

TIMELINE OF KEY EVENTS
CHRONOLOGY FOR THE HISTORIC MAIN BUILDING
AND ASSOCIATED TEN ACRES

1883

- St. Paul's School constructed.

1991

- School closes.
- **10/17** - Peter Bee, Chairman, Joint Conference Committee submits a resolution supporting the preservation of St. Paul's (Book 75 Page 222).
- Questionnaire sent to residents asking for "assistance and support" in exciting new project - planning the future of the St. Paul's property.

1992

- **11/19** - Authorization granted to submit a sealed bid for the purchase of St. Paul's subject to a referendum. (Book 76 Page 155)
- **12/07** - Special Meeting - BOT - regarding real estate matter - authorization given to modify the bid which was approved on 11/19/92. (Book 76 Page 161)
- **12/16** - Special BOT Meeting - regarding real estate matter. (Book 76 Page 162)
- **12/22** - BOT Meeting - request that a special Committee to seek public input and to study possible uses regarding the St. Paul's Property. (Book 76 Page 177)
- **12/22** - Executed Memorandum of Understanding between Village of Garden City and Episcopal Diocese of Long Island with respect to disposition of St. Paul's property. (Resolution No. 110-1992)
- **12/22** - Board of Trustees to act as Lead Agency in the review of the proposed acquisition of the St. Paul's property presented to the Village by Donald MacLeod. (Resolution No. 111-1992) - (Book 76 Page 166)
- **12/22** - Full Environmental Assessment Form in connection with the proposed acquisition of the St. Paul's property. (Resolution No. 112-1992)
- **12/22** - Acquisition of St. Paul's School Property, approximately 48 acres, for \$7,290,000. (Resolution No. 113-1992)
- **12/22** - Bond Resolution adopted for a Special Election to be held on February 2, 1993 for the approval or disapproval of a proposition for the resolution for the acquisition of the St. Paul's property. (Resolution No. 114-1992)
- **12/22** - Engagement of Bond Counsel - Hawkins, Delafield and Wood - for the proposed acquisition of St. Paul's property.
- **12/22** - Engagement of Fiscal Advisors, Inc., to assist in the preparation of an Official Statement for the bond issue for the proposed acquisition of the St. Paul's property.

1993

- **1/93** - Village Facts
- **2/4** - Bond Resolution, adopted December 22, 1992, for the acquisition of the St. Paul's property - estimated total of \$8,500,000. Special referendum vote, 2,726 for and 364

