



**George Latimer**  
County Executive

March 9, 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 (the "Bond Act"), which, if adopted, would authorize the County of Westchester (the "County") to issue up to \$18,697,000 in bonds of the County to finance the following capital project:

RP02A – Ice Casino Improvements II ("RP02A").

The Bond Act, in the amount of \$18,697,000, would fund the cost of design, construction and construction management for the first phase of the building improvements for the Ice Casino at Rye Playland. The Bond Act will also fund the cost of design of the second phase of the building improvements for the Ice Casino at Rye Playland.

The Department of Parks, Recreation & Conservation (the "Department") has advised that the improvements to the Ice Casino will be accomplished over two phases. Phase one will include structural rehabilitation of the facility's second floor Studio Rink, replacement of roofing over the Studio Rink along with associated mechanical, electrical and ADA improvements. The first phase of the project will also include the historic restoration of the building's front façade. Phase two will include rehabilitation of the facility's locker room wing, replacement of roofing over the locker rooms along with associated mechanical, electrical and ADA improvements. The second phase will also include the rehabilitation of the building's rear and side façades. Both phases will address energy saving lighting and mechanical equipment systems.

The Department has advised that the Ice Casino is an integral contributing historic element of Playland Park and helps define Playland's landmark status. Furthermore, the structure is in dire need of exterior restoration along with structural, weather tightness and mechanical rehabilitation and upgrades in order to continue to serve the public.

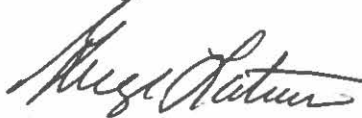
It should be noted that in addition to the Bond Act, the County is expected to receive \$350,000 in Federal COVID-19 grant funding for this project.

Following bonding authorization, design will be scheduled and is anticipated to take six (6) months to complete and will be performed by outside consultants. It is estimated that construction will take fourteen (14) months to complete and will begin after award and execution of the construction contracts.

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

Based on the importance of this capital project to the County, favorable action on the annexed proposed Acts is respectfully requested.

Sincerely,

A handwritten signature in cursive script, appearing to read "George Latimer".

George Latimer  
County Executive

GL/KOC/KU/jpg  
Attachments

**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”) which, if adopted, would authorize the County of Westchester (the “County”) to issue up to \$18,697,000 in bonds of the County to finance capital project RP02A – Ice Casino Improvements II (“RP02A”).

Your Committee is advised that the Bond Act, prepared by the law firm of Hawkins Delafield and Wood, LLP, would fund the cost of design, construction and construction management for the first phase of the building improvements for the Ice Casino at Rye Playland. The Bond Act will also fund the cost of design of the second phase of the building improvements for the Ice Casino at Rye Playland.

The Department of Parks, Recreation & Conservation (the “Department”) has advised that the improvements to the Ice Casino will be accomplished over two phases. Phase one will include structural rehabilitation of the facility’s second floor Studio Rink, replacement of roofing over the Studio Rink along with associated mechanical, electrical and ADA improvements. The first phase of the project will also include the historic restoration of the building’s front façade. Phase two will include rehabilitation of the facility’s locker room wing, replacement of roofing over the locker rooms along with associated mechanical, electrical and ADA improvements. The second phase will also include the rehabilitation of the building’s rear and side façades. Both phases will address energy saving lighting and mechanical equipment systems.

Your Committee is advised that the Ice Casino is an integral contributing historic element of Playland Park and helps define Playland’s landmark status. Furthermore, the structure is in dire need of exterior restoration along with structural, weather tightness and mechanical rehabilitation and upgrades in order to continue to serve the public.

Your Committee is advised that in addition to the Bond Act, the County is expected to receive \$350,000 in Federal COVID-19 grant funding for this project.

Following bonding authorization, design will be scheduled and is anticipated to take six (6) months to complete and will be performed by outside consultants. It is estimated that construction will take fourteen (14) months to complete and will begin after award and execution of the construction contracts.

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.

Your Committee is advised that an affirmative vote of two-thirds of the members of this Honorable Board is required in order to adopt the related Bond Act.

Your Committee has carefully considered the proposed Bond Act and recommends approval thereof.

