

Parks & Recreation Meeting Agenda



Committee Chair: David Tubiolo

800 Michaelian Office Bldg.
148 Martine Avenue, 8th Floor
White Plains, NY 10601
www.westchesterlegislators.com

Monday, July 10, 2023

10:00 AM

Committee Room

CALL TO ORDER

Please note: Meetings of the Board of Legislators and its committees are held at the Michaelian Office Building, 148 Martine Avenue, White Plains, New York, 10601, and remotely via the WebEx video conferencing system. Legislators may participate in person or via Webex. Members of the public may attend meetings in person at any of its locations, or view it online on the Westchester County Legislature's website: <https://westchestercountyny.legistar.com/> This website also provides links to materials for all matters to be discussed at a given meeting.

Joint with Budget & Appropriations and Public Works & Transportation

MINUTES APPROVAL

June 20, 2023 at 10 AM Minutes

I. ITEMS FOR DISCUSSION

[2023-270](#) **CBA-RCC17-County Center Facility Improvements**

AN ACT amending the 2023 County Capital Budget Appropriations for Capital Project RCC17 - County Center Facility Improvements.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND PARKS & RECREATION

Guests: Westchester County Department of Parks: Commissioner Kathleen O'Connor and First Deputy Commissioner Peter Tartaglia

[2023-271](#) **BOND ACT-RCC17-County Center Facility Improvements**

A BOND ACT authorizing the issuance of THREE HUNDRED FIFTY THOUSAND (\$350,000) DOLLARS in bonds of Westchester County to finance Capital Project RCC17 - County Center Facility Improvements.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND PARKS & RECREATION

Guests: Westchester County Department of Parks: Commissioner Kathleen O'Connor and

First Deputy Commissioner Peter Tartaglia

[2023-272](#) **CBA-RGC05-Mohansic Golf Course Rehabilitation**

AN ACT amending the 2023 County Capital Budget Appropriations for Capital Project RGC05 - Mohansic Golf Course Rehabilitation.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND PARKS & RECREATION

Guests: Westchester County Department of Parks: Commissioner Kathleen O'Connor and First Deputy Commissioner Peter Tartaglia

[2023-273](#) **BOND ACT-RGC05(Amended)-Mohansic Golf Course Rehabilitation**

A BOND ACT (Amended) authorizing the issuance of an additional FOUR HUNDRED THOUSAND (\$400,000) DOLLARS in bonds of Westchester County to finance Capital Project RGC05 - Mohansic Golf Course Rehabilitation.

COMMITTEE REFERRAL: COMMITTEES ON BUDGET & APPROPRIATIONS, PUBLIC WORKS & TRANSPORTATION AND PARKS & RECREATION

Guests: Westchester County Department of Parks: Commissioner Kathleen O'Connor and First Deputy Commissioner Peter Tartaglia

II. OTHER BUSINESS

III. RECEIVE & FILE

ADJOURNMENT

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 & Bond Act –
RCC17 - County Center Facility Improvements.**

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 current-year capital budget (“Capital Budget Amendment”), as well as a related bond act (“Bond Act,”) which, if adopted, would authorize the County of Westchester (“County”) to issue \$350,000 in bonds of the County to finance the following capital project: RCC17.

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 current-year capital budget ("Capital Budget Amendment"), as well as a related bond act ("Bond Act,") which, if adopted, would authorize the County of Westchester ("County") to issue \$350,000 in bonds of the County to finance the following capital project:

RCC17 – County Center Facility Improvements ("RCC17").

The proposed Capital Budget Amendment will amend the County's current-year capital budget to increase the County share for RCC17 by \$350,000 and to add this specific project to the program funded through RCC17.

The Bond Act, in the amount of \$350,000, would finance construction management and construction associated with the replacement of the existing theatrical stage lighting system, including new electrical wiring, a new winch system and associated work at the County Center building. The Department of Parks, Recreation & Conservation has advised that as the facility has reopened for public programming, the current aged and antiquated stage lighting system which has fallen into disrepair needs replacement in order to book traditional and new stage and theatrical shows.