- against (88% of voters) approve the purchase of the entire St. Paul's Complex (approx. 48 acres). (Resolution No. 8-1993) (Book 77 Page 12 and 13)
- **2/4** - Fix date for public hearing on March 4, 1993 to inform public and to review the public use to be served by the acquisition of approximately 48.6 acres of land with improvements thereon at the northwest corner of Stewart and Rockaway Avenues, known as the St. Paul's School Site and to review the impact on the environment and the residents of the Village. (Resolution No. 9-1993) (Book 77 Page 13)
- **2/4** - Payment of Claims - St. Paul's Property - James M. Dillon and Associates - \$4,312.50 regarding appraisal services rendered in connection with St. Paul's. (Book 77 Page 20)
- **3/4** - Public Hearing "to inform the public and to review the public use to be served by the acquisition of St. Paul's. (Page 77 Page 30)
- **3/4** - Mayor Deveney appoints members of the Steering Committee on the *Utilization Study of the St. Paul's Property and Buildings* - Brian T. Deveney, Chairman, Rhonda K. Amoroso, John J. Bishar, Jr., Robert J. Bridges, Robert F. Eisen, Sr., Peter C. Haeffner, Jr., Robert T. Loos, Robert C. McLaughlin, Hamilton P. Smith and Robert L. Schoelle, Jr. to find a use for the Historic Main Building (100,000 square foot area above ground level), Ellis Hall and Cottages (approx. 10 acres). (Page 77 Page 30)
- **3/18** - Determination and Findings (results of March 4, 1993 Public Hearing) - proceed with the acquisition of title to the St. Paul's site by Eminent Domain. (Resolution No. 24-1993) (Book 77 Page 38)
- **3/29** - Special Board Meeting Utilization Study of the St. Paul's School Property and buildings and introduce members of the Committee. (Book 77 Page 50)
- **4/15** - St. Paul's Utilization Policy approved by the Recreation Commission. (Book 77 Page 64)
- **4/15** - Brian T. Deveney, Chairman of the St. Paul's Committee submits the Mission Statement for consideration by the Board. Also requests consideration be given to The appointment of additional people to the Committee as follows: a) Individual with training in the area of public relations b) or Sub-Committee to deal with landscape design and c) With training in municipal finance or management and to designation a Trustee to participate in the process of interviewing consultants and to act as Liaison to the Board. (Book 77 Page 66)
- **4/15** - Filing of Chapter 11 by the Cathedral Corporation. (Book 77 Page 67)
- **5/6** - Mayor Mathers appoints Trustees Judith A. Asselta and Eileen J. Collins as Liaison Officers to the Mayor's Committee on St. Paul's. (Book 77 Page 72)
- **5/6** - Mayor's Charge to the Committee. (Book 77 Page 72)
- **5/15** - William B. Kuhl, Landscape Architecture/Urban Design Planning, volunteers to assist Village in efforts to analyze the impact and activities regarding St. Paul's. (Book 77 Page 67)
- **5/20** - Payment of Claim for St. Paul's Property Condemnation Proceedings, Carman Dunne Engineering, - \$5,000 - \$3,500 of the cost will be recovered as credit against the purchase price. (Book 77 Page 76)
- **8/12** - St. Paul's Bankruptcy Proceedings - the Bank, Cathedral and Attorney General have signed a Stipulation where they have agreed to discuss how the case can be resolved. Next Court Date if 8/26/93. (Book 77 Page 112)
- **8/12** - Daryl Stavis, Executive Vice-President, Real Estate Company, writing on behalf of Touro College requesting use. (Book 77 Page 112)

- **10/21** - Initial St. Paul's Report submitted by Brian Deveney and Engagement of Thomas A. Polise, Consulting Engineer, to study structural conditions of the St. Paul's buildings (not to exceed \$92,800) and Quennell Rothschild Associates as a land use consultant (not to exceed \$63,500) for the St. Paul's Property. (Book 77 Page 121)
- **10/21** - Village Counsel Fishberg reported that a Notice of Pendency and Notice of Petition was filed on behalf of the Village. (Book 77 Page 128)
- **11/12** - Vesting Order signed by Judge McGinity and received Order and Acquisition Map which were filed same day in County Clerk's Office. This completed the acquisition portion of the condemnation proceeding. (Book 77 Page 147)
- **12/16** - Order signed by Judge Holland of United Bankruptcy Court which dismissed the bankruptcy claim by The Garden Company and it was anticipated that another order will be signed tomorrow dismissing claim in Condemnation Action. Village Counsel Fishberg further expressed the opinion that The Garden Company will be filing an Appeal in District Court on December 17. (Book 77 Page 162)
- Village issues a 20 year bond - \$8.5 million expense, which at time was projected to cost \$13.8 million in principle and interest through 2020.
- Stated goal was to acquire playing fields.
- No long-range plan in place for the Main Building.

