



George Latimer  
County Executive

June 3, 2022

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 a bond act ("Bond Act") which, if adopted, would authorize the County of Westchester ("County") to issue bonds in the amount of \$29,000,000 to finance the following capital project:

RP028 – Playland Structural Restoration ("RP028").

The Bond Act, in the amount of \$29,000,000 would finance the cost of construction of improvements to game rooms, arcade buildings and food shops at the County's Playland Park ("Park"), including construction management.

The Department of Parks, Recreation and Conservation ("Department") has advised that RP028 will maintain a safe and attractive experience for Park patrons. In addition, RP028 is required pursuant to the agreement between the County and Standard Amusements LLC, which obligates the County to undertake certain capital improvements at the Park.


Design is currently being completed by consultants and is expected to be completed by the third quarter of 2022. It is estimated that construction will take twenty-four months to complete and will begin after award and execution of the construction contracts.

It should be noted that your Honorable Board has previously authorized the County to issue bonds in connection with separate components of RP028 as indicated in the annexed fact sheet.

The Planning Department has advised that based on its review, RP028 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. As you know, your Honorable Board may use such expert advice to reach its own conclusion.

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

Sincerely,

A handwritten signature in black ink, appearing to read "George Latimer". The signature is written in a cursive style with a prominent initial "G" and a long horizontal stroke at the end.

George Latimer  
County Executive

**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 \$29,000,000 to finance capital project RP028 – Playland Structural Restoration (“RP028”). The Bond Act, which was prepared by the law firm Hawkins, Delafield & Wood, will finance the cost of construction of improvements to game rooms, arcade buildings and food shops at the County’s Playland Park (“Park”), including construction management.

The Department of Parks, Recreation and Conservation (“Department”) has advised that RP028 will maintain a safe and attractive experience for Park patrons. In addition, RP028 is required pursuant to the agreement between the County and Standard Amusements LLC, which obligates the County to undertake certain capital improvements at the Park.

Design is currently being completed by consultants and is expected to be completed by the third quarter of 2022. It is estimated that construction will take twenty-four months to complete and will begin after award and execution of the construction contracts.

It should be noted that your Honorable Board has previously authorized the County to issue bonds in connection with separate components of RP028 as indicated in the annexed fact sheet.

The Planning Department has advised your Committee that based on its review, RP028 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: \_\_\_\_\_, 20\_\_\_\_  
White Plains, New York

**COMMITTEE ON**

# FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: RP028

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 \$ 29,000,000 PPU 15 Anticipated Interest Rate 3.13%

Anticipated Annual Cost (Principal and Interest): \$ 2,420,198

Total Debt Service (Annual Cost x Term): \$ 36,302,970

Finance Department: Interest rates from May 23, 2022 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: 315

## SECTION E - EXPECTED DESIGN WORK PROVIDER

County Staff

Consultant

Not Applicable

Prepared by: Ken Uhle

Title: Program Coord. Capital Planning PRC

Department: DPW&T


Date: 6/2/22

Reviewed By: 

Budget Director

Date: 6/2/22

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

FROM: David S. Kvinge, AICP, RLA, CFM   
Assistant Commissioner

DATE: May 25, 2022

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:  
RP028 PLAYLAND STRUCTURAL RESTORATION**

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**PROJECT/ACTION:** Per Capital Project Fact Sheet as approved by the Planning Department on 05-25-2022 (Unique ID: 1966)

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;
- **617.5(c)(9):** construction or expansion of a primary or accessory/appurtenant, nonresidential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls, but not radio communication or microwave transmission facilities.

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**COMMENTS:** Scope of work involves rehabilitation of seven existing structures--housing arcades, games, or food vendors--or replacement in kind where the structure is beyond rehabilitation, with one small addition to connect two existing food structures.

DSK/cnm

cc: Andrew Ferris, Chief of Staff  
Paula Friedman, Assistant to the County Executive  
Tami Altschiller, Assistant Chief Deputy County Attorney  
Kathleen O'Connor, Commissioner of Parks, Recreation & Conservation  
Peter Tartaglia, First Deputy Commissioner, Dept. of Parks, Recreation & Conservation  
Gideon Grande, Deputy Budget Director  
Lorraine Marzola, Associate Budget Director  
Kelly Sheehan, Assistant Commissioner  
William Brady, Chief Planner  
Michael Lipkin, Associate Planner  
Claudia Maxwell, Associate Environmental Planner

