

PUBLIC WORKS & CAPITAL PROJECTS

FOR DISCUSSION ONLY 11/3/16

RESOLUTION NO. 2016271

BOND RESOLUTION DATED DECEMBER 8, 2016.

A RESOLUTION AUTHORIZING THE CONSTRUCTION OF AN EDUCATIONAL FACILITY FOR THE DUTCHESS COUNTY COMMUNITY COLLEGE ON DUTCHESS COUNTY AIRPORT PROPERTY, IN AND FOR THE COUNTY OF DUTCHESS, NEW YORK, AT A MAXIMUM ESTIMATED COST TO THE COUNTY OF \$4,062,445, AND AUTHORIZING THE ISSUANCE OF \$1,812,445 BONDS TO PAY A PORTION OF THE COUNTY'S SHARE OF THE COST THEREOF.

WHEREAS, the County of Dutchess owns the Dutchess County Airport located in the Town of Wappinger, and

WHEREAS, Dutchess Community College offers degree programs of study in Aviation Science: Pilot and Aviation Management, and

WHEREAS, Dutchess Community College wishes to expand and house its aviation programs at the Dutchess County Airport, and

WHEREAS, Dutchess County and Dutchess Community College wish to construct a new educational facility at the Dutchess County Airport which would provide space for classrooms, support spaces, an instructional hangar and an experiential hangar, and

WHEREAS, Dutchess Community College has submitted a new funding request for this capital project, known as Aviation Maintenance and Education Center, to the State University of New York Office for Capital Facilities, and

WHEREAS, the Board of Trustees for Dutchess Community College adopted Resolution No. 2017-01 on September 27, 2016 and Resolution 2017-14 on October 25, 2016, authorizing and

approving the Aviation Maintenance and Education Center with an estimated cost of \$ 8,089,000.00 and the State's share of \$ 4,044,500.00 and the Sponsor's share of \$ 4,044,500.00, and

WHEREAS, the Aviation Maintenance and Education Center will enhance the Dutchess Community College's aviation programs at the Dutchess County Airport; and

WHEREAS, the County of Dutchess fully supports the Dutchess Community College's capital project entitled Aviation Maintenance and Education Center; and

WHEREAS, the County of Dutchess has committed to financially support the sponsor share of 50% of the project, Aviation Maintenance and Education Center by this authorization for bonds in the sum of \$1,812,445 (including bond issuance costs) and a transfer of \$2,250,000 from the General Contingency to the EA Capital Budget line; and

WHEREAS, it is premature to conduct an analysis pursuant to the State Environmental Quality Review Act ("SEQRA") on the Aviation Maintenance and Education Center Project at the present time since the State share of 50% of the project fund, which will come from the State of New York in its 2017/18 budget, has not been secured; and

WHEREAS, a SEQRA analysis will be conducted after New York State has authorized and approved the project for Dutchess Community College with a state share of 50% of the cost of the design and construction of the Aviation Maintenance and Education Center; and

WHEREAS, the County of Dutchess cannot borrow pursuant to this resolution prior to completion of said SEQRA analysis and determination of status pursuant to SEQRA and the regulations promulgated thereunder; and

WHEREAS, all other conditions precedent to the financing of the capital project hereinafter described have been performed; NOW, THEREFORE,

BE IT RESOLVED, by the County Legislature of the County of Dutchess, New York, as follows:

Section 1. The County's share of the cost of the construction of an educational facility for the Dutchess County Community College on Dutchess County Airport property, in and for the County of Dutchess, New York, being the proposed Aviation Maintenance and Education Center, including original furnishings, equipment machinery, apparatus, appurtenances, and incidental improvements and expenses in connection therewith, is hereby authorized at a maximum estimated cost of \$4,062,445.

Section 2. It is hereby determined that the plan for the financing of the maximum estimated cost of the aforesaid specific object or purpose is as follows:

- a) by the issuance of \$1,812,445 serial bonds of the County hereby authorized to be issued therefor, pursuant to the provisions of the Local Finance Law; and
- b) by the expenditure of \$2,250,000 current available monies of the County, which monies of said County are hereby authorized to be expended therefor.

Section 3. It is hereby determined that the period of probable usefulness of the aforesaid specific object or purpose is 30 years, pursuant to subdivision 11(a) of paragraph a of Section 11.00 of the Local Finance Law.

Section 4. The faith and credit of said County of Dutchess, New York, are hereby irrevocably pledged for the payment of the principal of and interest on such bonds as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such bonds becoming due and payable in such year. There shall annually be levied on all the taxable real property of said County a tax sufficient to pay the principal of and interest on such bonds as the same become due and payable.

Section 5. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the serial bonds herein authorized, including renewals of such notes, is hereby delegated to the Commissioner of Finance, the chief fiscal officer. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Commissioner of Finance, consistent with the provisions of the Local Finance Law.

Section 6. Such bonds shall be in fully registered form and shall be signed in the name of the County of Dutchess, New York, by the manual or facsimile signature of the Commissioner of Finance and a facsimile of its corporate seal shall be imprinted or impressed thereon and may be attested by the manual or facsimile signature of the County Clerk.