1994

- **2/3** - Payment to Bond Counsel - Bond Anticipate Note - Hawkins, Delafield & Wood - \$18,767.37. (Book 78 Page 18)
- **2/3** - Attorney General's Office has filed papers to modify the Cy Pres Proceedings before Judge Lockman. (Book 78 Page 20)
- **3/3** - Reschedule St. Paul's Public Forum - due to inclement weather - to be held on March 23rd 7:30 p.m. to 10:30 p.m. (Book 78 Page 29)
- **3/3** - Opposition to St. Paul's Park by Peter Gall to be constructed in the Central Section – Use for St. Paul's should first be determined. (Book 78 Page 29)
- **3/23** - 2nd Public Forum-St. Paul's Land Use (rescheduled to March 3, 1994 Board of Trustees Meeting due to inclement weather/poor turnout).
- **6/2** - Brian Deveney, Chairman, Mayor's Committee, presents final report of the Committee which included reports of the two consultants - Thomas A. Polise, Consulting Engineers, and Quennell Rothschild Associates'. Polise Engineering/DeSimone, Chaplin & Dobryn determines that the Historic Main Building is structurally sound for relocating Village Hall, Fire, Police, Court and community meeting rooms at a rehabilitation cost in excess of \$18 million. (Book 78 Page 92)
- **6/16** - Mayor's Charge to the Committee - requested Committee to continue in its present form and charged it to market the main building, library and abutting land and to study the land development plan. (Book 78 Page 105)
- **6/16** - Board of Trustees directs the Mayor's Committee to explore another appropriate use for the Historic Main Building at St. Paul's. Mayor's Committee meets with more than 35 parties indicating an interest in the building for commercial, cultural, educational and/or residential uses. (Book 78 Page 105)
- **September-December** - Except for assisted living developers, all declined interest in St. Paul's due to the high costs to retrofit. The Village desires to keep control of the playing

fields. Mayor's Committee concludes that "market demand-driven" solution is needed for utilization of Main Building.

- **10/17** - Supt. of School District Dr. Lee Wilson writes rejecting the use of St. Paul's "based upon information reported as a result of the architectural and engineering study done for the Village regarding this property, the Board of Education does not view the St. Paul's facility as an economically feasible answer to our needs".
- **11/3** - Robert Schoelle, Village Administrator authorized to engage an architect to review the steel structure on the St. Paul's Campus in order to evaluate its adaptation to accommodate a use or uses currently at Village Hall. (Book 78 Page 164)

1995

- **1/11** - Library not interested.
- **4/3** - Engage Consultant Heating for St. Paul's - Lizardos Engineering - \$4,500. (Book 79 Page 70)
- **4/20** - Robert McLaughlin resigns from St. Paul's Committee. (Book 79 Page 78)
- **5/4** - Robert T. Davis and Frank P. Liantonio appointed to St. Paul's Committee. (Resolution No. 65-1995) (Book 79 Page 81)
- **6/1** - Bond Resolution - St. Paul's Funds - Reallocated - Amends original Resolution. (Resolution 78-1995) (Book 79 Page 97)
- **6/22** - Dr. Wilson writes requesting copies of the architects and engineering findings as well as the summary report on St. Paul's.
- **7/1** - Mayor's Committee concludes that the economic feasibility of the restoration and redevelopment of the Historic Main Building requires a "demand-driven" enterprise. The viable industry that expressed interest in the Historic Main Building was the senior assisted living industry.
- **7/20** - St. Paul's Land Use - Trustees Mathers and Hecken visited with Staff Members and will be meeting with Consultant Peter Rothschild in near future to develop a plan for a park. (Book 79 Page 135)
- **10/25** - Pam Morano, President of the School Board, writes indicating an interest in St. Paul's by the School District.
- **12/18** - Mayor's Committee on St. Paul's distributes copies of a draft Request for Proposal (RFP) to BOT. The RFP is for the possible development of Continuing Care Retirement Community on a portion of the St. Paul's Property. Majority of Board agreed that the Committee should prepare and distribute RFPs to parties interested in establishing a Continuing Care Retirement Facility with the clear understanding that there is no binding obligation on the part of the Village. (Book 79 Page 191)
- **12/21** - Trustee Hecken, as Liaison, reported on the Committee's progress. (Book 79 Page 196)
- **12/21** - Mayor's Committee reported that for past 2½ years they attempted to determine the best use for the Historic Main Building and Ellis Hall and recently concluded that a Continuing Care Retirement Facility was the most compatible use as it met many of the objectives which have been deemed to be of vital interest to Village and residents.
- **12/28** - Mayor's Committee sends Requests For Proposals (RFP) to senior assisted living organizations.

