WESTCHESTER COUNTY

Kenneth W. Jenkins
County Executive

October 15, 2025

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

Dear Members of the Board of Legislators:

Transmitted herewith for your review and approval is an amended bond act ("Amended Bond Act"), which, if adopted by your Honorable Board, would authorize the County of Westchester ("County") to issue additional bonds to finance the following capital project:

WCC87 – Classroom Building Renovation ("WCC87").

The Amended Bond Act, in the total amount of $4,927,000.00, which includes $750,000.00 in previously authorized bonds of the County, would finance the County's approximately 50% share of the cost of the Phase 2 improvements to the classroom building at the Westchester Community College ("College") Campus including renovations, furniture, fixtures, and equipment.

The College has advised that the classroom building, constructed in 1966 and comprising 65,518 square feet of general classroom space and an auditorium, is in need of design upgrades and renovations to bring it up to current industry standards. WCC87 will address the classroom building's mechanical systems, acoustics, lighting, classroom spaces, bathrooms, and corridors. WCC87 will also provide updated space for the School of Business and Professional Careers.

The College has advised that the total amount appropriated for WCC87 is $9,853,000.00. This bond request in the amount of $4,927,000.00 represents the County's 50% share of WCC87. The remaining 50% will be funded by New York State.

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

It should be noted that your Honorable Board has authorized the County to issue bonds for WCC87 as follows: Bond Act No. 16 - 2025 in the amount of $750,000.00 to finance the County's approximately 50% share of the cost of the planning for improvements to the classroom building at the College Campus. These bonds have not been sold. Accordingly, it is now requested that Bond Act No. 16 - 2025 be amended to increase the amount authorized by $4,177,000.00, for a total authorized amount, as amended, of $4,927,000.00, to revise the scope of Bond Act No. 16 - 2025 to include work associated with the renovation and construction phase of the project, and to increase the period of probable usefulness of said bonds.

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

Sincerely,

Kenneth W. Jenkins
Westchester County Executive

Reference: WCC87 (Unique ID# 3011)

HONORABLE BOARD OF LEGISLATORS
THE COUNTY OF WESTCHESTER, NEW YORK

Your Committee is in receipt of a transmission from the County Executive recommending approval by the County of Westchester ("County") of an amended bond act ("Amended Bond Act") which, if adopted, will authorize the County to issue up to $4,177,000.00 in additional bonds of the County to finance capital project WCC87 – Classroom Building Renovation ("WCC87").

The Amended Bond Act in the total amount of $4,927,000.00 was prepared by the law firm Harris Beach Murtha and includes $750,000.00 in previously authorized bonds of the County. The Bond Act would finance the County's approximately 50% share of the cost of the Phase 2 improvements to the classroom building at the Westchester Community College ("College") Campus including renovations, furniture, fixtures, and equipment.

Your Committee is advised that the classroom building, constructed in 1966 and comprising 65,518 square feet of general classroom space and an auditorium, is in need of design upgrades and renovations to bring it up to current industry standards. WCC87 will address the classroom building's mechanical systems, acoustics, lighting, classroom spaces, bathrooms, and corridors. WCC87 will also provide updated space for the School of Business and Professional Careers.

Your Committee is further advised that the total amount appropriated for WCC87 is $9,853,000.00. This bond request in the amount of $4,927,000.00 represents the County's 50% share of WCC87. The remaining 50% will be funded by New York State.

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

It should be noted that your Honorable Board has authorized the County to issue bonds for WCC87 as follows: Bond Act No. 16 - 2025 in the amount of $750,000.00 to finance the County's approximately 50% share of the cost of the planning for improvements to the classroom building at the College Campus. These bonds have not been sold. Accordingly, it is now requested that Bond

Act No. 16 - 2025 be amended to increase the amount authorized by $4,177,000.00, for a total authorized amount, as amended, of $4,927,000.00, to revise the scope of Bond Act No. 16 - 2025 to include work associated with the renovation and construction phase of the project, and to increase the period of probable usefulness of said bonds.

The Planning Department has advised your Committee that based on its review, WCC87 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.

Your Committee has carefully considered the Amended Bond Act, and recommends approval of the Amended Bond Act. 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.