Section 7. The powers and duties of advertising such bonds for sale, conducting the sale and awarding the bonds, are hereby delegated to the Commissioner of Finance, who shall advertise such bonds for sale, conduct the sale, and award the bonds in such manner as she shall deem best for the interests of the County; provided, however, that in the exercise of these delegated powers, she shall comply fully with the provisions of the Local Finance Law and any order or rule of the State Comptroller applicable to the sale of municipal bonds. The receipt of the Commissioner of Finance shall be a full acquittance to the purchaser of such bonds, who shall not be obliged to see to the application of the purchase money.

Section 8. All other matters, except as provided herein relating to such bonds including determining whether to issue such bonds having substantially level or declining annual debt service and all matters related thereto, prescribing whether manual or facsimile signatures shall appear on said bonds, prescribing the method for the recording of ownership of said bonds, appointing the fiscal agent or agents for said bonds, providing for the printing and delivery of said bonds (and if

said bonds are to be executed in the name of the County by the facsimile signature of the Commissioner of Finance, providing for the manual countersignature of a fiscal agent or of a designated official of the County), the date, denominations, maturities and interest payment dates, place or places of payment, and also including the consolidation with other issues, shall be determined by the Commissioner of Finance. It is hereby determined that it is to the financial advantage of the County not to impose and collect from registered owners of such serial bonds any charges for mailing, shipping and insuring bonds transferred or exchanged by the fiscal agent, and, accordingly, pursuant to paragraph c of Section 70.00 of the Local Finance Law, no such charges shall be so collected by the fiscal agent. Such bonds shall contain substantially the recital of validity clause provided for in section 52.00 of the Local Finance Law and shall otherwise be in such form and contain such recitals in addition to those required by section 52.00 of the Local Finance Law, as the Commissioner of Finance shall determine.

Section 9. This resolution shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.150 - 2. Other than as specified in this resolution, no monies are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein.

Section 10. The validity of such bonds and bond anticipation notes may be contested only if:

- 1) Such obligations are authorized for an object or purpose for which said County is not authorized to expend money, or
- 2) The provisions of law which should be complied with at the date of publication of this resolution 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

3) Such obligations are authorized in violation of the provisions of the Constitution.

Section 11. This resolution, which takes effect immediately, shall be published in full in *The Poughkeepsie Journal* and the *Southern Dutchess News*, the official newspapers of said County, together with a notice of the Clerk of the County Legislature in substantially the form provided in Section 81.00 of the Local Finance Law.

\* \* \* \* \*



**EA0501 - DCC Airport Educational Facility**

**APPROPRIATIONS**

Increase

EA0501.5610.3150	Building - Reconstruction	\$8,089,000
EA0501.5610.3900	Bond Issue Costs	\$17,945
		<u>\$8,106,945</u>

Increase

A.9950.9801	Contribution to EA Capital	\$2,250,000
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Decrease

A.1990.4007	General Contingency	\$2,250,000
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\$8,106,945

**REVENUES**

Increase

EA0501.5610.50310	Interfund Transfer	\$2,250,000
EA0501.5610.57100	Serial Bonds	\$1,812,445
EA0501.5610.35890.00	Other Transportation Capital Projects	\$4,044,500
		<u>\$8,106,945</u>



**COUNTY OF DUTCHESS**  
DEPARTMENT OF PUBLIC WORKS

**MEMORANDUM**

To: W.F.X. O'Neil, Deputy County Executive

From: Noel H. S. Knille, AIA, ASLA, Commissioner

A handwritten signature in black ink, appearing to be "N. Knille", written over the printed name of the Commissioner.

Date: October 7, 2016

RE: **Resolution Request - Design and Construction of Educational Facility at Dutchess County Airport for Dutchess Community College Aviation and Airframe and Power Plant Programs**

Dutchess Community College (DCC) intends to expand their aviation related programs and to house those programs at the Dutchess County (DC) Airport. DCC currently has an Aviation Program which utilizes the DC Airport for the practical portion of the teaching, with classroom work at the DCC Campus. DCC intends to add an Airframe and Power Plant (A&P) program in addition to the Aviation Program. In order to facilitate these programs being provided by DCC at the DC Airport, a new educational building at the DC Airport is being proposed.

This proposed new DCC Aviation and A&P Education facility would consist of three separate educational areas within one building: 1. A classroom and office space of approximately 8,250 SF; 2. A hangar to be used as a teaching laboratory of approximately 12,000 SF; and 3. An experiential hangar, of approximately 12,000 SF, in which students can actually intern with a professional, licensed aviation maintenance company doing work on working aircraft. The total square footage of the proposed building would be approximately 32,250 SF.

The total cost for this project, including all site and utility work, is anticipated to be approximately \$8.1 million. (This is the concept cost estimate.) An application would be made by DCC to the New York State Education Department to cover half the cost of the project.







