



Kenneth W. Jenkins
Westchester County Executive

July 21, 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 \$2,200,000.00 to finance the following capital project:

BCR5E – Infrastructure Improvements ("2021-2025") ("BCR5E").

The Bond Act, in the amount of \$2,200,000.00, would finance the costs of design, construction, and construction management of infrastructure improvements at the County's Correctional Complex including replacement of the fire pump, replacement of the officers' training center roof and HVAC system upgrades.

The Department of Public Works and Transportation ("Department") has advised that BCR5E is required in order to continue to protect the health and safety of residents and staff.

Following bonding authorization, design will be scheduled and is anticipated to take 3 months to complete. It is anticipated that the design work will be completed by in-house staff. It is estimated that construction will take 6 months to complete and will begin after award and execution of the construction contracts.

It should be noted that your Honorable Board has previously authorized the County to issue bonds in connection with BCR5E as indicated in the annexed capital project fact sheet.

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

Sincerely,

A handwritten signature in black ink, appearing to be "K. Jenkins", written over the word "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 \$2,200,000.00 to finance capital project BCR5E – Infrastructure Improvements (“2021-2025”) (“BCR5E”). The Bond Act, which was prepared by the law firm Hawkins, Delafield & Wood LLP, will finance the costs of design, construction, and construction management of infrastructure improvements at the County’s Correctional Complex including replacement of the fire pump, replacement of the officers’ training center roof and HVAC system upgrades.

The Department of Public Works and Transportation (“Department”) has advised that BCR5E is required in order to continue to protect the health and safety of residents and staff.

Following bonding authorization, design will be scheduled and is anticipated to take 3 months to complete. It is anticipated that the design work will be completed by in-house staff. It is estimated that construction will take 6 months to complete and will begin after award and execution of the construction contracts.

It should be noted that your Honorable Board has previously authorized the County to issue bonds in connection with BCR5E as indicated in the annexed capital project 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. Your Committee recommends the adoption of the proposed Bond Act.

Dated: _____, 20____
White Plains, New York

COMMITTEE ON

c/mcz 7.15.25

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BCR5E

☐ 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

OTC Roof

SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal \$ 850,000 PPU 15 Anticipated Interest Rate 3.61%

Anticipated Annual Cost (Principal and Interest): \$ 74,700

Total Debt Service (Annual Cost x Term): \$ 1,120,500

Finance Department: Interest rates from Munistat Services 7/24/25 - 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: 9

Prepared by: William Fallon

Title: Director of Admin. Services

Department: Correction

Date: 7/28/25

Reviewed By: *Chad R. Ragsdale*

07/28/25

Budget Director

Date: 7/29/25

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BCR5E

☐ 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

Fire Pump Replacement; HVAC

SECTION B - BONDING AUTHORIZATIONS

To Be Completed by Finance

Total Principal \$ 1,350,000 PPU 10 Anticipated Interest Rate 3.13%

Anticipated Annual Cost (Principal and Interest): \$ 159,624

Total Debt Service (Annual Cost x Term): \$ 1,596,240

Finance Department: Interest rates from Munistat Services 7/24/25 - 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: 15

Prepared by: William Fallon

Title: Director of Admin. Services

Department: Correction

Date: 7/28/25

Reviewed By: 

07/28/25

Budget Director

Date: 7/29/25

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 17, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
BCR5E INFRASTRUCTURE IMPROVEMENTS (2021-2025)**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on
05/29/2025 (Unique ID: 2934)

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: 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 \$2,200,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE DESIGN, CONSTRUCTION AND CONSTRUCTION MANAGEMENT OF INFRASTRUCTURE IMPROVEMENTS AT THE CORRECTIONAL COMPLEX, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$2,200,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$2,200,000 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 the provisions of other laws applicable thereto, Bonds of the County in the respective amounts as set forth in column A of the schedule below, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of the respective purposes as set forth in column B of the schedule below, 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 objects or purposes, including preliminary costs and costs incidental thereto and the financing thereof is \$2,200,000. The plan of financing includes the issuance of \$2,200,000 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.

A	B
\$500,000	the replacement of the fire pump at the Correctional Complex
\$850,000	the replacement of the officers training center roof at the Correctional Complex
\$850,000	HVAC system improvements at the Correctional Complex

Section 2. The periods of probable usefulness (“PPU”) of the objects or purposes for which said \$2,200,000 bonds authorized by this Act are to be issued, within the limitations of the respective subdivisions of Section 11.00 a. of the Law, are as follows:

Amount	Subdivision	PPU
\$500,000	56	ten (10) years
\$850,000	12(a)(2)	fifteen (15) years
\$850,000	13	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 \$2,200,000. 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 \$2,200,000 as the estimated maximum cost of the aforesaid specific objects or purposes 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_____.