Dated: , 2025.
White Plains, New York

COMMITTEE ON

s/mcz/10.15.25

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: WCC87 ☐ **NO FISCAL IMPACT PROJECTED**

SECTION A - CAPITAL BUDGET IMPACT
To Be Completed by Budget

[X] GENERAL FUND ☐ AIRPORT FUND ☐ SPECIAL DISTRICTS FUND

Source of County Funds (check one): [X] Current Appropriations
☐ Capital Budget Amendment

SECTION B - BONDING AUTHORIZATIONS
To Be Completed by Finance

Total Principal $ 4,927,000 **PPU** 15 **Anticipated Interest Rate** 3.20%

Anticipated Annual Cost (Principal and Interest): $ 420,080

Total Debt Service (Annual Cost x Term): $ 6,301,200

Finance Department: Interest rates from October 9, 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: 54

Prepared by: Dianne Vanadia
Title: Associate Budget Director
Department: Budget
Date: 10/16/25

Reviewed By: [signature]
DV 10/16/25
10/16/25
Budget Director
Date: 10/16/25

WESTCHESTER COUNTY

Memorandum
Department of Planning

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: October 14, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT: WCC87 CLASSROOM BUILDING RENOVATION**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 09/10/2025 (Unique ID: 3011)

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;
- **617.5(c)(31):** purchase or sale of furnishings, equipment or supplies, including surplus government property, other than the following: land, radioactive material, pesticides, herbicides, or other hazardous materials.

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
Dawn Gillins, Assistant Vice President/Comptroller, Westchester Community College
Lamont Watson, Director, Physical Plant, Westchester Community College
Ross Garrett, Assistant Mechanical Engineer, Westchester Community College
Susan Darling, Chief Planner
Claudia Maxwell, Principal Environmental Planner
Douglas Wessells, Planner

REFERENCE WCC87

ACT NO. -20___

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING AND RESTATING THE BOND ACT ADOPTED JANUARY 27, 2025 IN RELATION TO FINANCING THE COST FOR THE IMPROVEMENTS TO THE CLASSROOM BUILDING AT THE WESTCHESTER COMMUNITY COLLEGE CAMPUS; AT THE TOTAL ESTIMATED COST OF $9,853,000. (Adopted , 20___).

WHEREAS, this Board of Legislators (the "Board") has heretofore duly authorized the issuance of bonds to finance the planning costs for improvements to the classroom building at the Westchester Community College Campus at the estimated maximum cost of $1,500,000, pursuant to Act No. 16-2025 duly adopted on January 27, 2025, and it has now been determined that the period of probable usefulness of such planning may be increased so that it shall be equal to the period of probable usefulness of such improvements; and

WHEREAS, it is now appropriate to authorize construction of such improvements, and it is necessary to increase the appropriation for such project by $8,353,000 for a total maximum cost of $9,853,000; and

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 January 27, 2025, entitled:

"(BOND) ACT NO. 16-2025

BOND ACT AUTHORIZING THE ISSUANCE OF $750,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE PLANNING FOR IMPROVEMENTS TO THE CLASSROOM BUILDING AT THE WESTCHESTER COMMUNITY COLLEGE CAMPUS; STATING THE TOTAL ESTIMATED MAXIMUM COST THEREOF IS $1,500,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF $750,000 BONDS HEREIN AUTHORIZED TO FINANCE THE COUNTY'S SHARE OF SUCH COST AND THE APPLICATION OF $750,000 EXPECTED TO BE RECEIVED FROM THE STATE OF NEW YORK TOWARDS THE COST OF SAID OBJECTS OR PURPOSES; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS."

is hereby amended and restated to read as follows:

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING AND RESTATING THE BOND ACT ADOPTED JANUARY 27, 2025 IN RELATION TO FINANCING THE COST FOR THE PHASE 2 IMPROVEMENTS TO THE CLASSROOM BUILDING AT THE WESTCHESTER COMMUNITY COLLEGE CAMPUS; STATING THE TOTAL ESTIMATED MAXIMUM COST THEREOF IS $9,853,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF $4,927,000 BONDS HEREIN AUTHORIZED TO FINANCE THE COUNTY'S SHARE OF SUCH COST AND THE APPLICATION OF $4,926,000 EXPECTED TO BE RECEIVED FROM THE STATE OF NEW YORK TOWARDS THE COST OF SAID OBJECTS OR PURPOSES; 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, to the provisions of other laws applicable thereto, $4,927,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of the Phase 2 improvements to the classroom building at the Westchester Community College Campus including renovation, furniture, fixtures and equipment; 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 object or purpose, including preliminary costs and costs incidental thereto and the financing thereof is $9,853,000. The plan of financing includes the issuance of $4,927,000 bonds herein authorized and any bond anticipation notes issued in anticipation of the sale of such bonds, the application of $4,926,000 expected to be received from the State of New York to be expended towards the cost of said objects or purposes, 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 applicable to the specific object or purpose for which the bonds authorized by this resolution is to be issued, within the limitations of Section 11.00 a. 12(a)(2) of the Law, is fifteen (15) 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 $9,150,000. This Act is a declaration of official intent adopted pursuant to the requirements of Treasury Regulation Section 1.150-2.

