

Westchester County

George Latimer
County Executive

July 26, 2024

Westchester County Board of Legislators
800 Michaelian Office Building
White Plains, New York 10601

Dear Honorable Members of the Board of Legislators:

Transmitted herewith for your review and approval is a bond act ("Bond Act") which, if adopted, would authorize the County of Westchester ("County") to issue bonds in the amount of \$1,100,000 to finance the following capital project:

RBM05 – Blue Mountain Sportsmen Center Rehabilitation II ("RBM05").

The Bond Act, in the amount of \$1,100,000, would finance the cost of design in connection with the second phase of rehabilitation of the Blue Mountain Sportsmen Center ("Sportsmen Center"), including design of the main lodge rehabilitation, lodge addition and infrastructure improvements at the Sportsmen center including electrical service, water supply, sanitary system, communications and security, lighting, site drainage, roadway and pathway pavement and other associated site work and landscaping improvements.

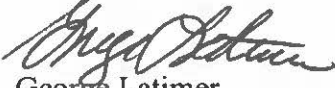
The Department of Parks, Recreation and Conservation ("Department") has advised that the existing Sportsmen Center and associated infrastructure require renovation and updates to increase capacity to accommodate number of park patrons that currently use the facility.

Following bonding authorization, design will be scheduled and is anticipated to take twelve months to complete. It is estimated that construction will take eighteen months to complete and will begin after award and execution of the construction contracts. It is anticipated that the design work will be completed by a consultant.

It should be noted that your Honorable Board has previously authorized the County to issue bonds in connection with prior components of RBM05 as indicated in the annexed fact sheet.

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 cursive script, appearing to read "George Latimer".

George Latimer
Westchester County Executive

**HONORABLE BOARD OF LEGISLATORS
THE COUNTY OF WESTCHESTER, NEW YORK**

Your Committee is in receipt of a transmittal from the County Executive recommending approval by the County of Westchester (“County”) of a bond act (“Bond Act”) in the amount of \$1,100,000 to finance capital project RBM05 – Blue Mountain Sportsmen Center Rehabilitation II (“RBM05”). The Bond Act, which was prepared by the law firm Hawkins, Delafield & Wood, will finance the cost of design in connection with the second phase of rehabilitation of the Blue Mountain Sportsmen Center (“Sportsmen Center”), including design of the main lodge rehabilitation, lodge addition and infrastructure improvements at the Sportsmen center including electrical service, water supply, sanitary system, communications and security, lighting, site drainage, roadway and pathway pavement and other associated site work and landscaping improvements.

The Department of Parks, Recreation and Conservation (“Department”) has advised that the existing Sportsmen Center and associated infrastructure require renovation and updates to increase capacity to accommodate number of park patrons that currently use the facility.

Following bonding authorization, design will be scheduled and is anticipated to take twelve months to complete. It is estimated that construction will take eighteen months to complete and will begin after award and execution of the construction contracts. It is anticipated that the design work will be completed by a consultant.

It should be noted that your Honorable Board has previously authorized the County to issue bonds in connection with prior components of RBM05 as indicated in the annexed fact sheet.

The Planning Department has advised your Committee that based on its review, RBM05 may be 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 environmental review is required. Your Committee has reviewed the annexed SEQR documentation and concurs with this recommendation.

It should be noted that an affirmative vote of two-thirds of the members of your Honorable Board is required in order to adopt the Bond Act. Your Committee recommends the adoption of the proposed Bond Act.

Dated: _____, 20____
White Plains, New York

COMMITTEE ON

FISCAL IMPACT STATEMENT

CAPITAL PROJECT #: RBM05

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 \$ 1,100,000 PPU 5 Anticipated Interest Rate 2.84%

Anticipated Annual Cost (Principal and Interest): \$ 241,890

Total Debt Service (Annual Cost x Term): \$ 1,209,450

Finance Department: Interest rates from July 23, 2024 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: 12

Prepared by: Robert C. Lopane

Title: Program Coordinator Capital Planning

Department: Public Works & Transportation


Date: 7/25/24

Reviewed By: *Christina Rangel*

07/24/24 Budget Director

Date: 7/25/24

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: July 17, 2024

SUBJECT: **STATE ENVIRONMENTAL QUALITY REVIEW FOR CAPITAL PROJECT:
RBM05 BLUE MOUNTAIN SPORTSMEN CENTER REHABILITATION II**