CBS Architects, Engineers & Landscape Architects, PLLC  
 400 West Broadway, Suite 1200  
 New York, New York 10012  
 Phone: 212 495 2000  
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 www.cbs.com

**PRELIMINARY**  
 FOR PER  
 CONSTRUCTION

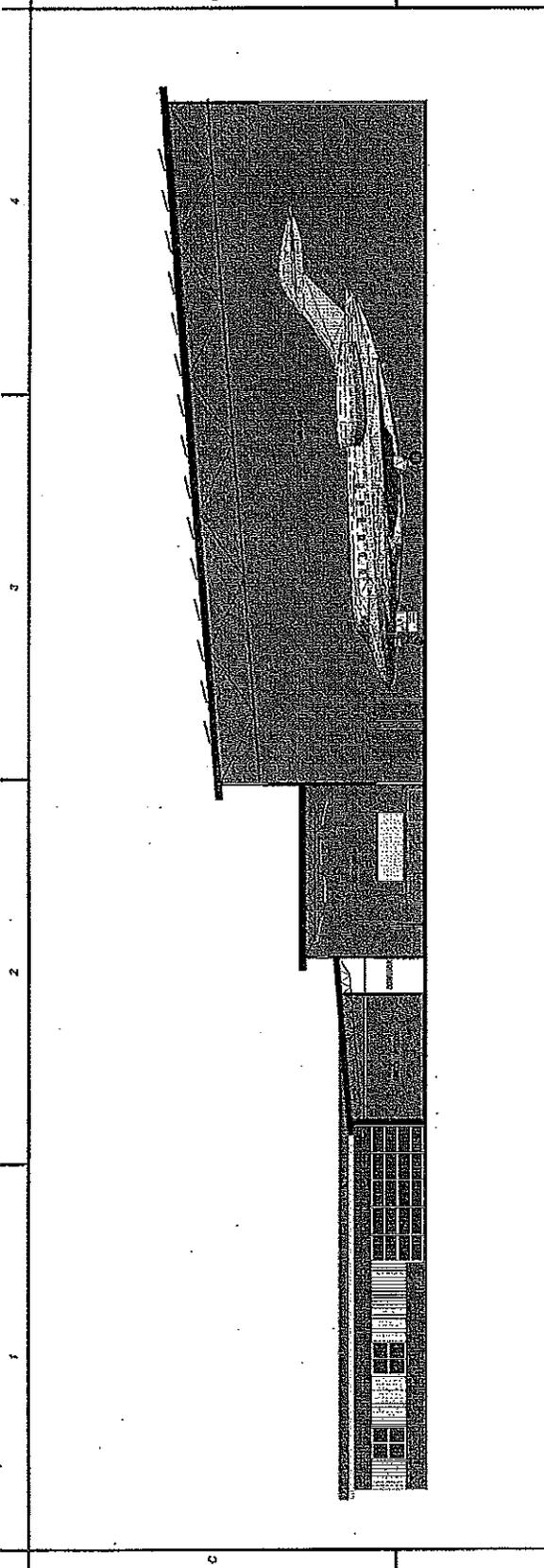
DUTCHESS COUNTY  
 AIRPORT EDUCATION BUILDING  
 263 NEW HACKENSACK ROAD  
 WAPPINGERS FALLS, NY 12580

NO.	DATE	DESCRIPTION	REVISION
1	09/15/10	ISSUED FOR PER	
2	09/15/10	ISSUED FOR PER	
3	09/15/10	ISSUED FOR PER	
4	09/15/10	ISSUED FOR PER	
5	09/15/10	ISSUED FOR PER	
6	09/15/10	ISSUED FOR PER	
7	09/15/10	ISSUED FOR PER	
8	09/15/10	ISSUED FOR PER	
9	09/15/10	ISSUED FOR PER	
10	09/15/10	ISSUED FOR PER	