Section 4. 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 5. 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 6. 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 7. This Act shall take effect in accordance with Section 107.71 of the Westchester County Charter.

Section (B). The amendment and restatement 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___.

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

(SEAL)

LEGAL NOTICE

An amended and restated Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on January 27, 2025 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.

Complete copies 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 OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING AND RESTATING THE BOND ACT ADOPTED JANUARY 27, 2025 IN RELATION TO FINANCING THE COST FOR THE PHASE 2 IMPROVEMENTS TO THE CLASSROOM BUILDING AT THE WESTCHESTER COMMUNITY COLLEGE CAMPUS; STATING THE TOTAL ESTIMATED MAXIMUM COST THEREOF IS $9,853,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF $4,927,000 BONDS HEREIN AUTHORIZED TO FINANCE THE COUNTY'S SHARE OF SUCH COST AND THE APPLICATION OF $4,926,000 EXPECTED TO BE RECEIVED FROM THE STATE OF NEW YORK TOWARDS THE COST OF SAID OBJECTS OR PURPOSES; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (Adopted , 20___)..

object or purpose:	to finance the cost for the Phase 2 improvements to the classroom building at the Westchester Community College Campus including renovation, furniture, fixtures and equipment; all as set forth in the County's 20___ Capital Budget, as amended
amount of obligations to be issued: and period of probable usefulness:	$4,927,000; fifteen (15) 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

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CAPITAL PROJECT FACT SHEET

Project ID:* **WCC87**	☐ **CBA**	**Fact Sheet Date:*** 07-31-2025
Fact Sheet Year:* 2025	**Project Title:*** CLASSROOM BUILDING RENOVATION	**Legislative District ID:** 3,
Category* WCC - BUILDINGS	**Department:*** COMMUNITY COLLEGE	**CP Unique ID:** 3011

Overall Project Description

This Classroom Building Renovation project addresses mechanical, acoustic, and lighting issues. The renovation also includes exterior door replacement as well as classroom, toilet room, and corridor finishes. Approximately 18,000 sq feet of classroom, class lab, and support space will be renovated in the classroom building to provide updated space for the School of Business and Professional Careers.

☒ 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	202025	202026	202027	202028	202029	Under Review
Gross	9,853	9,853	0	0	0	0	0	0
Less Non-County Shares	4,926	4,926	0	0	0	0	0	0
Net	4,927	4,927	0	0	0	0	0	0

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

Current Bond Description: Current bonding approval of $4,177,000 is necessary to fund the County's 50% share of Renovations and Infrastructure/Construction of the Classroom Renovation Project. This phase is for the renovation, furniture, fixtures and equipment. The classroom building will be renovated with new interior finishes, furnishings, and instructional technology.

Financing Plan for Current Request:

Non-County Shares:	$ 4,176,000
Bonds/Notes:	4,177,000
Cash:	0
Total:	**$ 8,353,000**

SEQR Classification:

TYPE II

Amount Requested:

4,177,000

Expected Design Work Provider:

☐ County Staff ☒ Consultant ☐ Not Applicable

Comments:

The amount appropriated for this renovation, furniture, fixtures and equipment Phase is $8,353,000. The bonding request in the amount of $4,177,000 represents the County's 50% share of approved Capital Project WCC87 - Classroom Building Renovation. New York State has approved funding on the remaining 50%

Energy Efficiencies:

LIGHTING WILL BE ENERGY EFFICIENT

Appropriation History:

Year	Amount	Description
2023	1,500,000	CLASSROOM BUILDING RENOVATION PHASE I
2024	8,353,000	CLASSROOM BUILDING RENOVATION PHASE II

Total Appropriation History:
9,853,000

Financing History:

Year	Bond Act #	Amount	Issued	Description
2025	16-2025	750,000		WCC 87 CLASSROOM BUILDING RENOVATION PHASE I

Total Financing History:
750,000

Recommended By:

Department of Planning	**Date**
MLLL	09-10-2025
Department of Public Works	**Date**
RJB4	09-10-2025
Budget Department	**Date**
DEV9	09-10-2025
Requesting Department	**Date**
DAGX	09-25-2025