



George Latimer
County Executive

April 16, 2021

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 amended Bond Act (“Amended Bond Act”) which, if adopted, would authorize the County of Westchester (“County”) to issue additional bonds in the amount of \$2,000,000 to finance the following capital project:

RGE04 – Georges Island Infrastructure (“RGE04”).

The Amended Bond Act, in the total amount of \$2,225,000 which includes \$225,000 in previously authorized bonds of the County, would fund the cost of design, construction and construction management associated with water and electric upgrades at George’s Island Park in Montrose.

The Department of Parks, Recreation and Conservation (the “Department”) has advised that George’s Island Park is one of the few access points available to the public for boat launching on the Hudson River. The park also contains two large group picnic areas, pavilions and restrooms. These areas are very popular with County residents and provide the Department with revenue. The supporting electric and water service is original to the park, is in poor condition and requires upgrading and replacement. Work will include replacement of the existing potable water line from the main entrance to the maintenance area, and secondary feeds to the comfort stations and picnic areas; replacement of the primary electric line into the Park from the entrance to the maintenance facility, and secondary to the picnic areas and comfort stations, including data/IT upgrades.

Design is currently underway and is anticipated to take three (3) months to be completed and is being performed by consultants. Construction is estimated to take twelve (12) months 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 to finance a prior component of RGE04, as follows: Bond Act No. 94-2017 in the amount of \$225,000 which financed design services associated with this project. These bonds have not been sold. Accordingly, it is now requested that Bond Act No. 94-2017 be amended to increase the total amount authorized by \$2,000,000, for a total authorized amount as amended, of \$2,225,000, to revise the scope of Bond Act No. 94-2017 to include work associated with the construction phase of the project and to increase the period of probable usefulness of said bonds.

Office of the County Executive

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

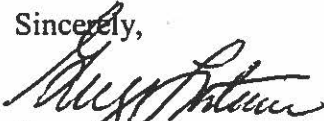
Email: CE@westchestergov.com
Telephone: (914)995-2900

westchestergov.com

The Planning Department has reviewed the above referenced capital project (Fact Sheet Unique ID: 1607) with respect to the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (SEQR). The project was previously reviewed by your Honorable Board in connection with capital project RGE03-George's Island Site Work. The two projects were collectively classified as a Type I action under SEQR. In accordance with SEQR, a Full Environmental Assessment Form was prepared and, on May 21, 2018, a Negative Declaration was issued by your Honorable Board via Resolution 75-2018. As such, no further environmental review is required for this capital project.

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

Sincerely,



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 an amended bond act (“Amended Bond Act”) in the total amount of \$2,225,000 which includes \$225,000 in previously authorized bonds of the County of Westchester (“County”), to finance Capital Project RGE04 – Georges Island Infrastructure (“RGE04”).

The Amended Bond Act, which was prepared by the law firm Hawkins Delafield & Wood, LLP, is required to fund the cost of design, construction and construction management associated with water and electric upgrades at George’s Island Park in Montrose.

The Department of Parks, Recreation and Conservation (the “Department”) has advised that George’s Island Park is one of the few access points available to the public for boat launching on the Hudson River. The park also contains two large group picnic areas, pavilions and restrooms. These areas are very popular with County residents and provide the Department with revenue. The supporting electric and water service is original to the park, is in poor condition and requires upgrading and replacement. Work will include replacement of the existing potable water line from the main entrance to the maintenance area, and secondary feeds to the comfort stations and picnic areas; replacement of the primary electric line into the Park from the entrance to the maintenance facility, and secondary to the picnic areas and comfort stations, including data/IT upgrades.

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The Planning Department has reviewed the above referenced capital project (Fact Sheet Unique ID: 1607) with respect to the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (SEQR). The project was previously reviewed by your Honorable Board in connection with capital project RGE03-George's Island Site Work. The two projects were collectively classified as a Type I action under SEQR. In accordance with SEQR, a Full Environmental Assessment Form was prepared and, on May 21, 2018, a Negative Declaration was issued by your Honorable Board via Resolution 75-2018. As such, no further environmental review is required for this capital project.