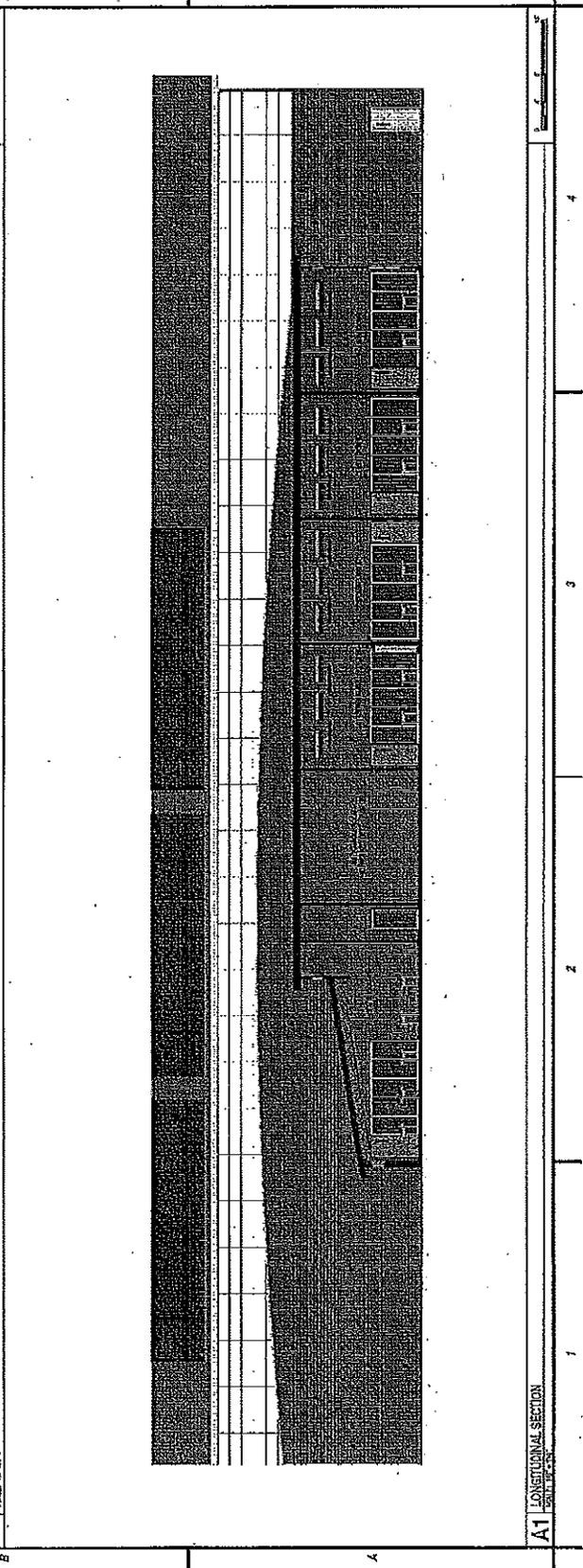
BUILDING SECTIONS

A-301

Sheet 6



**B1** TRANSVERSE SECTION  
 SCALE: 1/8" = 1'-0"



**A1** LONGITUDINAL SECTION  
 SCALE: 1/8" = 1'-0"

RESOLUTION NO. 2017-14Board of Trustees, Dutchess Community College  
October 25, 2016

Mr. Kuffner offers the following resolution and moves its adoption:

WHEREAS, by Resolution #2017-01, the Board of Trustees approved the Aviation Airframe & Powerplant Program as a capital project with a total estimated cost of \$9,134,000, and

WHEREAS, subsequently, the scope of this project has been changed, which reduces the total estimated cost to \$8,089,000, and

WHEREAS, based upon this modification, the name of the project has been changed to the Aviation Maintenance and Education Center Project, and

WHEREAS, upon approval by the SUNY Board of Trustees, this project will be submitted for inclusion in the State Budget as a new capital appropriation in the 2017-2018 budget cycle, and

WHEREAS, the State funds would cover the state share of 50% of this project, and

WHEREAS, the sponsor share of this capital project (\$4,044,500) would be bonded in accordance with SUNY funding policy and procedures for capital projects, now, therefore, be it

RESOLVED, that the following capital project as revised is hereby authorized and approved in the amount indicated below:

Project Number	Project Name	Estimated Total Cost	State's Share (Appropriation)	Sponsor's Share
08XXX	Aviation Maintenance & Education Center Project	\$8,089,000	\$4,044,500	\$4,044,500

And, be it

FURTHER RESOLVED, that this resolution be forwarded to the Dutchess County Legislature for its consideration.

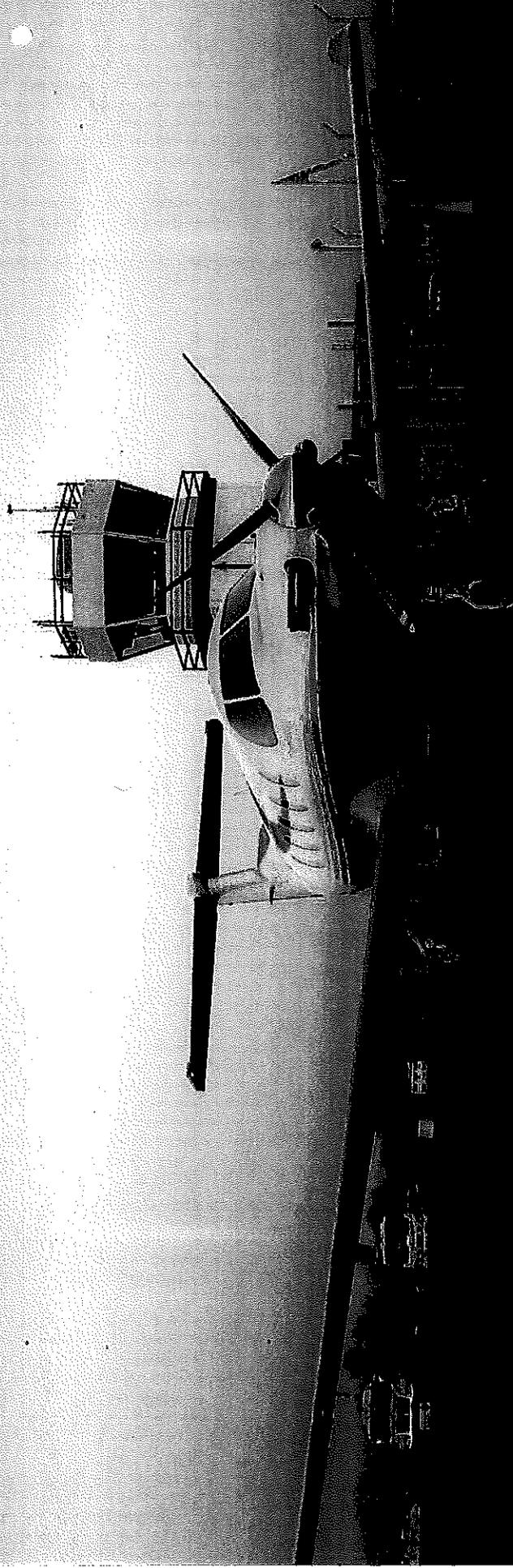
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Seconded by Ms. Brown

