

**HONORABLE BOARD OF LEGISLATORS
THE COUNTY OF WESTCHESTER, NEW YORK**

Your Committee is in receipt of a transmittal from the County Executive recommending approval of a bond act (the “Bond Act”), prepared by the law firm of Hawkins, Delafield & Wood, LLP, in the total aggregate amount of \$2,900,000.00, to authorize the County of Westchester (the “County”) to finance the following two (2) capital projects for 2021:

BCR56 – F-Unit Roof Replacement (“BCR56”):

The Department of Public Works and Transportation (“Department”) has advised that BCR56 will finance design, construction and construction management to replace the roof and all associated mechanical and electrical components at the F-Unit at the County Jail.

The Department has further advised that the existing roof, installed in 1999, has exceeded its useful life and is no longer under warranty. The new roof will comply with the New York State energy code and be a highly reflective (cool roof) to minimize the heat island effect.

B0117 – Infrastructure Rehabilitation, 450 Saw Mill River Road, Ardsley (2021-2025)
 (“B0117”):

The Department has advised that B0117 will finance design, construction management and construction associated with the replacement of the fire service utility line; rehabilitation of curtain wall, storefront and windows; and associated work at 450 saw Mill River Road. This work is required to provide the necessary fire protection and weather tightness for the building.

The Department has advised that the anticipated cost estimates, anticipated project timeline, and whether the design is anticipated to be undertaken in-house or by consultants for each capital project is set forth below:

2021-33 BOND ACT - STRUCTURE REHABILITATION

Cap ID	Project	Anticipated Amount	Request	BCR/PCI	AADT	Design Assignment	Time Frame (Months)	
							Design	Const
BCR56	F-Unit Roof Replacement	\$1,500,000	Design/CM/C	N/A	N/A	Staff	3	5

B0117	Infrastructure Rehabilitation, 450 Saw Mill River Road, Ardsley (2021-2025)	\$1,400,000	Design/CM/C	N/A	N/A	Cnslt	2	6
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Total Request: \$2,900,000

Your Committee is advised that in a departure from the County’s past practice, the County Budget Department is submitting this Bond Act to your Honorable Board simultaneously with the proposed 2021 Capital Budget. It is the County’s goal to submit this Bond Act now so that the referenced projects will be ready to proceed without delay in early 2021. In addition, please note that the proposed Bond Act authorizes financing for like objects or purposes in connection with multiple capital projects. It is hoped that by combining projects that have the same objects and purposes into a single bond act, the County can dramatically reduce the amount of bond legislation that your Honorable Board would be required to review, thereby expediting the approval process and avoiding backlogs.

The Planning Department has advised your Committee that based on its review, the above-referenced capital project has been 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 further environmental review is required. Your Committee has reviewed the annexed SEQR documentation and concurs with this conclusion.

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: 2/8, 2021
White Plains, New York

Benjamin Boykoff

Vedat J. Li

Public Works & Transportation

COMMITTEE ON

Benjamin Boykoff

Arthur
Vedat J. Li

Budget & Appropriations

Dated: February 8, 2021
White Plains, New York

The following members attended the meeting remotely, as per Governor Cuomo's Executive Order 202.1 and approved this item out of Committee with an affirmative vote. Their electronic signature was authorized and is below.

Committee(s) on:

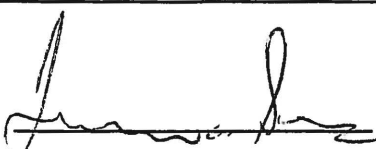
Budget & Appropriations

Nancy E. Barr
Margaret A. Cunzio
Klauson R. Maher
Catherine F. Parker
David Q. Iulio
Ruth Walter
Alfreda Willis
Ty H
Cheryl


Public Works & Transportation

Mary Jane Skimsky
Cheryl
Catherine F. Parker
Ruth Walter
Ty H
David Q. Iulio
Alfreda Willis