Design has been completed. Following bonding authorization, it is estimated that construction will take four (4) months to complete and will begin after award and execution of construction contracts.

It should be noted that your Honorable Board has previously authorized the County to issue bonds which financed an analysis of the County Center to determine the requirements to restore and modify the facility, as set forth in the attached fact sheet.

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.

Office of the County Executive

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

Email: CE@westchestergov.com
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westchestergov.com

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 Bond Act is respectfully requested.

Sincerely,

A handwritten signature in black ink, appearing to read "George Latimer", written in a cursive style.

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 bond act (“Bond Act”) in the amount of \$350,000, to finance capital project RCC17 – County Center Facility Improvements (“RCC17”).

Your Committee is advised that the Capital Budget Amendment will amend the County’s current-year capital budget to increase the County share for RCC17 by \$350,000 and to add this specific project to the program funded through RCC17.

The Bond Act, in the amount of \$350,000, which was prepared by the law firm of Hawkins Delafield & Wood, LLP, would finance construction management and construction associated with the replacement of the existing theatrical stage lighting system, including new electrical wiring, a new winch system and associated work at the County Center building. The Department of Parks, Recreation & Conservation has advised that as the facility has reopened for public programming, the current aged and antiquated stage lighting system which has fallen into disrepair needs replacement in order to book traditional and new stage and theatrical shows.

Your Committee is advised that design for this project is complete. Your Committee is further advised that following bonding authorization, it is estimated that construction will take four (4) months to complete and will begin after award and execution of construction contracts.

Your Committee notes that this Honorable Board has previously authorized the County to issue bonds which financed an analysis of the County Center to determine the requirements to restore and modify the facility, as set forth in the attached fact sheet.

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 Bond Act, and recommends approval of both of the proposed Acts, noting that the 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 Bond Act.

Dated: _____, 2023
White Plains, New York

COMMITTEE ON

C:\jpg\6-01-2023

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: RCC17 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	\$	350,000	PPU	10	Anticipated Interest Rate	2.78%
Anticipated Annual Cost (Principal and Interest):	\$	40,824				
Total Debt Service (Annual Cost x Term):	\$	408,240				

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): \$ -

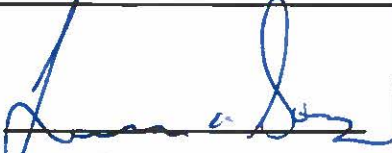
Anticipated savings to County and/or impact of department operations
(describe in detail for current and next four years):

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


Number of Full Time Equivalent (FTE) Jobs Funded: 4

SECTION E - EXPECTED DESIGN WORK PROVIDER

County Staff Consultant Not Applicable

Prepared by:	<u>Robert Lopane</u>	Reviewed By:	
Title:	<u>Program Coordinator, Capital Planning</u>		Budget Director
Department:	<u>Public Works and Transportation</u>	Date:	<u>6/15/23</u>
Date:	<u>6/16/23</u>		

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 8, 2023

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
RCC17 COUNTY CENTER FACILITY IMPROVEMENTS**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 05-17-2023 (Unique ID: 2223)

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.

COMMENTS: None.

DSK/dvw

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 –
RCC17 County Center Facility Improvements (2023 CBA)**

The County Executive is requesting an amendment to the 2023 Capital Budget to modify the funding of the above project. Capital project **RCC17 County Center Facility Improvements (2023 CBA)** will fund the construction and construction management associated with the replacement of the existing theatrical stage lighting system including new electrical wiring.

A Capital Budget Amendment (CBA) in the amount of \$350,000 is being requested to provide funding for the stage lighting system which has fallen into disrepair needs replacement in order to book traditional and new stage and theatrical shows. This project was classified as a PL2HP, a project with physical planning and historical aspects by the Planning Board in the 2022 Report on the Capital Project Requests adopted September 14, 2021.

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 RCC17 County
 Center Facility Improvements

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	\$4,000,000	\$350,000	\$4,350,000

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	\$4,000,000	\$350,000	\$4,350,000
Non County Shares	\$0		\$0
Cash	\$0		\$0
Total	\$4,000,000	\$350,000	\$4,350,000

Section 3. The ACT shall take effect immediately.