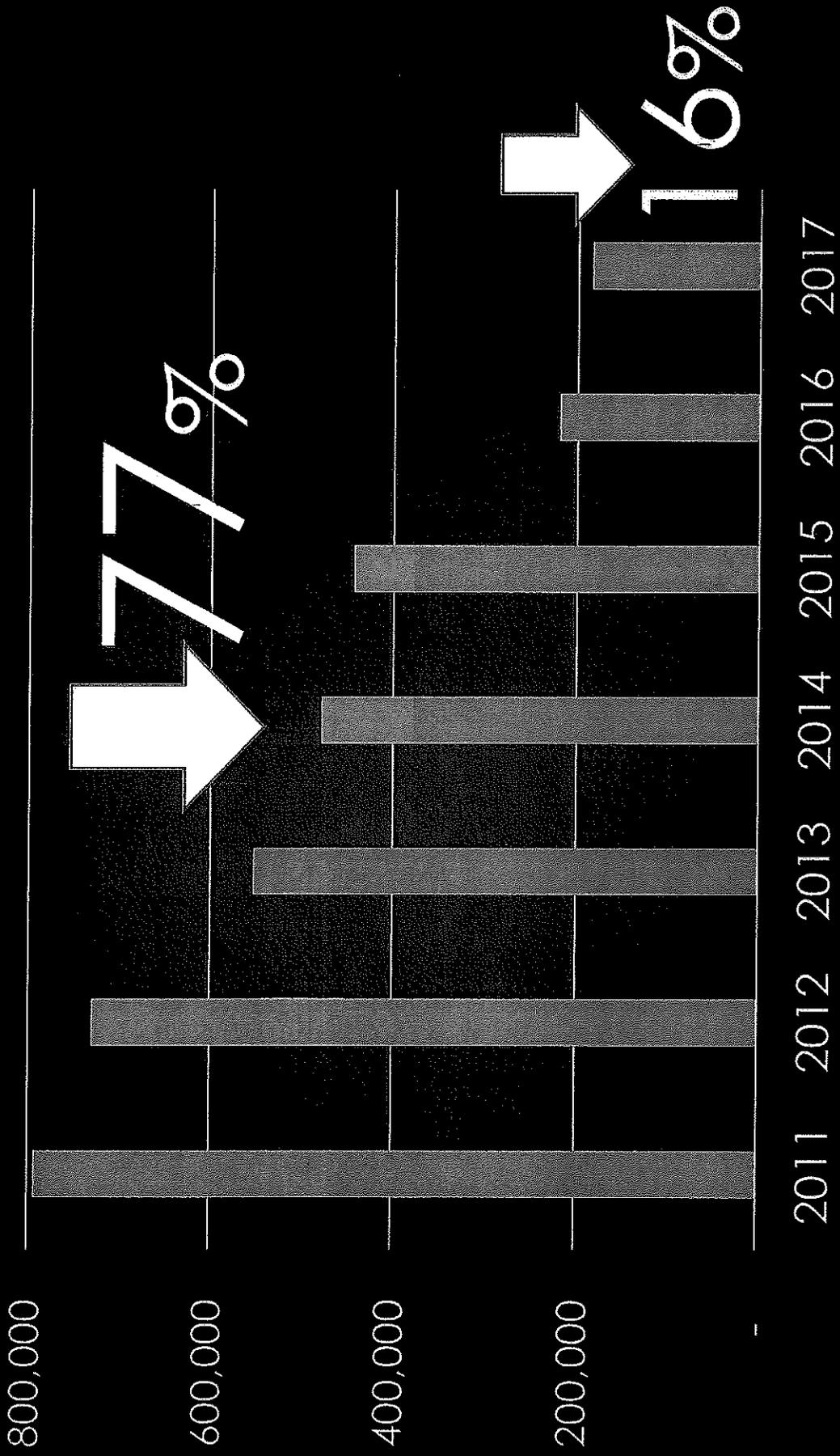
*Resolution adopted unanimously*

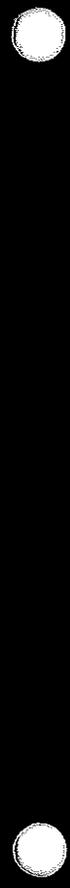
BACKGROUND 2016271

# Aviation Maintenance & Education Facility



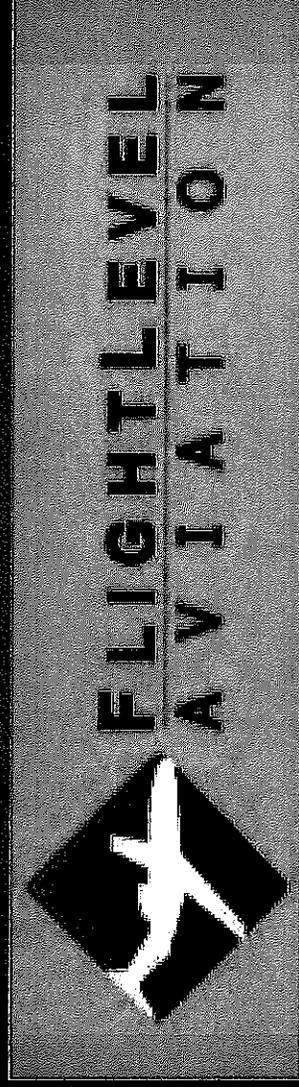
# Interfund Transfer





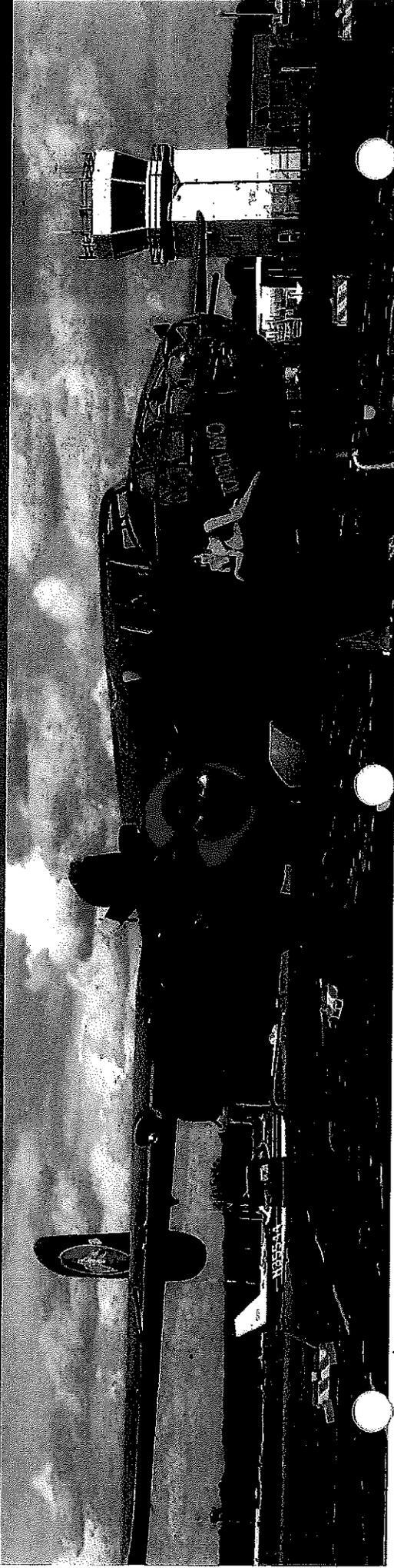
# Partnership

- Fixed Base Operator – Flight Level
- Public Private Partnership
- Maintenance Operation
- Cirrus Service Designation
- Performance Flight Agreement



# Airport Activity

- Terminal Improvements
- Tailwinds Café
- Solar Array
- Water Line Connection
- Aircraft Rescue & Fire Fighting Facility
- Event Venue