1996

- **01/11** - Joint Conference Committee requests that the BOT communicate with the POA's and general public to inform them of the "Mayor's Committee" rationale and preference for a continuing care facility. What is the position of the Mayor's Committee and Village Board with respect to the School Board's recent interest in St. Paul's for possible establishment of a "state of the art high school". (Book 80 Page 7)
- **02/1** - Authorization was granted to issue a Village Facts outlining the progress of the Mayor's Committee. (Book 80 Page 18)
- **04/18** - Pay claim of Bond Note - Hawkins, Delafield & Wood - \$907.19 services rendered in connection with the April 3, 1996 Bond Anticipation Note renewal for the Land Acquisition and Building Reconstruction of St. Paul's. (Book 80 Page 80)
- **05/16** - Mayor appoints John C. Reilly, Litchfield Healthcare Finance to the St. Paul's Committee. (Book 80 Page 97)
- **06/18** - Joint Meeting with the Board of Education and the Board of Trustees - action be delayed on disposition of the St. Paul's property so that a consultant could be engaged to prepare plans, specifications and cost estimates for a high school. There will be no final disposition until October 1, 1996. (Book 80 Page 120)
- **6/20** - Joint Work Session of Board of Education and Board of Trustees. (Book 80 Page 133)
- **07/25** - Brian Deveny, Chairman of the Mayor's Committee reported on the Committee's recent activities with an overview of past activities since being appoint in 1993. (Book 80 Page 136)
- **08/23** - School District receives a "Feasibility Study" dated August 15, 1996 prepared by Thomas A. Polise in association with Polshek and Partners, LLP
- **09/18** - School Board President, Pam Morano sends the Village a copy of a "Revised" Facilities Survey Report dated May 1996 prepared by Wiedersum Associates, P.C.
- **09/30** - Chairman Deveney reported on the Committee's progress to date and advises that interviews with respondents to the RFP are ongoing and he anticipates four final proposals will be submitted no later than November 15, 1996. (Book 80 Page 165)
- **10/03** - Mrs. Morano writes reiterating the School District's interest in the St. Paul's property and asking that they be given consideration for the utilization of the campus if a viable project could be developed. (Book 80 Page 171)
- **10/03** - Board of Trustees, representatives of the Property Owners' Associations, Chamber of Commerce and two local newspapers visit two senior assisted living facilities in Westchester and Connecticut. Mayor's Committee presents to the Property Owners' Associations and publishes four articles in local newspapers related to their progress on the RFPs. (Book 80 Page 171)
- Joseph Mohen , President, CPOA, advising of a motion taken at the CPOA Meeting of September 24, 1996 where they request that any proposals regarding St. Paul's property be given to each of the POAs prior to the disposition of the property. (Book 80 Page 177)
- **October/November** - Mayor's Committee receives six proposals from various senior assisted living organizations.
- **11/06** - School District holds a Public Hearing regarding St. Paul's.
- **11/07** - Trustee Kettner suggested that Village Counsel and Staff meet with Bond Counsel to discuss financial options on the potential use of the St. Paul's property by the School

District. Mayor Benack directs Village Administrator Schoelle to coordinate. (Book 80 Page 190)

- **11/21** - Mr. Thomas M. Lamberti, writes a letter to the Village with regard to the costs of school repairs, etc.
- **11/21** - Trustee Hecken reported on the progress of the Committee and stated that total of two proposals have been received from assisted living providers and copies have been distributed to Members of the Board for discussion at December 3, 1996 executive session. (Book 80 Page 201)
- **11/27** - Ms. Maxine Cunningham, President, PTA, writes to the Mayor and Board asking the Board to delay a decision on the use of St. Paul's until the School District can evaluate the possible use of St. Paul's.
- **12/03** - Special Meeting between Board of Trustees and Mayor's Committee to review for first time two principal proposals which were received relative to the possibility of a senior care facility. (CareMatrix Corporation and Kapson Senior Quarters/Albanese Development Corporation) (Book 80 Page 202)

