

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

☒ County ☐ City ☐ Town ☐ Village
(Select one.)

of Westchester

Local Law No. 20 of the year 2020

A LOCAL LAW to authorize the County of Westchester to terminate the current lease for the Glen Island Casino and to enter into a new thirty (30) year lease with Homestyle Hospitality, LLC for the occupancy and operation of the Glen Island Casino.

Be it enacted by the Board of Legislators of the
(Name of Legislative Body)

☒ County ☐ City ☐ Town ☐ Village
(Select one.)

of Westchester as follows:

Section 1. The County of Westchester (the "County") is hereby authorized to terminate the current lease for the Glen Island Casino (a/k/a the Glen Island Harbour Club and hereinafter referred to as the "Glen Island Casino") and to enter into a new thirty (30) year lease with Homestyle Hospitality, LLC;

§2. In accordance with the terms of the lease, the County shall be paid minimum annual rent as follows: (i) Two Hundred Thousand Dollars (\$200,000) in years one through five of the lease, (ii) Two Hundred Ten Thousand Dollars (\$210,000) in years six through ten of the lease, (iii) Two Hundred Twenty Thousand Five Hundred Dollars (\$220,500) in years eleven through fifteen of the lease, (iv) Two Hundred Thirty-One Thousand Five Hundred Dollars (\$231,500) in years sixteen through twenty of the lease, (v) Two Hundred Forty-Three Thousand One Hundred Dollars (\$243,100) in years twenty-one through twenty-five of the lease, and (vi) Two Hundred Fifty-Five Thousand Two Hundred Fifty-Five (\$255,255) in years twenty-five through thirty of the lease. In addition, Homestyle Hospitality, LLC will pay to the County, as additional rent, a percentage annual gross receipts exceeding One Million (\$1,000,000) Dollars as follows: (i) six and one-half percent (6.5%) for years one through ten of the lease, (ii) seven percent (7%) for years eleven through fifteen of the lease, (iii) seven and one-half percent (7.5%) for years sixteen through twenty-five of the lease, and (iv) eight percent (8%) for years twenty-six through thirty of the lease. Furthermore, pursuant to the proposed lease, Homestyle Hospitality LLC, will spend a minimum of at least Two Million Eight Hundred Forty-Five Thousand Dollars (\$2,845,000) during years one through five of the lease on improvements to the Glen Island Casino, and a minimum of at least Two Million Two Hundred Fifty Thousand Dollars (\$2,250,000) during years six through ten of the lease, for a minimum total amount of improvements of Five Million Ninety-Five Thousand Dollars (\$5,095,000) during years one through ten of the lease. All improvements will be subject to the approval of the County and will be subject to further Environmental Review pursuant to SEQRA.

(If additional space is needed, attach pages the same size as this sheet, and number each.)

§3. The County Executive or his authorized designee be and hereby is authorized and empowered to execute all instruments and to take all action necessary and appropriate to effectuate the purposes hereof.

§4. This Local Law shall take effect immediately.

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, in accordance with the applicable provisions of law.

(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ 20____ of 2020____ of the (County)(City)(Town)(Village) of _____ Westchester _____ was duly passed by the _____ Board of Legislators _____ on _____ November 23, 2020____, and was (approved)(not approved) (Name of Legislative Body) (repassed after disapproval) by the _____ County Executive _____ and was deemed duly adopted (Elective Chief Executive Officer*) on November 24, 2020, in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (Name of Legislative Body) (repassed after disapproval) by the _____ on _____ 20____. (Elective Chief Executive Officer*)

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (Name of Legislative Body) (repassed after disapproval) by the _____ on _____ 20____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)


I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph, _____ 2 _____ above.


Clerk of the county legislative body, City, Town or Village Clerk or officer
designated by local legislative body

(Seal)

Date: November 30, 2020