FISCAL IMPACT STATEMENT

PROJECT CLASS:	Struct. Rehab - LFL 12(a)	<input type="checkbox"/> NO FISCAL IMPACT PROJECTED	
SECTION A - CAPITAL BUDGET IMPACT To Be Completed by Budget			
<input checked="" type="checkbox"/> GENERAL FUND	<input type="checkbox"/> AIRPORT FUND	<input type="checkbox"/> SPECIAL DISTRICTS FUND	
Source of County Funds (check one):		<input checked="" type="checkbox"/> Current Appropriations	
		<input type="checkbox"/> Capital Budget Amendment	
Capital IDs: B0117; BCR56			
SECTION B - BONDING AUTHORIZATIONS To Be Completed by Finance			
Total Principal	\$ 2,900,000	PPU 15	Anticipated Interest Rate 1.02%
Anticipated Annual Cost (Principal and Interest):	\$ 210,142		
Total Debt Service (Annual Cost x Term):	\$ 3,152,130		
Finance Department:	Interest rates from October 7, 2020 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):			
<hr/> <hr/>			
SECTION D - EMPLOYMENT As per federal guidelines, each \$92,000 of appropriation funds one FTE Job			
Number of Full Time Equivalent (FTE) Jobs Funded:	32		
SECTION E - EXPECTED DESIGN WORK PROVIDER			
<input checked="" type="checkbox"/> County Staff	<input checked="" type="checkbox"/> Consultant	<input type="checkbox"/> Not Applicable	
Prepared by:	<u>Robert Abbamont</u>	Reviewed By:	
Title:	<u>Prog Coord (Capital Planning)</u>	Budget Director	
Department:	<u>Public Works/Transportation</u>	Date:	<u>10/14/20</u>
Date:	<u>10/13/20</u>		

TO: Michelle Greenbaum, Assistant County Attorney
Jeffrey Goldman, Senior Assistant County Attorney

FROM: David S. Kvinge, AICP, RLA, CFM 
Director of Environmental Planning

DATE: October 8, 2020

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
B0117 INFRASTRUCTURE REHABILITATION, 450 SAW MILL RIVER
ROAD, ARDSLEY (2021-2025)**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 09-25-2020 (Unique ID: 1565)

With respect to the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617, the Planning Department recommends that no further 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/dvw

cc: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Tami Altschiller, Assistant Chief Deputy County Attorney
Gideon Grande, Deputy Budget Director
Lorraine Yazzetta, Associate Budget Director
Anthony Zaino, Assistant Commissioner
William Brady, Chief Planner
Michael Lipkin, Associate Planner
Claudia Maxwell, Associate Environmental Planner

TO: Michelle Greenbaum, Assistant County Attorney
Jeffrey Goldman, Senior Assistant County Attorney

FROM: David S. Kvinge, AICP, RLA, CFM 
Director of Environmental Planning

DATE: October 7, 2020

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
BCR56 F-UNIT ROOF REPLACEMENT**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 09-25-2020 (Unique ID: 1568)

With respect to the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617, the Planning Department recommends that no further 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/dvw

cc: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Tami Altschiller, Assistant Chief Deputy County Attorney
Gideon Grande, Deputy Budget Director
Lorraine Yazzetta, Associate Budget Director
Anthony Zaino, Assistant Commissioner
William Brady, Chief Planner
Michael Lipkin, Associate Planner
Claudia Maxwell, Associate Environmental Planner

ACT NO.22-2021

BOND ACT AUTHORIZING THE ISSUANCE OF \$2,900,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE CONSTRUCTION OF VARIOUS BUILDING IMPROVEMENTS, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$2,900,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$2,900,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (Adopted 02/08 , 2021)

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, \$2,900,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the design, construction management and construction of various building improvements, including infrastructure improvements at 450 Saw Mill River Road in Ardsley including work associated with the replacement of fire service utility line, rehabilitation of curtain wall, storefront and windows and associated work for the Department of Public Works; and roof replacement at the F-Unit of the County Jail, including all associated mechanical and electrical components for the Department of Corrections, as set forth in the County's Current Year Capital Budget, as amended, 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 class of objects or purposes, including preliminary costs and costs incidental thereto and the financing thereof is \$2,900,000. The plan of financing includes the issuance of \$2,900,000 bonds herein authorized and any bond anticipation notes issued in anticipation of the sale of such bonds, 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 class of objects or purposes, 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 \$2,900,000. 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 \$2,900,000 as the estimated maximum 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 not earlier than January 1, 2021 and in accordance with Section 107.71 of the Westchester County Charter.