ACT NO. - 20\_\_

BOND ACT AUTHORIZING THE ISSUANCE OF \$29,000,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE CONSTRUCTION OF IMPROVEMENTS TO GAME ROOMS, ARCADE BUILDINGS AND FOOD SHOPS AT PLAYLAND PARK, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$29,000,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$29,000,000 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 to the provisions of other laws applicable thereto, \$29,000,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of the construction of improvements to game rooms, arcade buildings and food shops at Playland Park, including construction management, 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 \$29,000,000. The plan of financing includes the issuance of \$29,000,000 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 the specific object or purpose for which said bonds are authorized to be issued, within the limitations of Section 11.00 a.19(c) 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 \$29,000,000. 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 \$29,000,000 as the estimated total cost of the aforesaid 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 WESTCHESTER )

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\_\_.

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Clerk and Chief Administrative Officer of the County Board of Legislators of the 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 \$29,000,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE CONSTRUCTION OF IMPROVEMENTS TO GAME ROOMS, ARCADE BUILDINGS AND FOOD SHOPS AT PLAYLAND PARK, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$29,000,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$29,000,000 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 cost of the construction of improvements to game rooms, arcade buildings and food shops at Playland Park, including construction management, as set forth in the County's Current Year Capital Budget, as amended

amount of obligations to be issued and period of probable usefulness: \$29,000,000; 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

## CAPITAL PROJECT FACT SHEET

**Project ID:\***  
RP028

CBA

**Fact Sheet Date:\***  
05-19-2022

**Fact Sheet Year:\***  
2022

**Project Title:\***  
PLAYLAND STRUCTURAL  
RESTORATION

**Legislative District ID:**  
7,

**Category\***  
PLAYLAND

**Department:\***  
PARKS, RECREATION &  
CONSERVATION

**CP Unique ID:**  
1966

**Overall Project Description**

This project addresses the infrastructure needs of various buildings and structures which are not addressed in other Playland projects. Including the following buildings: small structures along the midway and cross axis, all support buildings, game rooms, small ride structures, the first aid building and various additional structures.

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

**FIVE-YEAR CAPITAL PROGRAM (in thousands)**

	Estimated Ultimate Total Cost	Appropriated	2022	2023	2024	2025	2026	Under Review
<b>Gross</b>	70.298	41.298	29,000	0	0	0	0	0
<b>Less Non-County Shares</b>	0	0	0	0	0	0	0	0
<b>Net</b>	70.298	41.298	29,000	0	0	0	0	0

**Expended/Obligated Amount (in thousands) as of :** 18,598

**Current Bond Description:** This request will fund construction of all game rooms throughout the park, rehabilitation of the two arcade buildings and construction of all remaining food shops in the park.

**Financing Plan for Current Request:**

Non-County Shares:	\$ 0
Bonds/Notes:	29,000,000
Cash:	0
<b>Total:</b>	<b>\$ 29,000,000</b>

**SEQR Classification:**  
TYPE II

**Amount Requested:**  
29,000,000

**Comments:**

**Energy Efficiencies:**

**Appropriation History:**

Year	Amount	Description
2005	125,000	RESTORATION AND REHABILITATION OF STRUCTURES FOR GAMES, FOOD VENDORS, EMPLOYEE AREAS, RESTROOMS, AND ARCADES
2009	473,000	RESTORATION AND REHABILITATION OF STRUCTURES FOR GAMES, FOOD VENDORS, EMPLOYEE AREAS, RESTROOMS, AND ARCADES
2015	500,000	RESTORATION AND REHABILITATION OF STRUCTURES FOR GAMES, FOOD VENDORS, EMPLOYEE AREAS, RESTROOMS, AND ARCADES
2016	8,500,000	RESTORATION AND REHABILITATION OF STRUCTURES FOR GAMES, FOOD VENDORS, EMPLOYEE AREAS, RESTROOMS, AND ARCADES
2020	30,700,000	CONSTRUCTION FOR A NEW RESTROOM BUILDING AND FOOD SHOPS ON THE WESTSIDE CROSS AXIS, AND REHABILITATION OF THE MAIN RESTROOMS; REHABILITATION AND CONVERSION OF THE EMPLOYEE BUILDING TO THE NEW RESTAURANT VENUE
2021	1,000,000	ADDITIONAL FUNDING FOR AN EMPLOYEE SERVICE AREA
2022	29,000,000	CONSTRUCTION AND CONSTRUCTION MANAGEMENT FOR VARIOUS BUILDINGS

