

November 14, 2022

Dear Mayor Veron, Trustees, Village Manager Cole, and Superintendents Gray and Coleman:

Mayor Veron stated in her October 6, 2022 Mayoral Update that “members of the Village Board and staff will participate in discussions with community groups, such as our Scarsdale Neighborhood Associations and community-based organizations, to hone in on the right level of pool complex investment and corresponding facility amenities, whether seasonal or year-round.”

The Scarsdale Forum’s Recreation, Municipal Services and Scarsdale Fiscal Affairs Committees are studying the Pool Complex Project and expect to prepare a report. We would like to schedule a meeting in the next few weeks with Village Board members and Staff to discuss these issues and make sure we have complete information. It would be helpful if the consultants could be available as well to answer questions.

Specific topics and questions we would like to discuss:

1. Clarification of the options. Is a renovation of the current pool complex to meet current health, safety and accessibility regulations (addressed in the February 28, 2022 Existing Conditions Survey and currently estimated to cost \$15 million) an option? What is the rationale for not considering this option? 32% of survey respondents chose this option compared to 13% who favored an enhanced outdoor facility. How is the Village interpreting those responses in designing an outdoor facility?
2. The basis for construction cost estimates in the September 28, 2022 work session presentation. The consultants provided a wide range of costs. What would we get for \$40 million v. \$50 million in the year-round scenario? \$20 v. \$30 million in the enhanced outdoor scenario? What accounts for these wide ranges? Is inflation taken into account?
3. Was the survey design, and therefore the survey responses, compromised in any way by not including the costs and subsequent tax levy implications of the different options?
4. How many pool memberships are projected for both the year-round and seasonal options over the next 30 years? What types of memberships are considered? How does the assumed fee structure compare to historic fees and to competing venues? How did the consultants factor in their membership projections the actual decade-long decline in memberships for the current outdoor complex versus the survey responses?
5. How many homes in the Village have their own swimming pools? Can you provide the number of home swimming pools built by residents in each of the last 10 years and the number of current open permits. Have pool applications and approvals increased since Covid? How have home pools impacted pool complex membership? What additional home pool construction is projected? How are home pool trends accounted for in the financial projections?
6. What is the basis for projections of revenue and expenses in the year-round and seasonal options? For the next 30 years?
7. Will pool operations and maintenance costs be entirely funded by pool revenues? What is the risk of an operating deficit? What is the plan for mitigating that risk? What is the plan for making up a shortfall

in revenues? What other income/revenue opportunities have been explored? Please quantify projections for each.

8. Only 32% of residents said they wanted non-residents to be offered pool membership. The consultants, however, assume current levels will be maintained. What percentage of members would be non-residents? Are non-resident members essential to avoid operating deficits in any future scenario? Is there an assumption in the 9/28/22 presentation that non-residents will pay more to use the pool? What is the differential in cost for a resident versus a non-resident?

9. Can the claim that a community pool complex will enhance property values be substantiated and quantified?

10. Public/private funding: 48% of survey respondents supported a public/private partnership. The cost of the library project was funded by \$7.5 million in donations; a \$9.9 million bond was issued. While residents are characterizing the pool as a beloved gem of the community, we are not aware of any fund-raising effort. What is the status of consideration of public/private funding? Should approval of a pool project or issuance of a bond be conditioned on an amount or percentage of private funding? What is the appropriate allocation?

11. Would it be possible to secure grants to help pay for the project? What grants for pool construction and recreation programs and facilities are available on a local, statewide, or national level?

12. Why a 30-year bond? Would the entire cost of the project be borrowed? Would there be a referendum on the bond?

13. Context: What are the competing capital projects that need to be funded by the Village and potentially bonded? How does the pool complex project fit into the overall recreation department needs/goals?

14. Is integrating an indoor/outdoor pool facility with a community center being considered? If so, what cost would be associated with this? Will it include dedicated space for senior residents? Are additional financial resources available if space and activities for seniors are part of the project?

15. Recreational amenities: What consideration has the Village given to creating a recreational hub at the pool site which could include pickleball, turf fields, etc.?

16. Next steps: How will the Village decide what path to pursue? What are the precise next steps? When will the design of potential pool projects be completed? What role can the Forum and other community groups have in the design process?

17. Additional community feedback: How does the Village plan to obtain additional feedback concerning preferences for the pool project given that the Village asserts it already undertook a statistically significant survey? How will the Village collect, quantify, and analyze the data?

18. Decision: How and when does the Village plan to make a decision? How will options be narrowed, viability determined, and certainty concerning use be ascertained? Once a decision is made, when would construction begin and how long would it be expected to take? Would the pool be shut down during construction?

We look forward to meeting with you to discuss this very important project to develop a pool complex that is financially viable and meets the recreational needs of all Scarsdale residents.

Sincerely,

Susan Douglass  
President, Scarsdale Forum Inc.

Anne Hintermeister, Chair, Scarsdale Fiscal Affairs Committee  
Erin Rudensky, Chair, Recreation Committee  
Madelaine Eppenstein, Chair, Municipal Services Committee