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

(SEAL)

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 \$2,200,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE DESIGN, CONSTRUCTION AND CONSTRUCTION MANAGEMENT OF INFRASTRUCTURE IMPROVEMENTS AT THE CORRECTIONAL COMPLEX, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$2,200,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$2,200,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS (Adopted _____, 20____)

Object or purpose: to finance the design, construction and construction management of infrastructure improvements at the Correctional Complex, including the replacement of the fire pump in the new jail, the replacement of the officers training center roof, and HVAC system upgrades; 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:

\$500,000; ten (10) years
\$850,000; fifteen (15) years
\$850,000; 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

CAPITAL PROJECT FACT SHEET

Project ID:* BCR5E	<input type="checkbox"/> CBA	Fact Sheet Date:* 05-21-2025
Fact Sheet Year:* 2025	Project Title:* INFRASTRUCTURE IMPROVEMENTS 3, (2021-2025)	Legislative District ID:
Category* BUILDINGS, LAND & MISCELLANEOUS	Department:* CORRECTION	CP Unique ID: 2934

Overall Project Description

This project funds interior and exterior repairs and renovations at the Correctional Complex in order to protect the health and safety of inmates and staff.

- | | | |
|---|---|--|
| <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 checked="" 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	4,000	4,000	0	0	0	0	0	0
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	4,000	4,000	0	0	0	0	0	0

Expended/Obligated Amount (in thousands) as of : 1,771

Current Bond Description: Bonding is requested for the design, construction, and construction management of this project in order to replace the fire pump in the new jail and to replace the officers training center roof and HVAC system.

Financing Plan for Current Request:

Non-County Shares:	\$	0
Bonds/Notes:		2,200,000
Cash:		0
Total:		\$ 2,200,000

SEQR Classification:

TYPE II

Amount Requested:

2,200,000

Expected Design Work Provider:

- | | | |
|---------------------------------------|--|---|
| <input type="checkbox"/> County Staff | <input checked="" type="checkbox"/> Consultant | <input type="checkbox"/> Not Applicable |
|---------------------------------------|--|---|

Comments:

Energy Efficiencies:

ENERGY EFFICIENCIES ARE ANTICIPATED DUE TO THE INSTALLATION OF THE NEW HVAC SYSTEM.

Appropriation History:

Year	Amount	Description
2021	1,000,000	FUNDS REPLACEMENT OF BASEMENT ROOM MECHANICAL EQUIPMENT.
2022	1,000,000	FUNDS THE REPLACEMENT OF ADDITIONAL EQUIPMENT IN THE BASEMENT MECHANICAL ROOM
2023	1,000,000	MECHANICAL ROOM UPGRADES
2024	1,000,000	FUNDS FIRE PUMP REPLACEMENT, TEMPORARY ROOF AND HVAC EQUIPMENT, AND THE DECONSTRUCTION OF THE OLD JAIL INFIRMARY CHILLER.

Total Appropriation History:

4,000,000

Financing History:

Year	Bond Act #	Amount	Issued	Description
21	218	0	0	INFRASTRUCTURE IMPROVEMENTS (2021-2025)
22	152	1,776,284	1,432,392	
22	108	23,717	23,717	INFRASTRUCTURE IMPROVEMENTS (2021-2025)

Total Financing History:

1,799,999

Recommended By:**Department of Planning**

MLLL

Date

05-29-2025

Department of Public Works

RJB4

Date

06-06-2025

Budget Department

DEV9

Date

06-09-2025

Requesting Department

WPF4

Date

06-09-2025

INFRASTRUCTURE IMPROVEMENTS (2021-2025) (BCR5E)

User Department : Correction

Managing Department(s) : Correction ; 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	4,000	4,000	1,771						
Non County Share									
Total	4,000	4,000	1,771						

Project Description

This project funds interior and exterior repairs and renovations at the Correctional Complex in order to protect the health and safety of inmates and staff.

Current Year Description

There is no current year request.

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	1,000,000	Funds replacement of basement room mechanical equipment.	DESIGN
2022	1,000,000	Funds the replacement of additional equipment in the basement mechanical room	\$800,000 DESIGN; \$200,000 AWAITING BOND AUTHORIZATION
2023	1,000,000	Mechanical room upgrades	AWAITING BOND AUTHORIZATION
2024	1,000,000	Funds fire pump replacement, temporary roof and HVAC equipment, and the deconstruction of the Old Jail infirmary chiller.	AWAITING BOND AUTHORIZATION
Total	4,000,000		

Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	4,000,000	76,460	3,923,540
Total	4,000,000	76,460	3,923,540

Bonds Authorized

Bond Act	Amount	Date Sold	Amount Sold	Balance
218 21				
108 22	23,717	12/01/22	21,573	
		12/01/22	2,144	
152 22	1,776,284	11/30/23	48,014	1,723,540
		11/30/23	4,729	
Total	1,800,000		76,460	1,723,540