

**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 (the "County") of a bond act (the "Bond Act") in the amount of \$375,000.00 to finance capital project BPS15 – Renovation of Public Safety Facility in Hawthorne ("BPS15"). The Bond Act, which was prepared by the law firm Hawkins Delafield & Wood LLP, would finance the cost of the second phase of the preparation of preliminary and detailed plans, specifications, and estimates for planning the renovation of the Public Safety Headquarters Building in Hawthorne (the "Headquarters Building").

The Department of Public Safety (the "Department") has advised that there are many inadequacies in the Headquarters Building, including leaking roofs, lack of an elevator, making the entire basement and second floor non-compliant with ADA accessibility standards, problems with heat and air conditioning, insufficient windows, undersized prisoner booking and holding areas that fail to meet current code requirements, and a general lack of storage space.

The study will evaluate all Department operations to determine the appropriate functions and services that should be housed within the Headquarters Building and will develop a renovation program necessary to support the recommended operational framework.

Following bonding authorization, the study will be scheduled and is anticipated to take nine months to complete. The study will be performed by a consultant.

The Department of Planning has advised your Committee that based on its review, BPS15 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.

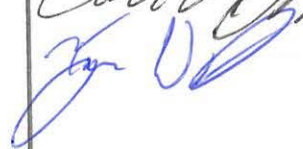
It should be noted that an affirmative vote of two-thirds of the members of your Honorable Board is required in order to adopt the Bond Act. Your Committee recommends the adoption of the proposed Bond Act.

Dated: June 29, 2026.
White Plains, New York


Arant Nambur
hgh
Lewellyn Williams


Arant Nambur
hgh


Margaret A. Cipo
Cati



Budget & Appropriations

Infrastructure &
Housing

Public Safety &
Veterans

COMMITTEE ON

Dated: June 29, 2026
White Plains, New York

A handwritten signature in cursive script, appearing to read "Joseph Holstein".A handwritten signature in cursive script, appearing to read "Joseph Holstein".

COMMITTEES ON

Budget & Appropriations

Infrastructure & Housing

Dated: June 29, 2026

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.

Public Safety and Veterans

A handwritten signature in black ink, appearing to be "T. G.", with a long horizontal stroke extending to the right.

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: BPS15

☐ 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: \$ 375,000

PPU: 5

Anticipated Interest Rate: 2.67%

Anticipated Annual Cost (Principal and Interest): \$ 81,136

Total Debt Service (Annual cost x Term): \$ 405,680

Finance Department: Interest rates from June 2, 2026 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): \$0

Potential Related Revenues (Annual): \$ 0

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: 4

Prepared by: Siva Gopalkrishna

Title: Director-Administrative Services

Department: Public Safety

Date: 06/03/2026

Approved By: *Larry Soule*
Digitally signed by Larry Soule
Date: 2026.06.03
13:47:56 -0400

Budget Director

Date: _____

TO: Michelle Greenbaum, Senior Assistant County Attorney
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: April 6, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
BPS15 RENOVATION OF PUBLIC SAFETY FACILITY IN HAWTHORNE**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on
04/02/2026 (Unique ID: 3161)

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 a study only.

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
Susan Darling, Chief Planner
Claudia Maxwell, Principal Environmental Planner

ACT NO. -20_____

BOND ACT AUTHORIZING THE ISSUANCE OF \$375,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE SECOND PHASE OF THE PREPARATION OF PRELIMINARY AND DETAILED PLANS, SPECIFICATIONS AND ESTIMATES FOR PLANNING THE RENOVATION OF THE PUBLIC SAFETY HEADQUARTERS BUILDING IN HAWTHORNE, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$375,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$375,000 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, \$375,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of the second phase of the preparation of preliminary and detailed plans, specifications and estimates for planning the renovation of the Public Safety Headquarters Building in Hawthorne; 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 \$375,000. The plan of financing includes the issuance of \$375,000 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 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 \$375,000. 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 \$375,000 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.

* * *

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 \$375,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE SECOND PHASE OF THE PREPARATION OF PRELIMINARY AND DETAILED PLANS, SPECIFICATIONS AND ESTIMATES FOR PLANNING THE RENOVATION OF THE PUBLIC SAFETY HEADQUARTERS BUILDING IN HAWTHORNE, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$375,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$375,000 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 cost of the second phase of the preparation of preliminary and detailed plans, specifications and estimates for planning the renovation of the Public Safety Headquarters Building in Hawthorne; 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: \$375,000; five (5) 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:* BPS15	☐ CBA	Fact Sheet Date:* 02-06-2026
Fact Sheet Year:* 2026	Project Title:* RENOVATION OF PUBLIC SAFETY FACILITY IN HAWTHORNE	Legislative District ID: 3,
Category* BUILDINGS, LAND & MISCELLANEOUS	Department:* PUBLIC SAFETY	CP Unique ID: 3161

Overall Project Description

The project provides for the renovation of the current Public Safety Headquarters Building in Hawthorne. The renovation will include the allotment and structure of space to meet County Standards and operational needs as well as provide additional functional space for units such as Identification and Property. In addition, the project will provide for the creation of a training/muster room and staff lounge. Work will also involve a new suspended ceiling throughout the facility including new lighting, electrical wiring and HVAC modifications, refurbishing of the bathrooms, installation of an elevator, and new furniture.

- | | | |
|---|---|--|
| ☒ Best Management Practices | ☒ Energy Efficiencies | ☒ Infrastructure |
| ☒ Life Safety | ☐ Project Labor Agreement | ☐ Revenue |
| ☐ Security | ☐ Other | |

FIVE-YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Appropriated	2026	2027	2028	2029	2030	Under Review
Gross	9,950	9,950	0	0	0	0	0	0
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	9,950	9,950	0	0	0	0	0	0

Expended/Obligated Amount (in thousands) as of : 340

Current Bond Description: Bonding is requested for the next phase of feasibility study for the renovation of Public Safety Facility in Hawthorne.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	375,000
Cash:	0
Total:	\$ 375,000

SEQR Classification:

TYPE II

Amount Requested:

375,000

Expected Design Work Provider:

- | | | |
|---------------------------------------|--|---|
| ☐ County Staff | ☒ Consultant | ☐ Not Applicable |
|---------------------------------------|--|---|

Comments:

Energy Efficiencies:

Appropriation History:

Year	Amount	Description
2008	400,000	DESIGN
2015	3,850,000	RENOVATION OF THE PUBLIC SAFETY HEADQUARTERS
2016	1,550,000	ESCALATION
2018	4,150,000	ADDITIONAL DESIGN, CONSTRUCTION AND CONSTRUCTION MANAGEMENT

Total Appropriation History:

9,950,000

Financing History:

Year	Bond Act #	Amount	Issued	Description
14	115	400,000	174,055	RENOVATIONS TO PUBLIC SAFETY HEADQUARTERS

Total Financing History:

400,000

Recommended By:

Department of Planning
DVWA

Date
04-02-2026

Department of Public Works
RJB4

Date
04-02-2026

Budget Department
DEV9

Date
04-02-2026

Requesting Department
SQGQ

Date
04-02-2026