PROJECT/ACTION: Per Capital Project Fact Sheet as approved by the Planning Department on 07-05-2024 (Unique ID: 2569)

With respect to the State Environmental Quality Review Act and its implementing regulations 6 NYCRR Part 617, the Planning Department recommends that no 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)(27):** conducting concurrent environmental, engineering, economic, feasibility and other studies and preliminary planning and budgetary processes necessary to the formulation of a proposal for action, provided those activities do not commit the agency to commence, engage in or approve such action.
-

COMMENTS: The current request is for design only.

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
Dianne Vanadia, Associate Budget Director
Kathleen O'Connor, Commissioner of Parks, Recreation and Conservation
Peter Tartaglia, First Deputy Commissioner of Parks, Recreation and Conservation
Robert Lopane, Program Coordinator, Department of Public Works & Transportation
Susan Darling, Chief Planner
Michael Lipkin, Associate Planner
Claudia Maxwell, Principal Environmental Planner

ACT NO. -20 ____

BOND ACT AUTHORIZING THE ISSUANCE OF \$1,100,000 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 THE REHABILITATION (II) OF THE BLUE MOUNTAIN SPORTSMEN CENTER, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,100,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$1,100,000 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, \$1,100,000 bonds of the County, or so much thereof as may be necessary, are hereby authorized to be issued to finance the cost of preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for planning the rehabilitation (II) of the Blue Mountain Sportsmen Center, including the design of the main lodge rehabilitation, lodge addition and infrastructure improvements at the sportsmen center including electrical service, water supply, sanitary system, communications and security, lighting, site drainage, roadway and pathway

pavement and other associated site work and landscaping improvements, 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 total estimated cost of said specific object or purpose, including preliminary costs and costs incidental thereto and the financing thereof is \$1,100,000. The plan of financing includes the issuance of \$1,100,000 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 said specific object or purpose, within the limitations of Section 11.00 a. 62(2nd) of the Law, is five (5) 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 \$1,100,000. 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 \$1,100,000 as the estimated total 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

* * *

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

I HEREBY CERTIFY that I have compared the foregoing Act No. -20____ with the original on file in my office, and that the same is a correct transcript therefrom and of the whole of the said original Act, which was duly adopted by the County Board of Legislators of the County of Westchester on _____, 20____ and approved by the County Executive on _____, 20____.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of said County Board of Legislators this _____ day of _____, 20____.

(SEAL)

The Clerk and Chief Administrative Officer 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 _____, 20__ and approved by the County Executive on _____, 20__ and the validity of the obligations authorized by such Bond Act may be hereafter contested only if such obligations were authorized for an object or purpose for which the County of Westchester, in the State of New York, is not authorized to expend money or if the provisions of law which should have been complied with as of the date of publication of this Notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the publication of this Notice, or such obligations were authorized in violation of the provisions of the Constitution.

Complete copies of the Bond Act summarized herewith shall be available for public inspection during normal business hours at the Office of the Clerk of the Board of Legislators of the County of Westchester, New York, for a period of twenty days from the date of publication of this Notice.

ACT NO. _____-20__

BOND ACT AUTHORIZING THE ISSUANCE OF \$1,100,000 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 THE REHABILITATION (II) OF THE BLUE MOUNTAIN SPORTSMEN CENTER, STATING THE ESTIMATED MAXIMUM COST THEREOF IS \$1,100,000; STATING THE PLAN OF FINANCING SAID COST INCLUDES THE ISSUANCE OF \$1,100,000 BONDS HEREIN AUTHORIZED; AND PROVIDING FOR A TAX TO PAY THE PRINCIPAL OF AND INTEREST ON SAID BONDS. (Adopted _____, 20__)

object or purpose: to finance the cost of preparation of surveys, preliminary and detailed plans, specifications and estimates necessary for planning the rehabilitation (II) of the Blue Mountain Sportsmen Center, including the design of the main lodge rehabilitation, lodge addition and infrastructure improvements at the sportsmen center including electrical service, water supply, sanitary system, communications and security, lighting, site drainage, roadway and pathway pavement and other associated site work and landscaping improvements, 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: \$1,100,000; five (5) 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:*
RBM05