Dated: \_\_\_\_\_, 2022  
White Plains, New York

**COMMITTEE ON**

# FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: RP02A

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 \$ 18,697,000 PPU 15 Anticipated Interest Rate 1.72%

Anticipated Annual Cost (Principal and Interest): \$ 1,418,094

Total Debt Service (Annual Cost x Term): \$ 21,271,410

Finance Department: Interest rates from February 28, 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):

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## SECTION D - EMPLOYMENT

As per federal guidelines, each \$92,000 of appropriation funds one FTE Job

Number of Full Time Equivalent (FTE) Jobs Funded: 203

## 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: 3/4/22

Reviewed By: 

Budget Director

Date: 3/8/22

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

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

DATE: March 2, 2022

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:  
RP02A ICE CASINO IMPROVEMENTS II**

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**PROJECT/ACTION:** Per Capital Project Fact Sheet as approved by the Planning Department on 02-01-2022 (Unique ID: 1832)

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.

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**COMMENTS:** None.

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 Yazzetta, Associate Budget Analyst  
Anthony Zaino, Assistant Commissioner  
William Brady, Chief Planner  
Michael Lipkin, Associate Planner  
Claudia Maxwell, Associate Environmental Planner

ACT NO. - 20\_\_

BOND ACT AUTHORIZING THE ISSUANCE OF \$18,697,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COUNTY'S SHARE OF THE DESIGN, CONSTRUCTION AND CONSTRUCTION MANAGEMENT OF THE STUDIO RINK PROJECT AT THE ICE CASINO AT PLAYLAND AND FOR THE DESIGN OF THE GENERAL BUILDING IMPROVEMENT PROJECT, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$19,047,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$18,697,000 BONDS HEREIN AUTHORIZED; PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS; AND THE APPLICATION OF \$350,000 EXPECTED TO BE RECEIVED FROM THE UNITED STATES OF AMERICA TO BE EXPENDED FOR SUCH PURPOSE OR REDEMPTION OF THE COUNTY'S OBLIGATIONS ISSUED THEREFOR, OR TO BE BUDGETED AS AN OFFSET TO THE TAXES FOR THE PAYMENT OF 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, \$18,697,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of the County's share of the design, construction and construction management of the studio rink project at the Ice Casino at Playland and for the design of the general building improvement project, 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 \$19,047,000. The plan of



financing includes the issuance of \$18,697,000 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, and the application of \$350,000 expected to be received from the United State of America to be expended towards the cost of said object or purpose or redemption of the County's obligations issued therefor, or to be budgeted as an offset to the taxes for the payment of the principal of and interest on said bonds.

Section 2. The period of probable usefulness of the specific object or purpose for which the \$18,697,000 bonds authorized by section 1 of this Act are 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 \$18,697,000. 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 \$19,047,000 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 \$18,697,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COUNTY'S SHARE OF THE DESIGN, CONSTRUCTION AND CONSTRUCTION MANAGEMENT OF THE STUDIO RINK PROJECT AT THE ICE CASINO AT PLAYLAND AND FOR THE DESIGN OF THE GENERAL BUILDING IMPROVEMENT PROJECT, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$19,047,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$18,697,000 BONDS HEREIN AUTHORIZED; PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS; AND THE APPLICATION OF \$350,000 EXPECTED TO BE RECEIVED FROM THE UNITED STATES OF AMERICA TO BE EXPENDED FOR SUCH PURPOSE OR REDEMPTION OF THE COUNTY'S OBLIGATIONS ISSUED THEREFOR, OR TO BE BUDGETED AS AN OFFSET TO THE TAXES FOR THE PAYMENT OF THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (Adopted \_\_\_\_\_, 20\_\_\_)

object or purpose: to finance the cost of the County's share of the design, construction and construction management of the studio rink project at the Ice Casino at Playland and for the design of the general building improvement project, 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: \$18,697,000; fifteen (15) years

Dated: \_\_\_\_\_,  
White Plains, New York

20\_\_\_

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

## CAPITAL PROJECT FACT SHEET

**Project ID:\***  
RP02A

CBA

**Fact Sheet Date:\***  
01-03-2022

**Fact Sheet Year:\***  
2022

**Project Title:\***  
ICE CASINO IMPROVEMENTS II

**Legislative District ID:**  
7,

**Category\***  
PLAYLAND

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

**CP Unique ID:**  
1832

**Overall Project Description**

The project funds the rehabilitation of the Ice Casino.