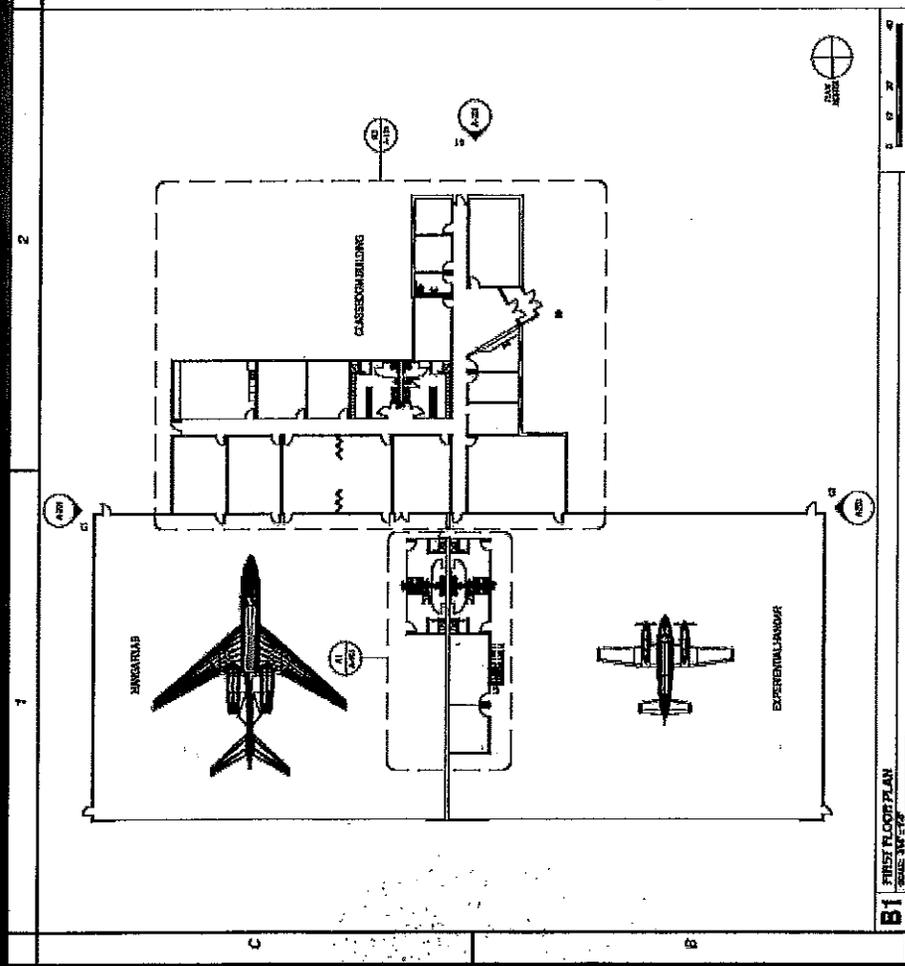
# Rebranding & Renaming



# Aviation Maintenance & Education Center



# Aviation Maintenance & Education Center



- Class Room

  - 8,000 sq ft

- Lab Space

  - 12,000 sq ft

- Maintenance Hangar