ACT NO. -20__

BOND ACT AUTHORIZING THE ISSUANCE OF \$350,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE REPLACEMENT OF THE EXISTING THEATRICAL STAGE LIGHTING SYSTEM AT THE COUNTY CENTER AND RELATED IMPROVEMENTS; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$350,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$350,000 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, to the provisions of other laws applicable thereto, \$350,000 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 and construction management of the replacement of the existing theatrical stage lighting system at the County Center, including new electrical wiring, a new winch system and associated work at the County Center building; 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 \$350,000. The plan of financing includes the issuance of \$350,000 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.

Section 2. The period of probable usefulness of the object or purpose for which said \$350,000 bonds authorized by this Act are to be issued, within the limitations of Section 11.00 a. 13 of the Law, is ten (10) 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 \$350,000. 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 \$350,000 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 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__.

The Clerk and Chief Administrative Office of the County Board of Legislators 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 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 \$350,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE REPLACEMENT OF THE EXISTING THEATRICAL STAGE LIGHTING SYSTEM AT THE COUNTY CENTER AND RELATED IMPROVEMENTS; STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$350,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$350,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS (adopted on _____, 20__)

object or purpose: to finance the cost of the construction and construction management of the replacement of the existing theatrical stage lighting system at the County Center, including new electrical wiring, a new winch system and associated work at the County Center building; 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: \$350,000; ten (10) 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:* RCC17	<input checked="" type="checkbox"/> CBA	Fact Sheet Date:* 05-03-2023
Fact Sheet Year:* 2023	Project Title:* COUNTY CENTER FACILITY IMPROVEMENTS	Legislative District ID: 5,
Category* RECREATION FACILITIES	Department:* PARKS, RECREATION & CONSERVATION	CP Unique ID: 2223

Overall Project Description

This project will reimagine the entire County Center facility and its adjacent property. The current condition of County Center will be analyzed to determine the requirements to restore the facility and the necessary modifications to move it into the future.

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Best Management Practices | <input checked="" 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	2023	2024	2025	2026	2027	Under Review
Gross	54,350	4,000	0	0	25,000	25,000	0	350
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	54,350	4,000	0	0	25,000	25,000	0	350

Expended/Obligated Amount (in thousands) as of : 683

Current Bond Description: Funding is requested for construction management and construction associated with the replacement of the existing theatrical stage lighting system including new electrical wiring, a new winch system and associated work at the County Center building.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	350,000
Cash:	0
Total:	\$ 350,000

SEQR Classification:

TYPE II

Amount Requested:

350,000

Comments:

A Capital Budget Amendment in the amount of \$350,000 (shown under review) is requested to add this specific project to the program funded through RCC17. As the facility has reopened for public programming, the current aged and antiquated stage lighting system which has fallen into disrepair needs replacement in order to book traditional and new stage and theatrical shows.

Energy Efficiencies:

THE EXISTING LIGHTING SYSTEM WILL BE REPLACED WITH ENERGY EFFICIENT LED LIGHTING.

Appropriation History:

Year	Amount	Description
2022	4,000,000	STUDY AND DESIGN

Total Appropriation History:

4,000,000

Financing History:

Year	Bond Act #	Amount	Issued	Description
21	219	4,000,000		0 COUNTY CENTER FACILITY IMPROVEMENTS

Total Financing History:

4,000,000

Recommended By:

Department of Planning

MLLL

Date

05-17-2023

Department of Public Works

RJB4

Date

05-17-2023

Budget Department

DEV9

Date

05-22-2023

Requesting Department

RCL3

Date

06-01-2023

COUNTY CENTER FACILITY IMPROVEMENTS (RCC17)

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	2023	2024	2025	2026	2027	Under Review
Gross	54,000	4,000	683			25,000	25,000		
Non County Share									
Total	54,000	4,000	683			25,000	25,000		

Project Description

This project will reimagine the entire County Center facility and its adjacent property. The current condition of County Center will be analyzed to determine the requirements to restore the facility and the necessary modifications to move it into the future.

