

**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 the following bond acts in connection Capital Project BCR61 – Parking Structure Infrastructure Improvements (“BCR61”):

(1) a bond act amending in part prior Bond Act No. 23-2021 to remove \$1,225,000 attributable to the design of project BCR61, and decrease the estimated maximum amount of bonds authorized thereunder from \$6,100,000 to \$4,875,000 (the “Amending Bond Act”); and

(2) a bond act authorizing the issuance of bonds in the total amount of \$14,000,000 to finance the cost of design and construction associated with renovations to the Department of Correction (“DOC”) parking structure in Valhalla (the “Consolidated Bond Act”).

Your Committee is advised that the Amending Bond Act, which was prepared by the law firm Hawkins Delafield and Wood, LLP, is required to remove design funding for renovations to the DOC parking structure related to BCR61 from Bond Act No. 23-2021, so that those authorizations may be included in the Consolidated Bond Act.

Your Committee is further advised that the Consolidated Bond Act, in the total amount of \$14,000,000, also prepared by the law firm Hawkins Delafield and Wood, LLP, will finance design and construction costs associated with renovations to the DOC parking structure. Work will include structural rehabilitation such as removal and replacement of waterproofing membrane, repair and re-setting of double tee beams, rehabilitation of shear connectors, stairways repair; replacement of scuppers, downspouts, expansion joint systems, installation of concrete wheel stops; and associated work. The project will also include replacement of the existing lighting system, fire suppression system upgrades and electrical system upgrades. These renovations are necessary to protect the safety of staff and visitors to the facility. This bond act represents a \$12,775,000 increase to the amount previously authorized for BCR61 and includes the \$1,225,000 previously authorized for the design of project BCR61 under Bond Act 23-2021.

Your Committee is advised that design is currently underway and is expected to be completed by the 4th quarter of 2025. It is estimated that construction will take twelve (12) 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, BCR61 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.

Your Committee has carefully considered the proposed Amending Bond Act and Consolidated Bond Act, and recommends approval of both the proposed Acts. It should be further noted that an affirmative vote of two-thirds of the members of your Honorable Board is required in order to adopt the Amending Bond Act and Consolidated Bond Act.

Dated: October 15, 2025.
White Plains, New York

Handwritten signatures:
Hon. J. Williams John J.
Hon. An
Maurice Sam
Sgt
Smith

Handwritten signatures:
Sgt
Hon. J. Williams John J.
Hon. An
Maurice Sam
Smith

Handwritten signatures:
Hon. An
Derek
Maurice A. Cijio

C:\jpg 9-09-25

Budget + Appropriations
Committee

Public Works +
Transportation
Committee

Public Safety
Committee

Dated: October 15th, 2025

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

A handwritten signature in black ink, appearing to read "Benjamin Bojani". The signature is written in a cursive, somewhat stylized font.

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: <u>BELOW</u>		☐ 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	
RB04D, RB04E, RB04C, RB03Z, BLR12, BPF40: AMEND BA 23-2021 TO REDUCE BY \$1,225,000			
SECTION B - BONDING AUTHORIZATIONS To Be Completed by Finance			
Total Principal	\$	4,875,000	PPU 5 Anticipated Interest Rate 2.46%
Anticipated Annual Cost (Principal and Interest):		\$	1,048,787
Total Debt Service (Annual Cost x Term):		\$	5,243,935
Finance Department: Interest rates from September 4, 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:		52	
Prepared by:	<u>William Fallon</u>		
Title:	<u>Director of Admin. Services</u>	Reviewed By:	<u></u>
Department:	<u>Correction</u>	Budget Director	
Date:	<u>9/9/25</u>	Date:	<u></u>

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: August 26, 2025

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
BCR61 PARKING STRUCTURE INFRASTRUCTURE IMPROVEMENTS**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 08/14/2025 (Unique ID: 3010)

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

REFERENCE RB04D
RB04E
RB04C
RB03Z
BLR12
BPF40

ACT NO. -20__

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING THE BOND ACT ADOPTED FEBRUARY 8, 2021 IN RELATION TO FINANCING THE COST OF PREPARATION OF SURVEYS, PRELIMINARY AND DETAILED PLANS, SPECIFICATIONS AND ESTIMATES NECESSARY FOR PLANNING THE CONSTRUCTION OF VARIOUS CAPITAL IMPROVEMENTS IN AND FOR THE COUNTY AT THE TOTAL ESTIMATED COST OF \$4,875,000 (Adopted , 20__).