- |   |   |  |
|---|---|--|
| <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>	37,870	3,300	16,000	18,570	0	0	0	0
<b>Less Non-County Shares</b>	350	0	350	0	0	0	0	0
<b>Net</b>	37,520	3,300	15,650	18,570	0	0	0	0

**Expended/Obligated Amount (in thousands) as of :** 601

**Current Bond Description:** This request will fund design, construction and construction management for the studio rink project and for the design of the general building improvement project.

**Financing Plan for Current Request:**

Non-County Shares:	\$ 350,000
Bonds/Notes:	18,697,000
Cash:	0
<b>Total:</b>	<b>\$ 19,047,000</b>

**SEQR Classification:**  
TYPE II

**Amount Requested:**  
18,697,000

**Comments:**

The non-county shares represent Federal funds received for HVAC mitigation for Covid-19.

**Energy Efficiencies:**

ALL MECHANICAL SYSTEMS AND LIGHTING WILL BE LOOKED AT FOR THE LATEST EFFICIENT TECHNOLOGIES.

**Appropriation History:**

Year	Amount	Description
2008	300,000	DESIGN STUDIO RINK
2010	3,000,000	CONSTRUCTION
2022	16,000,000	DESIGN, CONSTRUCTION AND CONSTRUCTION MANAGEMENT

**Total Appropriation History:**  
19,300,000

**Financing History:**

Year	Bond Act #	Amount	Issued	Description
08	E-204	-69,000	0	
08	204	300,000	230,533	DESIGN OF REHAB. OF ICE CASINO AT PLAYLAND

**Total Financing History:**

231,000

**Recommended By:**

**Department of Planning**  
WBB4

**Date**  
02-01-2022

**Department of Public Works**  
RJB4

**Date**  
02-01-2022

**Budget Department**  
LMYI

**Date**  
02-02-2022

**Requesting Department**  
KUU1

**Date**  
02-02-2022

## ICE CASINO IMPROVEMENTS II ( RP02A )

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

<b>FIVE YEAR CAPITAL PROGRAM (in thousands)</b>									
	Est Ult Cost	Appropriated	Exp / Obl	2022	2023	2024	2025	2026	Under Review
<b>Gross</b>	37,870	3,300	601	16,000	18,570				
<b>Non County Share</b>	(350)			(350)					
<b>Total</b>	37,520	3,300	601	15,650	18,570				

**Project Description**

The project funds the rehabilitation of the Ice Casino.

**Current Year Description**

The current year request funds design, construction and construction management for the studio rink and design of general building improvements. The non-county shares represent Federal Funds received for HVAC mitigation for COVID-19.

**Current Year Financing Plan**

Year	Bonds	Cash	Non County Shares	Total
2022	15,650,000		350,000	16,000,000

**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
2008	300,000	Design Studio Rink	DESIGN
2010	3,000,000	Construction	AWAITING BOND AUTHORIZATION
<b>Total</b>	<b>3,300,000</b>		

**Prior Appropriations**

	Appropriated	Collected	Uncollected
<b>Bond Proceeds</b>	3,300,000	230,534	3,069,466
<b>Total</b>	<b>3,300,000</b>	<b>230,534</b>	<b>3,069,466</b>



**ICE CASINO IMPROVEMENTS II  
( RPO2A )**

<b>Bonds Authorized</b>				
<b>Bond Act</b>	<b>Amount</b>	<b>Date Sold</b>	<b>Amount Sold</b>	<b>Balance</b>
<b>204 08</b>	<b>300,000</b>	<b>11/19/15</b>	<b>183,066</b>	<b>69,466</b>
		<b>11/19/15</b>	<b>1,934</b>	
		<b>11/19/15</b>	<b>879</b>	
		<b>12/15/17</b>	<b>44,495</b>	
		<b>12/15/17</b>	<b>160</b>	
<b>E-204 08</b>	<b>(69,000)</b>			<b>(69,000)</b>
<b>Total</b>	<b>231,000</b>		<b>230,534</b>	<b>466</b>