

(BOND) ACT 154 - 2024

Reference RBM05

**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: September 4<sup>th</sup>, 2024  
White Plains, New York

*Handwritten signatures in the left column:*  
Lance B. Johnson  
John J. White  
Colin O'Brien  
[Signature]  
[Signature]  
Murray Baum

*Handwritten signatures in the right column:*  
[Signature]  
Lance B. Johnson  
John J. White  
[Signature]  
Murray Baum

COMMITTEE ON

c mg 6-27-24

Budget & Appropriations

Public Works & Transportation

# 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

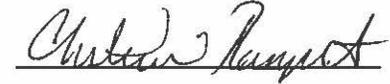
Number of Full Time Equivalent (FTE) Jobs Funded:                    12

Prepared by:                    Robert C. Lopane

Title:                                    Program Coordinator Capital Planning

Department:                    Public Works & Transportation

Date:                                    7/25/24

Reviewed By:                    

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**

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**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.
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**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. 154 - 2024

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 09/16 , 2024 )

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(2<sup>nd</sup>) 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

\* \* \*

## 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<br>Ultimate<br>Total Cost | Appropriated | 2024 | 2025 | 2026 | 2027 | 2028 | Under<br>Review |
|-------------------------------|-------------------------------------|--------------|------|------|------|------|------|-----------------|
| <b>Gross</b>                  | 6,200                               | 6,200        | 0    | 0    | 0    | 0    | 0    | 0               |
| <b>Less Non-County Shares</b> | 0                                   | 0            | 0    | 0    | 0    | 0    | 0    | 0               |
| <b>Net</b>                    | 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                   |
| <b>Total:</b>      | <b>\$ 1,100,000</b> |

**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:**

| <b>Year</b> | <b>Amount</b> | <b>Description</b>   |
|-------------|---------------|--|
| 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:**

| <b>Year</b> | <b>Bond Act #</b> | <b>Amount</b> | <b>Issued</b> | <b>Description</b>  |
|-------------|-------------------|---------------|---------------|---|
| 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** **Date**  
MLLL 07-05-2024

**Department of Public Works** **Date**  
RJB4 07-08-2024

**Budget Department** **Date**  
DEV9 07-09-2024

**Requesting Department** **Date**  
RCL3 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 |              |              |           |      |      |      |      |      |              |
| <b>Total</b>     | <b>6,200</b> | <b>6,200</b> | <b>68</b> |      |      |      |      |      |              |

### **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 |
| <b>Total</b> | <b>6,200,000</b> |  |                             |

### **Prior Appropriations**

|               | Appropriated     | Collected | Uncollected      |
|---------------|------------------|-----------|------------------|
| Bond Proceeds | 6,200,000        |           | 6,200,000        |
| <b>Total</b>  | <b>6,200,000</b> |           | <b>6,200,000</b> |

### **Bonds Authorized**

| Bond Act     | Amount           | Date Sold | Amount Sold | Balance          |
|--------------|------------------|-----------|-------------|------------------|
| 41 12        | 400,000          |           |             | 400,000          |
| 232 23       | 1,600,000        |           |             | 1,600,000        |
| <b>Total</b> | <b>2,000,000</b> |           |             | <b>2,000,000</b> |

STATE OF NEW YORK        )  
                                  )  
COUNTY OF WESTCHESTER )

I, the undersigned Clerk of the Board of Legislators of the County of Westchester, New York, DO HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Board of Legislators of said County, including the Bond Act contained therein, held on September 16, 2024 with the original thereof on file in my office, and that the same is a true and correct transcript therefrom and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Board had due notice of said meeting.

I FURTHER CERTIFY that, pursuant to Section 103 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public.

I FURTHER CERTIFY that, PRIOR to the time of said meeting, I duly caused a public notice of the time and place of said meeting to be to be given to the following newspapers and/or other news media as follows:

Newspaper and/or other news media

Date Given  
September 12, 2024

News Channel 12  
The Journal News  
Hometown Media  
CBS2NY  
The Examiner News  
WABCTV News

I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused public notice of the time and place of said meeting to be conspicuously posted in the following designated public location(s) on the following dates:

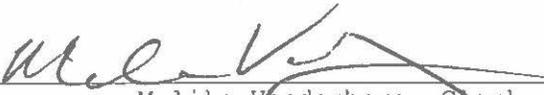
Designated Location(s)  
of posted notice

Date of Posting  
September 12, 2024

[www.westchesterlegislators.com](http://www.westchesterlegislators.com)

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County Board of Legislators on September 17, 2024.



  
\_\_\_\_\_  
Malika Vanderberg, Clerk  
Westchester County Board of Legislators

The foregoing Bond Act was duly put to a vote which resulted as follows:

AYES:                   Legislator Jose Alvarado  
                          Legislator Nancy Barr  
                          Legislator Benjamin Boykin  
                          Legislator Terry Clements  
                          Legislator Margaret Cunzio  
                          Legislator Vedat Gashi  
                          Legislator Judah Holstein  
                          Legislator David Imamura  
                          Legislator James Nolan  
                          Legislator Catherine Parker  
                          Legislator Erika Pierce  
                          Legislator David Tubiolo  
                          Legislator Emiljana Ulaj  
                          Legislator Shanae Williams  
                          Legislator Jewel Williams-Johnson  
                          Legislator Tyrae Woodson-Samuels

NOES:

ABSENT:                Legislator Colin Smith

EXCUSED:

The Bond Act was thereupon declared duly adopted.

\* \* \* \* \*  
APPROVED BY THE COUNTY EXECUTIVE

  
Date: 9-17-24

STATE OF NEW YORK )  
WESTCHESTER COUNTY ) ss.

I HEREBY CERTIFY that I have compared the foregoing (Bond) Act, (Bond) Act No. 154 - 2024, 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 September 16, 2024, and approved by the County Executive on September 17, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of said County Board of Legislators on this 18<sup>th</sup> day of September, 2024.



Malika Vanderberg

The Clerk of the Westchester County  
Board of Legislators

County of Westchester, New York