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
2022	4,000,000	Study and design	IN PROGRESS
Total	4,000,000		

Prior Appropriations

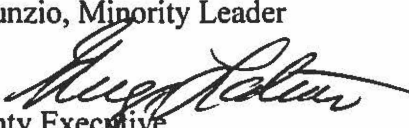
	Appropriated	Collected	Uncollected
Bond Proceeds	4,000,000		4,000,000
Total	4,000,000		4,000,000

Bonds Authorized

Bond Act	Amount	Date Sold	Amount Sold	Balance
219 21	4,000,000			4,000,000
Total	4,000,000			4,000,000

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

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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.

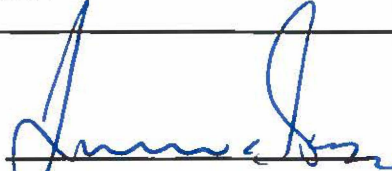
Your Committee has carefully considered the proposed Capital Budget Amendment, as well as the related Amended Bond Act, and recommends approval of both of the proposed Acts, noting that the Amended Bond Act may only be enacted following adoption of the Capital Budget Amendment. It should also be noted 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

C:jpg/6-07-2023

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: <u> RGC05 </u>		<input type="checkbox"/> NO FISCAL IMPACT PROJECTED	
SECTION A - CAPITAL BUDGET IMPACT To Be Completed by Budget			
<input checked="" type="checkbox"/> GENERAL FUND	<input type="checkbox"/> AIRPORT FUND	<input type="checkbox"/> SPECIAL DISTRICTS FUND	
Source of County Funds (check one):		<input type="checkbox"/> Current Appropriations	<input checked="" type="checkbox"/> 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			
<input checked="" type="checkbox"/> County Staff	<input type="checkbox"/> Consultant	<input type="checkbox"/> Not Applicable	
Prepared by:	<u>Robert Lopane</u>	Reviewed By:	
Title:	<u>Program Coordinator-Capital Planning</u>	Date:	<u>02/14/23</u>
Department:	<u>Public Works and Transportation</u>	Budget Director	
Date:	<u>6/14/23</u>	Date:	<u>6/15/23</u>

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

Department of Planning

432 Michaelian Office Building
White Plains, NY 10601

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.

ACT NO. -20_____

BOND ACT OF THE COUNTY OF WESTCHESTER, NEW YORK, AMENDING THE BOND ACT ADOPTED APRIL 30, 2012, AND AMENDED ON OCTOBER 5, 2020, IN RELATION TO THE CONSTRUCTION OF RECREATIONAL AREA IMPROVEMENTS TO MOHANSIC GOLF COURSE LOCATED IN YORKTOWN HEIGHTS, AT THE MAXIMUM ESTIMATED COST OF \$3,600,000. (Adopted _____, 20_____).

WHEREAS, this Board has heretofore duly authorized the issuance of \$300,000 bonds to finance the cost of preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for the construction of recreational area improvements to Mohansic Golf Course located in Yorktown Heights, pursuant to Act No. 40-2012 duly adopted on April 30, 2012; and

WHEREAS, this Board has heretofore duly authorized the issuance of an additional \$3,300,000 bonds to finance the cost of the construction of recreational area improvements to Mohansic Golf Course located in Yorktown Heights (the "Project"), pursuant to Act No. 176-2020 duly adopted on October 5, 2020; and

WHEREAS, it has now been determined that additional modifications to certain portions of the Project are necessary resulting in increased costs of the Project and it is now appropriate to authorize such additional modifications, and it is further necessary to increase the amount of bonds to be issued and the appropriation for such project for estimated cost of the Project;

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 April 30, 2012 and amended October 5, 2020, entitled:

