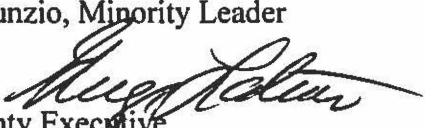


June 15, 2023

TO: Hon. Vedat Gashi, Chair
Hon. Nancy Barr, Vice Chair
Hon. Christopher Johnson, Majority Leader
Hon. Margaret Cunzio, Minority Leader

FROM: George Latimer 
Westchester County Executive

RE: **Message Requesting Immediate Consideration: CBA & Amended Bond Act – RGC05 – Mohansic Golf Course Rehabilitation.**

This will confirm my request that the Board of Legislators allow submission of the referenced communication to be submitted to the Board of Legislators June 20, 2023 Agenda.

Transmitted herewith for your review and approval is an Act to amend the County of Westchester's (the "County") current-year capital budget ("Capital Budget Amendment"), as well as a related amended bond act (the "Amended Bond Act,") which, if adopted, would authorize the County to issue an additional \$400,000 in bonds to finance the following capital project: RGC05.

Therefore, since this communication is of the utmost importance, it is respectfully submitted that the County Board of Legislators accepts this submission for June 20, 2023 "blue sheet" calendar.

Thank you for your prompt attention to this matter.

George Latimer
County Executive

June 15, 2023

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 an Act to amend the County of Westchester's (the "County") current-year capital budget ("Capital Budget Amendment"), as well as a related amended bond act (the "Amended Bond Act,") which, if adopted, would authorize the County to issue an additional \$400,000 in bonds to finance the following capital project:

RGC05 – Mohansic Golf Course Rehabilitation ("RGC05").

The proposed Capital Budget Amendment will amend the County's current-year capital budget to increase the County share for RGC05 by \$400,000. The Department of Parks, Recreation & Conservation ("Department") has advised that the Capital Budget Amendment is required to fund the increased construction costs associated with this project.

The Amended Bond Act, in the total amount of \$4,000,000, which includes \$3,600,000 in previously authorized bonds of the County, would finance additional construction costs associated with modifications to the concrete footings, roof replacement and site elevation changes for the new golf cart storage facility at Mohansic Golf Course. The Department has advised that the concrete footings were substantially increased in size to address soil bearing capacity deficiencies not identified in the initial test borings. While the original design intent was to preserve a portion of the existing roof structure of the original cart storage building, the extent of roof deterioration discovered during construction necessitated a complete replacement of the roof and associated structural elements supporting the roof. Additional embankment fill was also required to elevate a retaining wall and asphalt driveway.

The design work was performed by outside consultants and is now complete. It is anticipated that the additional construction work will take approximately four (4) 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 which financed this project, as follows: Bond Act No. 40-2012 in the amount of \$300,000 which funded the design of the new cart storage building and restroom facility; and Bond Act No. 176-2020, which amended Bond Act No. 40-2012 to increase the initial amount authorized by \$3,300,000 to finance the cost of construction for this project, for a total authorized amount, as amended, of \$3,600,000. \$1,600,580 in bonds authorized under Bond Act No. 176-2020 have been issued. Accordingly, it is now requested that

Office of the County Executive

Michaelian Office Building
148 Martine Avenue
White Plains, New York 10601

Email: CE@westchestergov.com
Telephone: (914)995-2900

westchestergov.com

Bond Act No. 176-2020 be amended to increase the amount authorized by an additional \$400,000, from an amount of \$3,600,000, to a new amount of \$4,000,000, to finance the additional construction costs associated with this project.

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.

The Planning Department has further advised that the Planning Board has previously reviewed this project and issued a report, and that since there is no change in the scope of the work and this is simply a change in the financing plan, no further action by the Planning Board is necessary at this time.

Based on the importance of this project to the County, favorable action on the proposed Capital Budget Amendment and Amended Bond Act is respectfully requested.

Sincerely,

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

George Latimer
County Executive

GL/KOC/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 by the County of Westchester (“County”) of an act, which, if adopted, will amend the County’s current-year capital budget (“Capital Budget Amendment”), as well as adoption of a related amended bond act (the “Amended Bond Act”) in the amount of \$4,000,000, to finance capital project RGC05 – Mohansic Golf Course Rehabilitation (“RGC05”).

Your Committee is advised that the Capital Budget Amendment will amend the County’s current-year capital budget to increase the County share for RGC05 by \$400,000. The Department of Parks, Recreation & Conservation (“Department”) has advised that the Capital Budget Amendment is required to finance the increased construction costs associated with this project.

The Amended Bond Act, in the total amount of \$4,000,000, which includes \$3,600,000 in previously authorized bonds of the County, would finance additional construction costs associated with modifications to the concrete footings, roof replacement and site elevation changes for the new golf cart storage facility at Mohansic Golf Course. The Department has advised that the concrete footings were substantially increased in size to address soil bearing capacity deficiencies not identified in the initial test borings. While the original design intent was to preserve a portion of the existing roof structure of the original cart storage building, the extent of roof deterioration discovered during construction necessitated a complete replacement of the roof and associated structural elements supporting the roof. Additional embankment fill was also required to elevate a retaining wall and asphalt driveway.

