage operations to the Valhalla Campus from the existing Road Maintenance Facility at 198 Lake Street, White Plains and the Central County Garage at 38 Brockway Place, White Plains.

- | | | |
|---|---|--|
| <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 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	133,550	3,300	1,000	0	0	0	0	129,250
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	133,550	3,300	1,000	0	0	0	0	129,250

Expended/Obligated Amount (in thousands) as of : 0

Current Bond Description: Funding is requested for schematic design associated with a new state-of-the-art Public Works Consolidated Maintenance and Operations Facility. The new facility will centralize the road maintenance, garage operations, fleet management, and building operations at the Grasslands Campus from the existing Road Maintenance Facility and Central County Garage in White Plains and the Public Works Operations Facility at the Grasslands Campus.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	4,300,000
Cash:	0
Total:	\$ 4,300,000

SEQR Classification:

TYPE II

Amount Requested:

4,300,000

Expected Design Work Provider:

- ☐ County Staff
 ☒ Consultant
 ☐ Not Applicable

Comments:

Energy Efficiencies:

THE SCHEMATIC DESIGN WILL STUDY ENERGY EFFICIENCY STRATEGIES, INCLUDING HIGH-EFFICIENCY BUILDING ENVELOPE, HVAC SYSTEMS, LIGHTING AND ENERGY MANAGEMENT SYSTEMS, RENEWABLE AND ALTERNATE ENERGY INTEGRATION, AND CONSERVATION.

Appropriation History:

Year	Amount	Description
2022	3,300,000	DESIGN
2025	1,000,000	ADDITIONAL FUNDING FOR SCHEMATIC DESIGN

Total Appropriation History:

4,300,000

Total Financing History:

0

Recommended By:**Department of Planning**
SEDR**Date**
05-14-2025**Department of Public Works**
RJB4**Date**
05-21-2025**Budget Department**
DEV9**Date**
05-22-2025**Requesting Department**
RJB4**Date**
05-22-2025

PUBLIC WORKS FLEET AND ROAD MAINTENANCE FACILITY, VALHALLA CAMPUS (B0123)

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	133,550	3,300		1,000					129,250
Non County Share									
Total	133,550	3,300		1,000					129,250

Project Description

This project will provide a new state-of-the-art facility for the centralization of the Road Maintenance and Fleet Management/Garage operations to the Valhalla Campus from the existing Road Maintenance Facility at 198 Lake Street, White Plains and the Central County Garage at 38 Brockway Place, White Plains.

Current Year Description

The current year request provides additional funds for schematic design.

Current Year Financing Plan

Year	Bonds	Cash	Non County Shares	Total
2025	1,000,000			1,000,000

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
2022	3,300,000	Design	AWAITING BOND AUTHORIZATION
Total	3,300,000		

Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	3,300,000		3,300,000
Total	3,300,000		3,300,000