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 Amended Bond Act. Your Committee recommends the adoption of the proposed Amended Bond Act.

Dated: _____, 2021
White Plains, New York

COMMITTEE ON

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: RGE04

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 \$ 2,225,000 PPU 15 Anticipated Interest Rate 1.08%

Anticipated Annual Cost (Principal and Interest): \$ 161,236

Total Debt Service (Annual Cost x Term): \$ 2,418,540

Finance Department: Interest rates from April 12, 2021 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: 24

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: 4/15/21

Reviewed By: 

Budget Director

Date: 4/16/21

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

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

DATE: April 2, 2021

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
RGE04 GEORGE'S ISLAND INFRASTRUCTURE**

The Planning Department has reviewed the above referenced capital project (Fact Sheet Unique ID: 1607) with respect to the State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617 (SEQR).

The project was previously reviewed by the Westchester County Board of Legislators in connection with capital project RGE03-George's Island Site Work. The two projects were collectively classified as a Type I action under SEQR.

In accordance with SEQR, a Full Environmental Assessment Form was prepared and, on May 21, 2018, a Negative Declaration was issued by the Board of Legislators via Resolution 75-2018. As such, no further environmental review is required for this capital project.

Please do not hesitate to contact me if you have any questions regarding this matter.

DSK/cnm

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. -20_____

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING THE BOND ACT ADOPTED MAY 22, 2017 IN RELATION TO WATER AND ELECTRIC UPGRADES AT GEORGES ISLAND PARK, AT THE MAXIMUM ESTIMATED COST OF \$2,225,000. (Adopted _____, 20_____).

WHEREAS, this Board has heretofore duly authorized the issuance of \$225,000 bonds to finance the cost of preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for the planning for water and electric upgrades at Georges Island Park, pursuant to Act No. 94-2017 duly adopted on May 22, 2017; and

WHEREAS, it is now appropriate to authorize such improvements, and it is necessary to increase the amount of bonds to be issued and the appropriation for such project for estimated cost of such improvement;

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 (A). The bond act duly adopted by this Board on May 22, 2017, entitled:

“ACT NO. 94-2017

BOND ACT AUTHORIZING THE ISSUANCE OF \$225,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE

COST OF PREPARATION OF SURVEYS, PRELIMINARY AND DETAILED PLANS, SPECIFICATIONS AND ESTIMATES NECESSARY FOR PLANNING WATER AND ELECTRIC UPGRADES AT GEORGES ISLAND, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$225,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$225,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS.”

is hereby amended to read as follows:

BOND ACT AUTHORIZING THE ISSUANCE OF \$2,225,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE CONSTRUCTION OF WATER AND ELECTRIC UPGRADES AT GEORGES ISLAND PARK, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$2,225,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$2,225,000 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; \$2,225,000 bonds of the County, or so much thereof

as may be necessary, are hereby authorized to be issued to finance the design, construction and construction management for the construction of water and electric upgrades at Georges Island Park, including the replacement of the existing potable water line from the main entrance to the maintenance area, and secondary feeds to the comfort station and picnic areas; replacement of the primary electric line into the Park from the entrance to the maintenance facility, and secondary to the picnic areas and comfort stations, including data/IT upgrades, 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 specific object or purpose, including preliminary costs and costs incidental thereto and the financing thereof is \$2,225,000. The plan of financing includes the issuance of \$2,225,000 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 \$2,225,000 bonds authorized by 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

\$2,225,000. 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 \$2,225,000 as the estimated maximum cost of the aforesaid specific 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.

Section (B). The amendment of the bond act set forth in Section (A) of this act shall in no way affect the validity of the liabilities incurred, obligations issued, or action taken pursuant to said bond act, and all such liabilities incurred, obligations issued, or action taken shall be deemed to have been incurred, issued or taken pursuant to said bond act, as so amended.

Section (C). This Act shall take effect in accordance with Section 107.71 of the Westchester County Charter.

* * *

STATE OF NEW YORK)
 : ss.:
COUNTY OF NEW YORK)

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____.