WHEREAS, this Board has heretofore duly authorized the issuance of bonds to finance the cost of preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for planning the construction of various capital improvements in and for the County, including the Department of Corrections parking structure infrastructure, the rehabilitation of the concrete arch and abutments; waterproofing of the concrete arch; installing new pavement and sidewalks; and associated work of the Park Avenue viaduct over the Bronx River Parkway, the rehabilitation of the existing structure including replacement of the deck joints, bearing pads, concrete deck, painting of the existing steel members, reconstruction of the abutment walls and associated work of the Austin Avenue Bridge over I-87 in Yonkers, the rehabilitation of the existing structure including replacement of the concrete deck, painting of all existing steel members and associated work of the Lincoln Avenue Bridge over Blind Brook, the removal and replacement of the existing asphalt wearing surface and waterproofing; structural deck rehabilitation; new elastomeric concrete joint system; new elastomeric bearings;

rehabilitation of undermined footing areas and concrete wingwalls; railing system to be strengthened, as necessary; and associated work and work in the stream channel will include cofferdams, new rip-rap and rehabilitation of scour locations for Pump House Road over Peekskill Hollow Brook, possible additions and renovation strategy for the existing Labs & Research facility, and the phase-one restoration of the Michaelian Office Building Parking Garage including rehabilitation of the concrete columns and beams; replacement of the ramps including new waterproofing; replacement of the existing fire alarm system, ventilation system, carbon monoxide detection system; rehabilitation of the electrical vault on levels B2 and B3; replacement of the existing expansion joint on both sides of Martin Luther King, Jr. Boulevard and associated plaza restoration; replacement of the existing lighting with new LED fixtures in the affected work areas; replacement of any plumbing and drainage piping as required; installation of an iDAS telecommunications system; and associated work, at the estimated maximum cost of \$6,100,000, pursuant to Act No. 23-2021 duly adopted on February 8, 2021, and

WHEREAS, this Board has determined to revise the scope of work of said Bond Act, and remove the \$1,225,000 authorization for project BCR61 from this Bond Act and include said amount in a Bond Act authorizing both design and construction for the Department of Corrections parking structure project; and

WHEREAS, it has now been determined that such bond act shall be amended to revise said scope of work and decrease the amount of bonds authorized; now, therefore,

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 February 8, 2021,
entitled:

“(BOND) ACT NO. 23-2021

BOND ACT AUTHORIZING THE ISSUANCE OF \$6,100,000 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 VARIOUS CAPITAL IMPROVEMENTS IN AND FOR THE COUNTY; STATING THE ESTIMATED TOTAL COST THEREOF IS \$6,100,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$6,100,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS”

is hereby amended to read as follows:

BOND ACT AUTHORIZING THE ISSUANCE OF \$4,875,000 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 VARIOUS CAPITAL IMPROVEMENTS IN AND FOR THE COUNTY; STATING THE ESTIMATED TOTAL COST THEREOF IS \$4,875,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$4,875,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE

PRINCIPAL OF AND INTEREST ON SAID BONDS. (adopted on February 8, 2021 and amended on _____, 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, \$4,875,000 bonds of 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 various capital improvements in and for the County, including the rehabilitation of the concrete arch and abutments; waterproofing of the concrete arch; installing new pavement and sidewalks; and associated work of the Park Avenue viaduct over the Bronx River Parkway, the rehabilitation of the existing structure including replacement of the deck joints, bearing pads, concrete deck, painting of the existing steel members, reconstruction of the abutment walls and associated work of the Austin Avenue Bridge over I-87 in Yonkers, the rehabilitation of the existing structure including replacement of the concrete deck, painting of all existing steel members and associated work of the Lincoln Avenue Bridge over Blind Brook, the removal and replacement of the existing asphalt wearing surface and waterproofing; structural deck rehabilitation; new elastomeric concrete joint system; new elastomeric bearings; rehabilitation of undermined footing areas and concrete wingwalls; railing system to be strengthened, as necessary; and associated work and work in the stream channel will include cofferdams, new rip-

rap and rehabilitation of scour locations for Pump House Road over Peekskill Hollow Brook, possible additions and renovation strategy for the existing Labs & Research facility, and the phase-one restoration of the Michaelian Office Building Parking Garage including rehabilitation of the concrete columns and beams; replacement of the ramps including new waterproofing; replacement of the existing fire alarm system, ventilation system, carbon monoxide detection system; rehabilitation of the electrical vault on levels B2 and B3; replacement of the existing expansion joint on both sides of Martin Luther King, Jr. Boulevard and associated plaza restoration; replacement of the existing lighting with new LED fixtures in the affected work areas; replacement of any plumbing and drainage piping as required; installation of an iDAS telecommunications system; and associated work; 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 total cost of said class of objects or purposes, including preliminary costs and costs incidental thereto and the financing thereof is \$4,875,000. The plan of financing includes the issuance of \$4,875,000 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.

Section 2. The period of probable usefulness of the class of objects or purposes for which said \$4,875,000 bonds authorized by this Act are to be issued, 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 total amount of \$4,875,000. 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 \$4,875,000 as the estimated total cost of the aforesaid class of 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.

Section (B). The amendment 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___.

(SEAL)

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

LEGAL NOTICE

A Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on February 8, 2021 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 AUTHORIZING THE ISSUANCE OF \$4,875,000 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 VARIOUS CAPITAL IMPROVEMENTS IN AND FOR THE COUNTY; STATING THE ESTIMATED TOTAL COST THEREOF IS \$4,875,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$4,875,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (adopted on February 8, 2021 and amended on _____, 20__)

object or purpose: to finance the cost of the acquisition of various equipment and the construction of various improvements in and for the County; 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: \$4,875,000; 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