CBA

Fact Sheet Date:*
07-01-2024

Fact Sheet Year:*
2024

Project Title:*
BLUE MOUNTAIN SPORTSMEN
CENTER REHABILITATION II

Legislative District ID:
1,

Category*
RECREATION FACILITIES

Department:*
PARKS, RECREATION &
CONSERVATION

CP Unique ID:
2569

Overall Project Description

This project provides for improvements and re-construction of facilities at the Sportsmen's Center.

- | | | |
|---|---|--|
| <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	2024	2025	2026	2027	2028	Under Review
Gross	6,200	6,200	0	0	0	0	0	0
Less Non-County Shares	0	0	0	0	0	0	0	0
Net	6,200	6,200	0	0	0	0	0	0

Expended/Obligated Amount (in thousands) as of : 68

Current Bond Description: This project will fund design of the main lodge rehabilitation, lodge addition and infrastructure improvements at the sportsmen center including electrical service, water supply, sanitary system, communications and security, lighting, site drainage, roadway and pathway pavement and other associated site work and landscaping improvements.

Financing Plan for Current Request:

Non-County Shares:	\$ 0
Bonds/Notes:	1,100,000
Cash:	0
Total:	\$ 1,100,000

SEQR Classification:

TYPE II

Amount Requested:

1,100,000

Expected Design Work Provider:

- County Staff Consultant Not Applicable

Comments:

Energy Efficiencies:

THE DESIGN SHALL INCORPORATE CURRENT TECHNOLOGIES FOR ENERGY EFFICIENT LIGHTING AND HEATING AND COOLING SYSTEMS.

Appropriation History:

Year	Amount	Description
2011	400,000	SPORTSMEN'S CENTER REHABILITATION
2013	4,200,000	SPORTSMEN'S CENTER REHABILITATION
2019	1,000,000	ADDITIONAL CONSTRUCTION FOR WATER SYSTEM AND A COST ESCALATION
2023	600,000	DESIGN FOR A LEAD COLLECTION SYSTEM

Total Appropriation History:

6,200,000

Financing History:

Year	Bond Act #	Amount	Issued	Description
12	41	400,000	0	BLUE MUONTAIN SPORTS CENTER REHABILITATION LOCATED IN CORTLANDT
12	E41	-400,000	0	
23	232	1,600,000	0	BLUE MOUNTAIN SPORTSMAN CENTER REHABILITATION II

Total Financing History:

1,600,000

Recommended By:

Department of Planning
MLLL

Date
07-05-2024

Department of Public Works
RJB4

Date
07-08-2024

Budget Department
DEV9

Date
07-09-2024

Requesting Department
RCL3

Date
07-10-2024

BLUE MOUNTAIN SPORTSMEN CENTER REHABILITATION II (RBM05)

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

FIVE YEAR CAPITAL PROGRAM (in thousands)

	Est Ult Cost	Appropriated	Exp / Obl	2024	2025	2026	2027	2028	Under Review
Gross	6,200	6,200	68						
Non County Share									
Total	6,200	6,200	68						

Project Description

This project provides for improvements and re-construction of facilities at the Sportsmen's Center.

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
2011	400,000	Sportsmen's Center rehabilitation	DESIGN
2013	4,200,000	Sportsmen's Center rehabilitation	AWAITING BOND AUTHORIZATION
2019	1,000,000	Additional construction for water system and a cost escalation	AWAITING BOND AUTHORIZATION
2023	600,000	Design for a lead collection system	AWAITING BOND AUTHORIZATION
Total	6,200,000		

Prior Appropriations

	Appropriated	Collected	Uncollected
Bond Proceeds	6,200,000		6,200,000
Total	6,200,000		6,200,000

Bonds Authorized

Bond Act	Amount	Date Sold	Amount Sold	Balance
41 12	400,000			400,000
232 23	1,600,000			1,600,000
Total	2,000,000			2,000,000