“ACT NO. 176-2020

BOND ACT AUTHORIZING THE ISSUANCE OF \$3,600,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE CONSTRUCTION OF RECREATIONAL AREA IMPROVEMENTS TO MOHANSIC GOLF COURSE LOCATED IN YORKTOWN HEIGHTS, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$3,600,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$3,600,000 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 \$4,000,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE CONSTRUCTION OF RECREATIONAL AREA IMPROVEMENTS TO MOHANSIC GOLF COURSE LOCATED IN YORKTOWN HEIGHTS, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$4,000,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$4,000,000 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; \$4,000,000 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 of recreational area improvements to Mohansic Golf Course in Yorktown Heights, including the construction of a new cart storage facility, including modifications to the concrete footings, roof replacement and site elevation changes to such cart storage facility, as well as new restrooms in the main Clubhouse, 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 \$4,000,000. The plan of financing includes the issuance of \$4,000,000 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 \$4,000,000 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 \$4,000,000. 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 \$4,000,000 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 April 30, 2012 and amended on October 5, 2020 and further 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 \$4,000,000 BONDS OF THE COUNTY OF WESTCHESTER, OR SO MUCH THEREOF AS MAY BE NECESSARY, TO FINANCE THE COST OF THE CONSTRUCTION OF RECREATIONAL AREA IMPROVEMENTS TO MOHANSIC GOLF COURSE LOCATED IN YORKTOWN HEIGHTS, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$4,000,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$4,000,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (adopted on April 30, 2012 and amended on October 5, 2020 and further amended on _____, 20____)

object or purpose: to finance the design, construction and construction management of recreational area improvements to Mohansic Golf Course in Yorktown Heights, including the construction of a new cart storage facility, including modifications to the concrete footings, roof replacement and site elevation changes to such cart storage facility, as well as new restrooms in the main Clubhouse, all as set forth in the County's Current Year Capital Budget, as amended.

amount of obligations to be issued: \$4,000,000; fifteen (15) years
and period of probable usefulness:

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:* RGC05	<input checked="" type="checkbox"/> CBA	Fact Sheet Date:* 03-07-2023
Fact Sheet Year:* 2023	Project Title:* MOHANSIC GOLF COURSE REHABILITATION	Legislative District ID: 4,
Category* RECREATION FACILITIES	Department:* PARKS, RECREATION & CONSERVATION	CP Unique ID: 2186

Overall Project Description

This project will rehabilitate the existing course and facilities. This rehabilitation work has been divided into three main areas: site work, irrigation work and building renovations.

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Best Management Practices | <input 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	2023	2024	2025	2026	2027	Under Review
Gross	10,200	9,800	0	0	0	0	0	400
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	10,200	9,800	0	0	0	0	0	400

Expended/Obligated Amount (in thousands) as of : 9,693

Current Bond Description: Funding is requested for additional costs associated with modifications to the concrete footings, roof replacement and site elevation changes for the new golf cart storage facility.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	400,000
Cash:	0
Total:	\$ 400,000

SEQR Classification:

TYPE II

Amount Requested:

400,000

Comments:

A Capital Budget Amendment in the amount of \$400,000 is requested and shown under review to fund the increase in costs associated with the modifications to the concrete footings, roof replacement and site elevation changes for the new golf cart storage facility. 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 required to elevate a retaining wall and asphalt driveway.

Energy Efficiencies:

Appropriation History:

Year	Amount	Description
1990	525,000	DESIGN, ENVIRONMENTAL REVIEWS & SITE PREPARATION
1994	675,000	DESIGN AND SOFT COSTS, DESIGN OF TEES AND GREENS
1995	6,800,000	CONSTRUCTION TO REHABILITATE EXISTING COURSE; DESIGN & CONSTRUCTION OF WATER MAIN; CONSTRUCTION OF ASPHALT RESURFACING
2000	-3,000,000	REDUCED SCOPE
2001	200,000	COST INCREASES IRRIGATION
2002	1,000,000	CONSTRUCTION OF BUILDING RENOVATIONS; IRRIGATION SYSTEM; PUMP HOUSE REHABILITATION
2009	300,000	DESIGN OF THE CART STORAGE BUILDING, REST ROOMS AND LOCKER ROOMS IN THE CLUBHOUSE
2013	3,300,000	CONSTRUCTION OF CART STORAGE, RESTROOMS, AND LOCKER ROOMS

Total Appropriation History:

9,800,000

Financing History:

Year	Bond Act #	Amount	Issued	Description
01	111	1,800,000	1,800,000	MOHANSIC GOLF COURSE REC. AREA IMPRVMETS.
05	06	0	0	PRELIMS.: IMPROVEMTS-MOHANSIC GOLF CRSE.
07	66	2,650,000	2,557,036	IMPROVEMENTS TO MOHANSIC GOLF COURSE
07	E-66	-93,007	-93,007	
12	40	223,989	223,989	MOHANSIC GOLF COURSE REHABILITATION - DESIGN OF BATHROOM FACILITY AND NEW CART STORAGE BUILDING
20	176	3,376,011	1,600,580	MOHANSIC GOLF COURSE REHABILITATION YORKTOWN - NEW GOLF CART STORAGE BUILDING & RESTROOMS
92	190	515,000	515,000	MOHANSIC GOLF COURSE ADDITION
99	204	1,100,000	1,100,000	MOHANSIC GOLF IMPROVEMENTS
99	110	125,000	125,000	PRELIM.: REHAB MOHANSIC GOLF COURSE

Total Financing History:

9,696,992

Recommended By:

Department of Planning
MLLL

Date
05-17-2023

Department of Public Works
RJB4

Date
05-17-2023

Budget Department
DEV9

Date
05-22-2023

Requesting Department
RCL3

Date
06-01-2023

MOHANSIC GOLF COURSE REHABILITATION (RGC05)

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	2023	2024	2025	2026	2027	Under Review
Gross	9,800	9,800	9,693						
Non County Share									
Total	9,800	9,800	9,693						

Project Description

This project will rehabilitate the existing course and facilities. This rehabilitation work has been divided into three main areas: site work, irrigation work and building renovations.

Current Year Description

There is no current year request.

Impact on Operating Budget

The impact on the Operating budget is debt service associated with the issuance of bonds.

Appropriation History

Year	Amount	Description	Status
1990	525,000	Design, environmental reviews & site preparation	COMPLETE
1994	675,000	Design and soft costs, Design of tees and greens	COMPLETE
1995	6,800,000	Construction to rehabilitate existing course; design & construction of water main; construction of asphalt resurfacing	COMPLETE
2000	(3,000,000)	Reduced scope	Reduced scope
2001	200,000	Cost increases irrigation	COMPLETE
2002	1,000,000	Construction of building renovations; irrigation system; pump house rehabilitation	COMPLETE
2009	300,000	Design of the cart storage building, rest rooms and locker rooms in the clubhouse	COMPLETE
2013	3,300,000	Construction of cart storage, restrooms, and locker rooms	CONSTRUCTION
Total	9,800,000		

MOHANSIC GOLF COURSE REHABILITATION (RGC05)

Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	9,790,000	7,924,605	1,865,395
Funds Revenue	10,000	10,000	
Total	9,800,000	7,934,605	1,865,395

Bonds Authorized

Bond Act	Amount	Date Sold	Amount Sold	Balance
190 92	515,000	10/15/93	515,000	
110 99	125,000	11/01/00	125,000	
204 99	1,100,000	11/01/00	500,000	
		11/19/01	50,000	
		12/23/03	500,000	
		11/01/04	50,000	
111 01	1,800,000	12/18/02	1,430,000	
		11/15/05	75,000	
		11/15/07	295,000	
06 05				
66 07	2,650,000	02/17/10	2,100,000	92,964
		12/02/10	11,000	
		12/02/10	(11,000)	
		11/30/11	9,613	
		11/30/11	1,387	
		12/10/13	124,784	
		12/10/13	15,216	
		12/10/13	428	
		12/04/14	165,718	
		11/19/15	(165,718)	
		11/19/15	142,621	
		11/19/15	23,097	
		11/19/15	284	
		12/15/16	127,563	
		12/15/17	12,000	
		12/15/17	43	
40 12	223,989	04/30/20	223,989	
E-66 07	(93,007)			(93,007)
176 20	3,376,011	12/01/22	1,455,891	1,775,431
		12/01/22	144,688	
Total	9,696,993		7,921,605	1,775,388