* * *

CAPITAL PROJECT FACT SHEET

Project ID:* CBA **Fact Sheet Date:***
B0117 01-04-2021

Fact Sheet Year:* **Project Title:*** **Legislative District ID:**
 2021 INFRASTRUCTURE 12,
REHABILITATION, 450 SAW MILL
RIVER ROAD, ARDSLEY (2021-2025)

Category* **Department:*** **CP Unique ID:**
 BUILDINGS, LAND & PUBLIC WORKS 1565
 MISCELLANEOUS

Overall Project Description
 This project funds rehabilitation and upgrades of the exterior, interior and site infrastructure.

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Best Management Practices | <input 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 type="checkbox"/> Security | <input type="checkbox"/> Other | |

FIVE-YEAR CAPITAL PROGRAM (in thousands)

	Estimated Ultimate Total Cost	Appropriated	2021	2022	2023	2024	2025	Under Review
Gross	1,600	0	1,400	0	0	200	0	0
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	1,600	0	1,400	0	0	200	0	0

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

Current Bond Description: Funding is requested for design, construction management and construction associated with the replacement of fire service utility line; rehabilitation of curtain wall, storefront and windows; and associated work.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	1,400,000
Cash:	0
Total:	\$ 1,400,000

SEQR Classification:
TYPE II

Amount Requested:
1,400,000

Comments:

Energy Efficiencies:

Total Financing History:
0

Recommended By:

Department of Planning
WBB4

Date
09-25-2020

Department of Public Works
RJB4

Date
09-27-2020

Budget Department
GKGA

Date
09-29-2020

Requesting Department
RJB4

Date
09-29-2020

CAPITAL PROJECT FACT SHEET

Project ID:*
BCR56

CBA

Fact Sheet Date:*
01-04-2021

Fact Sheet Year:*
2021

Project Title:*
F-UNIT ROOF REPLACEMENT

Legislative District ID:
3,

Category*
BUILDINGS, LAND &
MISCELLANEOUS

Department:*
CORRECTION

CP Unique ID:
1568

Overall Project Description

Replacement of roofing along with all associated mechanical and electrical work.

- | | | |
|---|---|--|
| <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	2021	2022	2023	2024	2025	Under Review
Gross	1,500	1,375	125	0	0	0	0	0
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	1,500	1,375	125	0	0	0	0	0

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

Current Bond Description: Bonding is requested for design, construction and construction management of this project in order to replace the roof and all associated mechanical and electrical components.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	1,500,000
Cash:	0
Total:	\$ 1,500,000

SEQR Classification:

TYPE II

Amount Requested:

1,500,000

Comments:

Energy Efficiencies:

THE REPLACEMENT ROOF SHALL QUALIFY AS A "COOL ROOF" IN ACCORDANCE WITH LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN ("LEED") RECOMENDATIONS AS PER THE UNITED STATES GREEN BUILDING COUNCIL.

Appropriation History:

Year	Amount	Description
2018	1,300,000	FUNDS DESIGN, CONSTRUCTION, AND CONSTRUCTION MANAGEMENT
2020	75,000	COST ESCALATION

Total Appropriation History:

1,375,000

Total Financing History:

0

Recommended By:

Department of Planning
WBB4

Date
09-25-2020

Department of Public Works
RJB4

Date
09-25-2020

Budget Department
GKGA

Date
09-25-2020

Requesting Department
WPF4

Date
09-25-2020

**INFRASTRUCTURE REHABILITATION, 450 SAW MILL RIVER ROAD, ARDSLEY (2021-2025)
(B0117)**

User Department : Public Works

Managing Department(s) : 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	2021	2022	2023	2024	2025	Under Review
Gross	1,600			1,400			200		
Non County Share									
Total	1,600			1,400			200		

Project Description

This project funds rehabilitation and upgrades of the exterior, interior and site infrastructure.

Current Year Description

The current year request funds the replacement of the fire service utility line and rehabilitation of the curtain wall, storefront and windows.