Mayor's Committee, after 111 meetings, including 15 meetings with the Board of Trustees, 25 presentations to the Property Owners' Associations, two meetings with representatives of the School District, 5 inspections of senior residence facilities in Suffolk and Westchester Counties and in Connecticut, 18 interviews of professional consultants, 19 interviews of firms interested in the Historic Main Building and countless other activities, completes its task on December 3, 1996 and recommends to the Board of Trustees that the Village:

Retain the approximate 38 acres of open fields for Village resident use as a park and for athletic activities which includes use of both Cluett Gymnasium and Feringa Fieldhouse for Village cultural, social and athletic activities; Allow the Historic Main Building/ten acre site to be used for its best and most beneficial use, a senior assisted living facility and allow the possible removal of Ellis Hall and eight cottages.

- **12/05** - Trustee Hecken reported on the meeting held on December 3rd between the Board and the Mayor's Committee to review for the first time the two principal proposals which were received relative to the possibility of a senior care facility. He stated that it is anticipated that the Board will meet with both organizations sometime in January. (Book 80 Page 208)
- **12/11** - Mr. Lamberti sends the Village a copy of a letter that he sent to Mrs. Morano dated December 10, 1996 regarding the costs of the use of St. Paul's by the School District.
- **12/16** - Mr. Lamberti sends a letter to Mrs. Morano advising her of some legal facts - the Board of Education has no authority to proceed with its proposal to spend \$35,5000,000 to restore St. Paul's as a new high school as it has no power to spend taxpayer's money for historic preservation and that the proposal violates the Commission of Education's regulation since the estimated cost of renovating St. Paul's as a high school exceeds the estimated cost of building a new high school on the same site.
- **12/17** - Mrs. Morano writes to the Village advising that the School District is not interested in the use of St. Paul's. Board of Education ends its consideration of St. Paul's due to the high costs; that capital funds must be used to maintain all school buildings and not just one; that state law prohibits spending education funds when the primary purpose is historic preservation; and that the building could not properly accommodate the mandated space needed for a departmentalized secondary education curriculum.

- **12/19** - Mr. James T. Brady, President, EPOA, submits a letter to the Village that he sent to Mrs. Morano on behalf of the EPOA, advising that they feel that the School District should not be pursuing the use of St. Paul's for a school due to the expense. (Book 80 Page 217)

1997

- **02/06** - Board of Trustees holds a Public Information Meeting at Garden City High School - approximately 500 residents attend. On motion of Trustee Collins authorization was granted to hold a public information meeting on the use of St. Paul's for March 15, 1997 to provide an opportunity for the residents to give input to the full Board on St. Paul's. (Book 81 Page 19)
- **02/20** - Richard Greco, President WPOA informs the BOT that his Board of Directors passed a motion in support of a public referendum regarding use of St. Paul's. (Book 81 Page 28)
- **02/20** - J. Randolph Colahan, President, Estates POA informs the BOT that his Board of Directors has endorsed a non-binding referendum on the issue of St. Paul's. (Book 81 Page 28)
- **02/20** - Leslie Guerci, Secretary, CPOA submitting a list of questions regarding St. Paul's. (Book 81 Page 28)
- **03/06** - Richard Greco, President, WPOA, suggesting that the issue of a St. Paul's referendum be placed on the ballot for the upcoming election. (Book 81 Page 40)
- **03/20** - Joseph Mohen, President CPOA advises of results of Public Opinion Poll of March 13, 1997. (Book 81 Page 52)
- **03/20** - A motion was offered (motion carried) by Mayor Benack that the Village enter into a ground lease for the utilization of the St. Paul's Historic Main Building as a senior assisted living residence. (Book 81 Page 46)
- **04/07** - Village Facts to be issued (Book 81 Page 88)
- **05/01** - Engage Consultant - Clarke Associates for due diligence for the two proposers CareMatrix and Kapson for \$2,500 each and database access not to exceed \$750. (Book 81 Page 97)
- **06/05** - Adopted resolution for assisted living facility on the St. Paul's Campus, utilizing the Main Building at St. Paul's for senior assisted living care is the option most consistent with preserving the prior residential character of the Main Building. (Resolution No. 79-1997) (Book 81 Page 113)
- **06/05** - Donald Jenkins, President WPOA, writing advising that the WPOA supports the use of the Main Building, Ellis Hall and no more than 10 acres of land for senior assisted living residence. (Book 81 Page 123)
- **06/19** - Two senior assisted living organizations (CareMatrix and Kapson) make a presentation to the Board of Trustees. Board of Trustees appoints a Negotiating Committee with regard to both developers - Robert Loos, Peter Haeffner, Gerard Fishberg and Trustee Hecken, Liaison. (Book 81 Page 129)
- **09/11** - Pay Claim of Albrecht, Viggiano & Zureck for \$3,700 in connection with the financial analysis of the two developers. (Book 81 Page 150)
- **10/16** - Board of Trustees selects CareMatrix and will negotiate a ground lease for St. Paul's. (Book 81 Page 170)