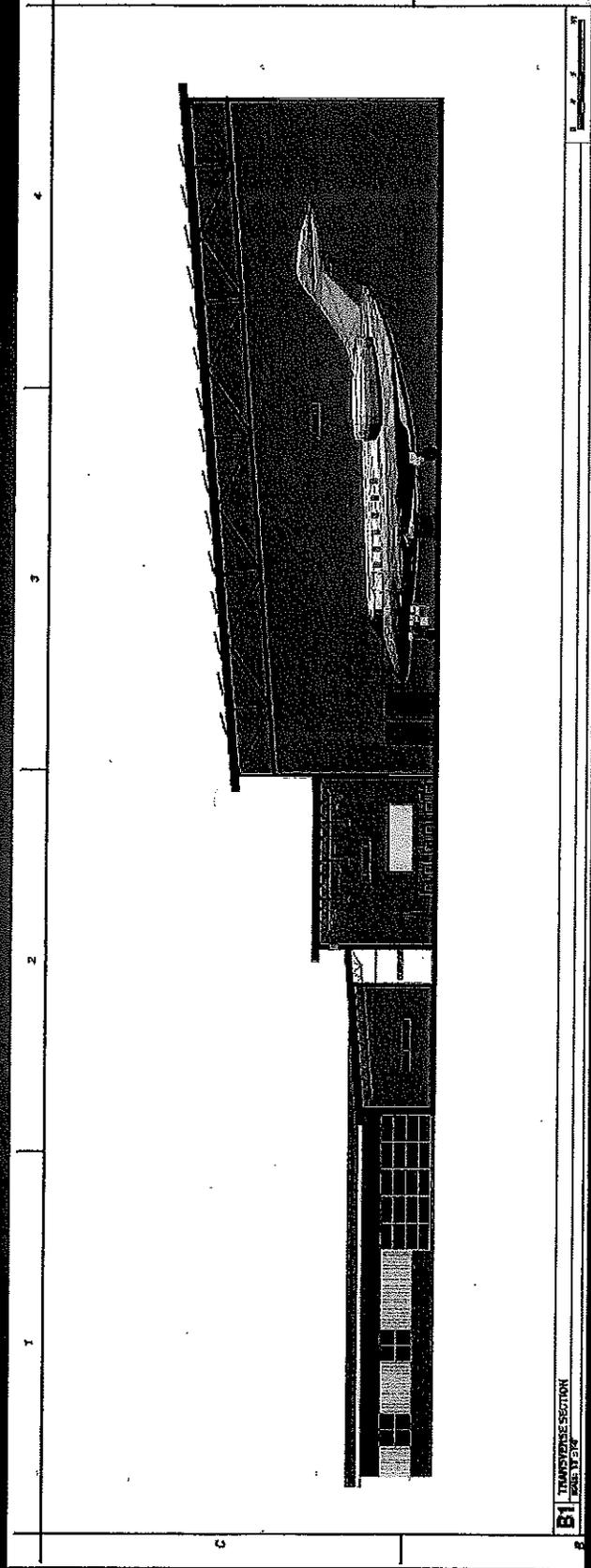
  - 12,000 sq ft

Total:  
32,000 sq ft

# Academic Partnership



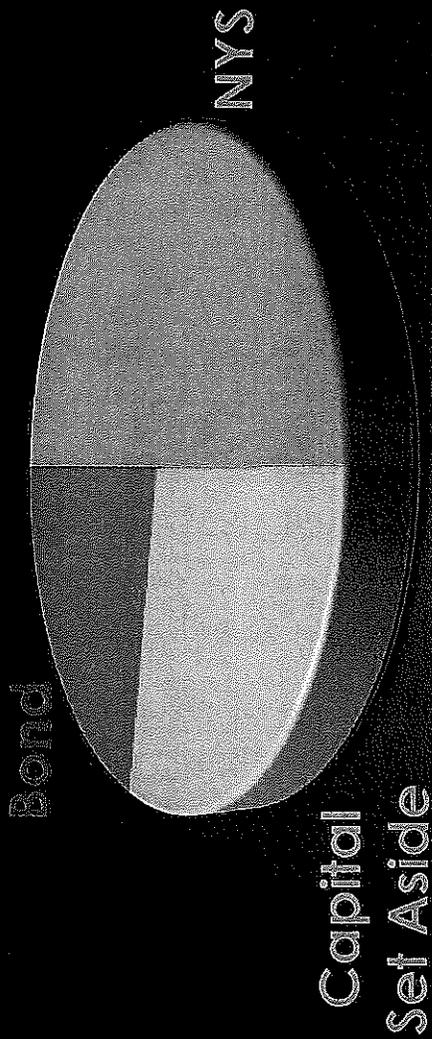
- Dutchess Community College
- Aircraft Maintenance Program
- Board Resolution
- SUNY Dormitory Authority