Current Year Financing Plan

Year	Bonds	Cash	Non County Shares	Total
2021	1,400,000			1,400,000

Impact on Operating Budget

The impact on the Operating Budget is the debt service associated with the issuance of bonds.

F-UNIT ROOF REPLACEMENT (BCR56)

User Department : Correction
Managing Department(s) : Correction ; Public Works ;

Estimated Completion Date: TBD

Planning Board Recommendation: Project without physical planning aspects of concern to the Westchester County Planning Board.

FIVE YEAR CAPITAL PROGRAM (in thousands)									
	Est Ult Cost	Appropriated	Exp / Obl	2021	2022	2023	2024	2025	Under Review
Gross	1,500	1,375		125					
Non County Share									
Total	1,500	1,375		125					

Project Description

Replacement of roofing along with all associated mechanical and electrical work.

Current Year Description

The current year request is for cost escalation.

Current Year Financing Plan

Year	Bonds	Cash	Non County Shares	Total
2021	125,000			125,000

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
2018	1,300,000	Funds design, construction, and construction management	AWAITING BOND AUTHORIZATION
2020	75,000	Cost escalation	AWAITING BOND AUTHORIZATION
Total	1,375,000		

Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	1,375,000		1,375,000
Total	1,375,000		1,375,000

STATE OF NEW YORK)
)
COUNTY OF WESTCHESTER)

I, the undersigned Clerk of the Board of Legislators of the County of Westchester, New York, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Board of Legislators of said County, including the Bond Act contained therein, held on February 8, 2021 with the original thereof on file in my office, and that the same is a true and correct transcript therefrom and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Board had due notice of said meeting.

I FURTHER CERTIFY that, pursuant to Section 103 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public.

I FURTHER CERTIFY that, PRIOR to the time of said meeting, I duly caused a public notice of the time and place of said meeting to be to be given to the following newspapers and/or other news media as follows:

Newspaper and/or other news media

Date Given
February 4, 2021

WVOX
FIOS1
News Channel 12
The Journal News
Pluma Libre
Hometown Media

I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused public notice of the time and place of said meeting to be conspicuously posted in the following designated public location(s) on the following dates:

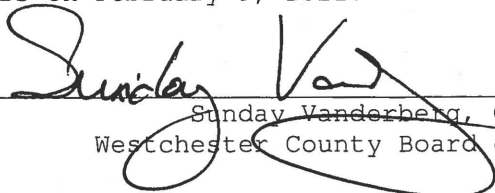
Designated Location(s)
of posted notice

Date of Posting
February 4, 2021

www.westchesterlegislators.com

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County Board of Legislators on February 9, 2021.





Sunday Vanderberg, Clerk
Westchester County Board of Legislators

The foregoing Bond Act was duly put to a vote which resulted as follows:

AYES:

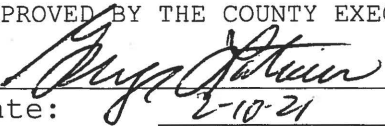
Legislator Jose Alvarado
Legislator Nancy Barr
Legislator Catherine Borgia
Legislator Benjamin Boykin
Legislator Terry Clements
Legislator Kitley Covill
Legislator Margaret Cunzio
Legislator Vedat Gashi
Legislator Christopher Johnson
Legislator Damon Maher
Legislator Catherine Parker
Legislator MaryJane Shimsky
Legislator Colin Smith
Legislator David Tubiolo
Legislator Ruth Walter
Legislator Alfreda Williams
Legislator Tyrae Woodson-Samuels

NOES:

ABSENT:

The Bond Act was thereupon declared duly adopted.

* * * * *
APPROVED BY THE COUNTY EXECUTIVE


Date: 2-10-21

STATE OF NEW YORK)
)
WESTCHESTER COUNTY) ss.

I HEREBY CERTIFY that I have compared the foregoing (Bond) Act, (Bond) Act No. 22 - 2021, 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 February 8, 2021, and approved by the County Executive on February 10, 2021.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said County Board of Legislators on this 12th day of February, 2021.



Malika Vanderberg

The Clerk of the Westchester County
Board of Legislators

County of Westchester, New York