(SEAL)

The Clerk and Chief Administrative Office of the County Board of Legislators County of Westchester, New York

LEGAL NOTICE

A Bond Act, a summary of which is published herewith, has been adopted by the Board of Legislators on May 22, 2017 and amended on _____, 20____ and approved, as amended, 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 amended 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 \$2,225,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE CONSTRUCTION OF WATER AND ELECTRIC UPGRADES AT GEORGES ISLAND PARK, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$2,225,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$2,225,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (adopted on May 22, 2017 and amended on _____, 20____)

object or purpose: to finance the design, construction and construction management for the construction of water and electric upgrades at Georges Island Park, including the replacement of the existing potable water line from the main entrance to the maintenance area, and secondary feeds to the comfort station and picnic areas; replacement of the primary electric line into the Park from the entrance to the maintenance facility, and secondary to the picnic areas and comfort stations, including data/IT upgrades, 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: \$2,225,000; 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:*
RGE04

CBA

Fact Sheet Date:*
01-04-2021

Fact Sheet Year:*
2021

Project Title:*
GEORGES ISLAND
INFRASTRUCTURE

Legislative District ID:
1,

Category*
RECREATION FACILITIES

Department:*
PARKS, RECREATION &
CONSERVATION

CP Unique ID:
1607

Overall Project Description

This project will consist of infrastructure projects, the scope of work includes: replacement of the existing potable water line from the main entrance to the maintenance area, and secondary feeds to the comfort stations and picnic areas; replacement of the primary electric line into the Park from the entrance to the maintenance facility, and secondary to the picnic areas and comfort stations; repairs to the riverbank and seawalls.

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Best Management Practices | <input type="checkbox"/> Energy Efficiencies | <input checked="" type="checkbox"/> Infrastructure |
| <input 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	6.025	2.225	0	0	0	0	0	3.800
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	6.025	2.225	0	0	0	0	0	3.800

Expended/Obligated Amount (in thousands) as of : 210

Current Bond Description: This request funds the construction and construction management of the replacement of the existing potable water line from the main entrance to the maintenance area, and secondary feeds to the comfort station and picnic areas; replacement of the primary electric line into the Park from the entrance to the maintenance facility, and secondary to the picnic areas and comfort stations, including data/IT upgrades.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	2,000,000
Cash:	0
Total:	\$ 2,000,000

SEQR Classification:

TYPE I

Amount Requested:

2,000,000

Comments:

This request will amend bond act 94-2017 upward and add construction.

Energy Efficiencies:

Appropriation History:

Year	Amount	Description
2017	2,225,000	DESIGN AND CONSTRUCTION.

Total Appropriation History:

2,225,000

Financing History:

Year	Bond Act #	Amount	Issued	Description
17	94	225,000		0 COST OF PREPARATION FOR WATER AND ELECTRIC UPGRADES AT GEORGES ISLAND

Total Financing History:

225,000

Recommended By:

Department of Planning
WBB4

Date
03-15-2021

Department of Public Works
RJB4

Date
03-15-2021

Budget Department
LMY1

Date
03-30-2021

Requesting Department
KUU1

Date
03-30-2021

GEORGES ISLAND INFRASTRUCTURE (RGE04)

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	2021	2022	2023	2024	2025	Under Review
Gross	6,025	2,225	222						3,800
Non County Share									
Total	6,025	2,225	222						3,800

Project Description

This project will consist of infrastructure projects, the scope of work includes: replacement of the existing potable water line from the main entrance to the maintenance area, and secondary feeds to the comfort stations and picnic areas; replacement of the primary electric line into the Park from the entrance to the maintenance facility, and secondary to the picnic areas and comfort stations; repairs to the riverbank and seawalls.

Current Year Description

There is no current year request.

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
2017	2,225,000	Design and construction.	\$225,000 - DESIGN ; \$2,000,000 - AWAITING BOND AUTHORIZATION
Total	2,225,000		

Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	2,225,000		2,225,000
Total	2,225,000		2,225,000

Bonds Authorized

Bond Act	Amount	Date Sold	Amount Sold	Balance
94 17	225,000			225,000
Total	225,000			225,000