# Cost of Project

Design	\$809,000
Construction	\$4,447,000
Sub-Contracts	\$1,994,000
Plumbing	\$293,000
Mechanical	\$630,000
Electrical	\$1,071,000
Contingency (15%)	\$809,000
<b>Total Cost of Project</b>	<b>\$8,089,000</b>
Bond Issue Costs	\$17,945

# Project Financing



Dormitory Authority	\$4,044,500
Capital Set Aside	\$2,250,000
Bond (Includes 10% Issuance Fees)	\$1,812,445
<b>Total</b>	<b>\$8,106,945</b>

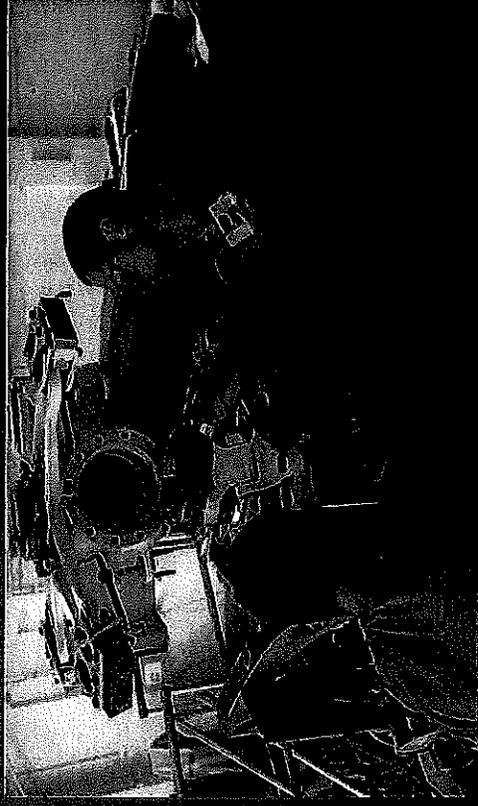
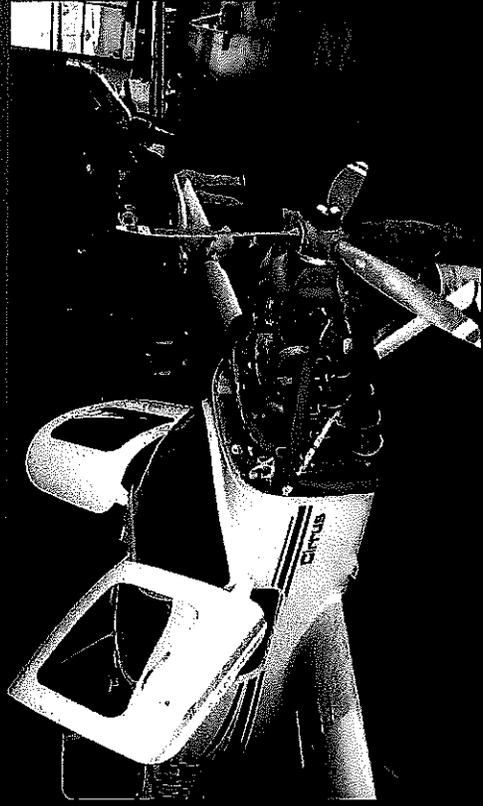
# Debt Servicing

Average Annual Debt Service = \$88,976

12,000 Sq Ft Rental Space  
X \$9 per Square Foot

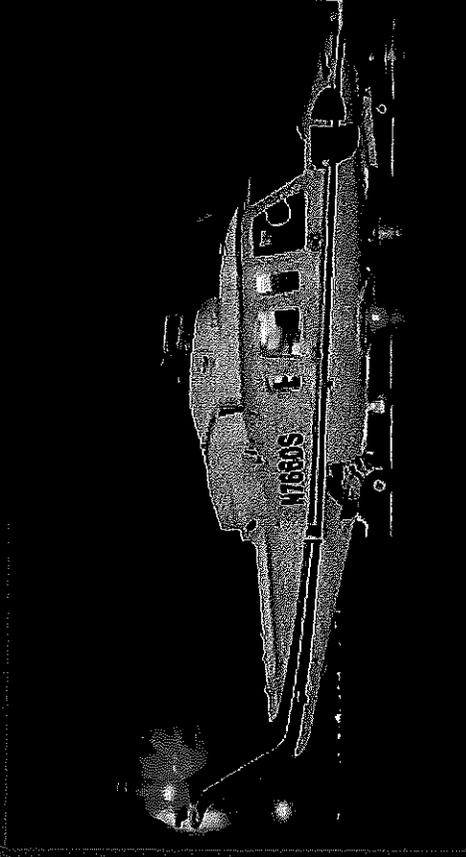
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**\$108,000 Annual Revenue**



# Summary

- Economic Development Catalyst
- Expanded Education Opportunities
- Aviation Sector Job Creation
- Budget Neutral Impact



# Questions?

THANK YOU