Your Committee is advised that the design work, which was performed by outside consultants, is complete. It is anticipated that the additional construction work will take approximately four (4) months to complete and will begin after award and execution of the construction contracts.

Your Committee notes that this Honorable Board has previously authorized the County to issue bonds which financed this project, as follows: Bond Act No. 40-2012 in the amount of \$300,000 which funded the design of the new cart storage building and restroom facility; and Bond Act No. 176-2020, which amended Bond Act No. 40-2012 to increase the initial amount authorized by \$3,300,000 to finance the cost of construction for this project, for a total authorized amount, as amended, of \$3,600,000.

\$1,600,580 in bonds authorized under Bond Act No. 176-2020 have been issued. Accordingly, it is now requested that Bond Act No. 176-2020 be amended to increase the amount authorized by an additional \$400,000, from an amount of \$3,600,000, to a new amount of \$4,000,000, to finance the additional construction costs associated with this project.

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.

The Planning Department has further advised your Committee that the Planning Board has previously reviewed this project and issued a report, and that since there is no change in the scope of the work and this is simply a change in the financing plan, no further action by the Planning Board is necessary at this time.

Your Committee has carefully considered the proposed Capital Budget Amendment, as well as the related Amended Bond Act, and recommends approval of both of the proposed Acts, noting that the Amended Bond Act may only be enacted following adoption of the Capital Budget Amendment. It should also be noted that an affirmative vote of two-thirds of the members of your Honorable Board is required in order to amend the County’s Capital Budget and to adopt the Amended Bond Act.

Dated: _____, 2023
White Plains, New York

COMMITTEE ON

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: RGC05

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 \$ 4,000,000 PPU 15 Anticipated Interest Rate 2.98%

Anticipated Annual Cost (Principal and Interest): \$ 334,273

Total Debt Service (Annual Cost x Term): \$ 5,014,095

Finance Department: Interest rates from June 13, 2023 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: 43

SECTION E - EXPECTED DESIGN WORK PROVIDER

County Staff

Consultant

Not Applicable

Prepared by: Robert Lopane

Title: Program Coordinator-Capital Planning

Department: Public Works and Transportation


Date: 6/14/23

Reviewed By: 

02/6/14/23
Budget Director

Date: 6/15/23

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

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

DATE: June 2, 2023

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
RGC05 MOHANSIC GOLF COURSE REHABILITATION**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 05-17-2023 (Unique ID: 2186)

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.
-

COMMENTS: None.

DSK/cnm

cc: Andrew Ferris, Chief of Staff
Paula Friedman, Assistant to the County Executive
Lawrence Soule, Budget Director
Tami Altschiller, Assistant Chief Deputy County Attorney
Kathleen O'Connor, Commissioner of Parks, Recreation and Conservation
Peter Tartaglia, First Deputy Commissioner of Parks, Recreation and Conservation
Dianne Vanadia, Associate Budget Director
Robert Lopane, Program Coordinator, Department of Public Works & Transportation
Kelly Sheehan, Assistant Commissioner
Michael Lipkin, Associate Planner
Claudia Maxwell, Associate Environmental Planner

To: The Westchester County Planning Board

From: Kelly Sheehan, Assistant Commissioner *KS*

Date: May 31, 2023

RE: **Capital Budget Amendment –
RGC05 Mohansic Golf Course Rehabilitation (2023 CBA)**

The County Executive is requesting an amendment to the 2023 Capital Budget to modify the funding of the above project. Capital project **RGC05 Mohansic Golf Course Rehabilitation (2023 CBA)** will fund the rehabilitation of the golf cart storage building at the Mohansic Golf Course. The capital budget amendment will fund the construction and the construction management.

A Capital Budget Amendment (CBA) in the amount of \$400,000 is being requested to provide additional funding to address increased costs. This project was classified as a PL2HP, a project with physical planning and historic aspects by the Planning Board in the 2013 Report on the Capital Project Requests adopted July 24, 2012.

There are no changes to the physical planning aspects of this project as reviewed by the Board; therefore, no further action by your Board is necessary.

cc: Blanca P. Lopez, Acting Commissioner
David S. Kvinge, Assistant Commissioner
Michael Lipkin, Associate Planner

An Act amending the 2023 County
 Capital Budget Appropriations for
 Capital Project RGC05 Mohansic
 Golf Course Rehabilitation

BE IT ENACTED by the Board of Legislators of the County of Westchester as follows:

Section 1. The Capital section of the 2023 County Budget is hereby amended as follows:

	Previous 2023 Appropriation	Change	Revised 2023 Appropriation
I. Appropriation	\$9,800,000	\$400,000	\$10,200,000

Section 2. The estimated method of financing in the Capital Section of the 2023 Westchester County Capital Budget is amended as follows:

II. METHOD OF FINANCING

Bonds and/or Notes	\$9,790,000	\$400,000	\$10,190,000
Non County Shares	\$0		\$0
Cash	<u>\$10,000</u>	<u> </u>	<u>\$10,000</u>
Total	\$9,800,000	\$400,000	\$10,200,000

Section 3. The ACT shall take effect immediately.