- **11/20** - Pay Claim of Payne, Wood and Littlejohn of \$13,952.50 for special legal counsel. (Book 81 Page 185)
- **12/04** - Engage Buckhurst, Fish & Jacquemart for zoning changes for St. Paul's - \$15,000. (Book 81 Page 198)
- **Dec.** - Two families sue to prevent the Village from leasing the Main Building/ten acre site for a senior assisted living facility. (Kenney Lawsuit)

1998

- **03/05** - Accept Letter of Agreement provided by CareMatrix Corporation regarding an offer to lease the Historic Main Building and approximately 8-10 acres on St. Paul's Campus. (Book 82 Page 25)
- **05/20** - Special Meeting to discuss St. Paul's with the Property Owners' Associations.
- **12/03** - Transfer funds - \$530,000 - Bond Anticipation Note covering acquisition of Main Building and land.
- Various motions and depositions begin in the lawsuit against the Village's lease of St. Paul's building/ten acre site.

1999

- **02/04** - Pay claim of Hawkins, Delafield & Wood - \$3,384 for the disposition of St. Paul's Property. (Book 83 Page 15)
- **03/04** - Engage Ward Associates, PC to review plans for the open space of the St. Paul's property - \$2,500. (Book 83 Page 29)
- **03/04** - Engage Carman Dunne to survey property line of St. Paul's - \$2,500. (Book 83 Page 29)
- **03/18** - Trustee Kettner stated that Ward Associates has not submitted its report and moved that this matter continue on the Deferred Agenda until the report is received. (Book 83 Page 33)
- **04/05** - Trustee Torino stated that Ward Associates has not submitted its report and moved that this matter continue on the Deferred Agenda until the report is received. (Book 83 Page 54)
- **04/15** - Trustee Torino stated that Ward Associates has not submitted its report and moved that this matter continue on the Deferred Agenda until the report is received. (Book 83 Page 61)
- **05/06** - Trustee Jenkins moved that Ward Associates has not submitted its report and moved that this matter continue on the Deferred Agenda until the report is received (Book 83 Page 68)
- **05/20** - Trustee Jenkins moved that Ward Associates continue on the Deferred Agenda to provide the Recreation Commission an opportunity to review it. (Book 83 Page 73)
- **07/22** - Engage Thomas A. Polise, Consulting Engineer for the study for the stabilization of the St. Paul's Main Building - \$25,000. (Book 83 Page 104)
- **12/02** - Michael Ciaffa, Esq., Committee for Public Trust at St. Paul's writing with regard to CareMatrix's proposal for a Senior Housing Development at the St. Paul's Facility. (Book 83 Page 154)
- **12/16** - Recreation Commission to engage Consultant, Ward Associates, at a cost not to exceed \$1,500 for the proposed improvements to the St. Paul's Open Space. (Book 83 Page 158)

- Motions and depositions related to the St. Paul's lawsuit against the Village continue; trial date pending.

