

**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 \$25,000,000 to finance capital project A0143 (3120) – Building 1 Upgrades and Rehabilitation (“A0143”). The Bond Act, which was prepared by the law firm Hawkins Delafield & Wood LLP, to finance the will finance the cost of the construction and construction management of improvements to Building 1 at Westchester County Airport (“Airport”).

The Department of Public Works and Transportation (“Department”) has advised that project A0143 will restore Building 1 at the Airport to a safe and functional condition through comprehensive critical system upgrades. These improvements include roof and exterior repairs; replacement of heating, plumbing, electrical, and lighting systems; and the installation of modern fire protection and security systems. Building 1 currently houses the Westchester County Police Airport Precinct, as well as revenue-generating tenants that support aeronautical activities. Rehabilitation of the facility will provide safer, more efficient working conditions for existing occupants and create additional usable space to support other operational needs.

Design is currently in process by an outside consultant, and is expected to be completed by the end of the second quarter of 2026. It is estimated that construction will take twenty-four (24) 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, the authorization of this capital project, A0143, 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: MARCH 2nd, 2026
White Plains, New York

mb 1/13/26

[Handwritten signatures for Budget + Appropriations Committee]
D. Smith
John DeL...
John DeL...
Samuel Williams
John DeL...

BUDGET + APPROPRIATIONS
COMMITTEE

[Handwritten signatures for Infrastructure + Housing Committee]
D. Smith
John DeL...
John DeL...
John DeL...

INFRASTRUCTURE + HOUSING
COMMITTEE

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: A0143

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 \$ 25,000,000 PPU 10 Anticipated Interest Rate 2.62%

Anticipated Annual Cost (Principal and Interest): \$ 2,878,851

Total Debt Service (Annual Cost x Term): \$ 28,788,510

Finance Department: maab 1-15-26

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

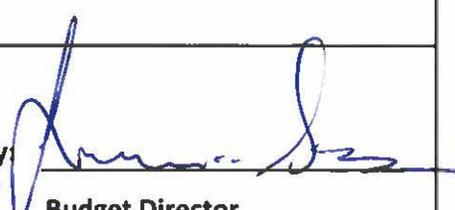
Number of Full Time Equivalent (FTE) Jobs Funded: 272

Prepared by: Dianne Vanadia

Title: Associate Budget Director

Department: Budget

Date: 1/16/26

Reviewed By: 
dv 1/16/26

Budget Director

Date: 1/16/26

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: January 13, 2026

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
A0143 BUILDING 1 UPGRADES AND REHABILITATION**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 12/15/2025 (Unique ID: 3120)

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
Lauren Walsh, Deputy Airport Manager – Administration
Christopher Prashad, Program Manager, Westchester County Airport
Susan Darling, Chief Planner
Claudia Maxwell, Principal Environmental Planner
Douglas Wessels, Planner

ACT NO. -20 _____

BOND ACT AUTHORIZING THE ISSUANCE OF \$25,000,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE CONSTRUCTION AND CONSTRUCTION MANAGEMENT OF IMPROVEMENTS TO AIRPORT BUILDING 1, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$25,000,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$25,000,000 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 the provisions of other laws applicable thereto, \$25,000,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the construction and construction management of improvements to Airport Building 1, 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 \$25,000,000. The plan of financing includes the issuance of \$25,000,000 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. 14 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 \$25,000,000. 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 \$25,000,000 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.

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 \$25,000,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE CONSTRUCTION AND CONSTRUCTION MANAGEMENT OF IMPROVEMENTS TO AIRPORT BUILDING 1, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$25,000,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$25,000,000 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 construction and construction management of improvements to Airport Building 1; 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: \$25,000,000; 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:*
A0143

CBA

Fact Sheet Date:*
01-02-2026

Fact Sheet Year:*
2026

Project Title:*
BUILDING 1 UPGRADES AND
REHABILITATION

Legislative District ID:
6,

Category*
AIRPORT

Department:*
AIRPORT/DOT

CP Unique ID:
3120

Overall Project Description

This project will restore Building 1 at the Airport to a safe, usable condition through critical system upgrades, including roof and exterior repairs, new heating, plumbing, electrical, and lighting systems, and installation of modern fire protection and security systems.

- | | | |
|---|---|--|
| <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 checked="" type="checkbox"/> Revenue |
| <input checked="" type="checkbox"/> Security | <input type="checkbox"/> Other | |

FIVE-YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Appropriated	2026	2027	2028	2029	2030	Under Review
Gross	25,000	15,000	10,000	0	0	0	0	0
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	25,000	15,000	10,000	0	0	0	0	0

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

Current Bond Description: Funding is requested for construction management and construction associated with the full rehabilitation of Airport Building 1.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	25,000,000
Cash:	0
Total:	\$ 25,000,000

SEQR Classification:
TYPE II

Amount Requested:
25,000,000

Expected Design Work Provider:

- County Staff Consultant Not Applicable

Comments:

Energy Efficiencies:

SOLAR PANELS, NEW WINDOWS/DOORS, EFFICIENT BOILER SYSTEM AND IMPROVED INSULATION.

Appropriation History:

Year	Amount	Description
2025	15,000,000	CONSTRUCTION
2026	10,000,000	CONSTRUCTION

Total Appropriation History:
25,000,000

Total Financing History:

0

Recommended By:

Department of Planning

DVWA

Date

12-15-2025

Department of Public Works

RJB4

Date

12-16-2025

Budget Department

DEV9

Date

12-18-2025

Requesting Department

LGFA

Date

12-24-2025

BUILDING 1 UPGRADES AND REHABILITATION (A0143)

User Department : Airport/DOT
Managing Department(s) : Airport/DOT ; 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	2026	2027	2028	2029	2030	Under Review
Gross	25,000	15,000		10,000					
Non County Share									
Total	25,000	15,000		10,000					

Project Description

This project will restore Building 1 at the Airport to a safe, usable condition through critical system upgrades, including roof and exterior repairs, new heating, plumbing, electrical, and lighting systems, and installation of modern fire protection and security systems.

Current Year Description

The current request provides additional construction funds.

Current Year Financing Plan

Year	Bonds	Cash	Non County Shares	Total
2026	10,000,000			10,000,000

Impact on Operating Budget

The impact on the Airport Special Revenue Fund is the debt service associated with the issuance of bonds.

Appropriation History

Year	Amount	Description	Status
2025	15,000,000	Construction	AWAITING BOND AUTHORIZATION
Total	15,000,000		

Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	15,000,000		15,000,000
Total	15,000,000		15,000,000