**Total Appropriation History:**

70,298,000

**Financing History:**

Year	Bond Act #	Amount	Issued	Description
16	119	480,000	407,584	ARCADES AT PLAYLAND
16	120	287,855	287,855	FOOD STRUCTURES - PLAYLAND
16	121	274,415	274,415	RESTROOMS - PLAYLAND
16	122	1,440,000	268,367	PLAYLAND EMPLOYEE AREAS
16	123	1,680,000	416,750	GAMING STRUCTURES - PLAYLAND
20	161	8,710,145	0	CONSTRUCTION & CONSTRUCTION MANAGEMENT OF THE WEST CROSS-AXIS FOOD FACILITIES AT PLAYLAND PARK
20	162	10,625,585	882,209	CONSTRUCTION & CONSTRUCTION MANAGEMENT OF EXISTING RESTROOMS AT PLAYLAND PARK
20	196	16,800,000	0	REHABILITATION OF THE CURRENT EMPLOYEE BUILDING AT PLAYLAND PARK

**Total Financing History:**

40,297,999

**Recommended By:****Department of Planning**

WBB4

**Date**

05-25-2022

**Department of Public Works**

JZR7

**Date**

05-25-2022

**Budget Department**

LMY1

**Date**

05-25-2022

**Requesting Department**

KUUI

**Date**

05-25-2022

## PLAYLAND STRUCTURAL RESTORATION ( RP028 )

**User Department :** Parks, Recreation & Conservation  
**Managing Department(s) :** Parks, Recreation & Conservation ; Public Works ;  
**Estimated Completion Date:** TBD  
**Planning Board Recommendation:** Project has historical implications. Project approved in concept but subject to subsequent staff review.

### FIVE YEAR CAPITAL PROGRAM (in thousands)

	Est Ult Cost	Appropriated	Exp / Obl	2022	2023	2024	2025	2026	Under Review
<b>Gross</b>	70,298	41,298	16,752	29,000					
<b>Non County Share</b>									
<b>Total</b>	70,298	41,298	16,752	29,000					

### Project Description

This project addresses the infrastructure needs of various buildings and structures which are not addressed in other Playland projects. Including the following buildings: small structures along the midway and cross axis, all support buildings, game rooms, small ride structures, the first aid building and various additional structures.

### Current Year Description

The current year request funds construction and construction management for various buildings.

### Current Year Financing Plan

Year	Bonds	Cash	Non County Shares	Total
2022	29,000,000			29,000,000

### 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
2005	125,000	Restoration and rehabilitation of structures for games, food vendors, employee areas, restrooms, and arcades	COMPLETE
2009	473,000	Restoration and rehabilitation of structures for games, food vendors, employee areas, restrooms, and arcades	CONSTRUCTION
2015	500,000	Restoration and rehabilitation of structures for games, food vendors, employee areas, restrooms, and arcades	CONSTRUCTION
2016	8,500,000	Restoration and rehabilitation of structures for games, food vendors, employee areas, restrooms, and arcades	CONSTRUCTION
2020	30,700,000	Construction for a new restroom building and food shops on the westside cross axis, and rehabilitation of the main restrooms; rehabilitation and conversion of the employee building to the new restaurant venue	CONSTRUCTION
2021	1,000,000	Additional funding for an employee service area	CONSTRUCTION
<b>Total</b>	<b>41,298,000</b>		

**PLAYLAND STRUCTURAL RESTORATION  
( RP028 )**

**Prior Appropriations**

	<b>Appropriated</b>	<b>Collected</b>	<b>Uncollected</b>
<b>Bond Proceeds</b>	41,298,000	3,579,384	37,718,616
<b>Total</b>	41,298,000	3,579,384	37,718,616

**Bonds Authorized**

<b>Bond Act</b>	<b>Amount</b>	<b>Date Sold</b>	<b>Amount Sold</b>	<b>Balance</b>
119 16	480,000	12/15/17	406,124	72,416
		12/15/17	1,460	
120 16	287,855	12/15/17	286,824	
		12/15/17	1,031	
121 16	274,415	12/15/17	92,625	
		12/15/17	333	
		04/30/20	181,457	
122 16	1,440,000	12/15/17	112,275	1,327,321
		12/15/17	404	
123 16	1,680,000	12/15/17	55,375	1,484,176
		12/15/17	199	
		12/10/18	99,450	
		04/30/20	40,800	
161 20	8,710,145			8,710,145
162 20	10,625,585			10,625,585
196 20	16,800,000			16,800,000
<b>Total</b>	<b>40,298,000</b>		<b>1,278,356</b>	<b>39,019,644</b>