2000

- **June** - Lawsuit trial begins in Nassau County Supreme Court before Honorable Justice Burke
- **07/13** - Mayor Hecken reactivates the Mayor's Committee to continue their work. Trustee Mauk appointed Liaison - Mayor's Committee on St. Paul's. Committee to; 1) explore use of the Historic Main Building 2) contact past applications who expressed an interest in assisted living 3) make a report to the Trustees by August 17 meeting, 4) review the current Request for Proposal, 5) if need be, develop a new Request for Proposal. Report by the August 17, 2000 Board of Trustees Meeting. (Book 84 Page 112)
- **07/13** - Village finds CareMatrix in default of its agreement and requests that the deposit of \$50,000 be remitted to the Village. Village declares CareMatrix in default, based on the lessee's failure to obtain zoning changes and failure to enter into a more comprehensive lease agreement. (Book 84 Page 112)
- **08/17** - Donna M. O'Brien appointed to Mayor's Committee on St. Paul's. (Book 84 Page 114)
- **08/17** - Mortimer Chute, Jr., Chairman, Committee for Residential Retirement Living at St. Paul's reporting on the results of a direct mail public opinion survey that was sent to residents with regard a retirement community at St. Paul's. (Book 84 Page 126)
- **08/25** - A sub-committee of the Mayor's Committee on St. Paul's has been assigned to look at St. Paul's for a Village Hall - Mr. Robert J. Bridges and Mr. Hamilton P. Smith.
- **10/19** - John Sullivan, Frank McDonough and John O'Neill appointed to Mayor's Committee on St. Paul's. (Book 84 Page 149)
- **10/20** - Robert Bridges writes advising Mr. Schoelle that the Committee is going to contact architect/space planning consultants.

2001

- **03/01** - Engage Robert Feuer Associates, Ltd., to prepare plans and specifications for the repair of the mansard roof and associate façade stabilization on the Historic Main Building at St. Paul's at a fee not to exceed \$20,000. (Book 85 Page 29)
- **03/13** - Justice Burke rules that the St. Paul's property is subject to a public trust through acquisition thereof "for Village purposes, that is for a municipal purpose or public use" and therefore cannot be used for private operations impeded from selling or leasing the St. Paul's property to a private commercial source without the consent of the New York State Legislature - the Village will appeal. (Book 85 Page 37)
- **04/27** - Mayor's Committee on St. Paul's sends out Requests For Proposals for a Condition Survey and Program Study of the Historic Main Building (100,000 square foot area above ground level)/ten acre site. Mayor's Committee on St. Paul's receives and reviews five proposals for a conditional study of the St. Paul's Historic Main Building/ten acre site; recommends Einhorn Yaffee Prescott Architecture and Engineering PC, to the Board of Trustees.
- **June** - Village appeals the decision to the Appellate Division of the New York State Supreme Court.

- **06/07** - Engage A. James deBruin and Sons, LLP to develop plans and specifications relative to St. Paul's Open Space Improvement Plan at a cost of \$118,000. (Book 85 Page 108)
- **06/21** - Board of Trustees authorizes the engagement of Einhorn Yaffee Prescott to perform a Conditions Survey and Program Study of the Historic Main Building/ten acre site at a cost of \$92,900. (Book 85 Page 116)
- **11/01** - Amend the Engineering Agreement with A. James deBruin and Sons, LLP for the St. Paul's Open Space Improvement Plan stating that the design of an irrigation well and associated pump house vault facility was not in the original scope – additional fee of \$15,000. (Book 85 Page 155)
- **11/08** - Report by Einhorn Yaffee Prescott on the Main Building at St. Paul's.
- **11/15** - Memo from Chairman of the Mayor's Committee on St. Paul's, Brian T. Deveney with questions on the above report and asking for input of the Committee.
- **11/20** - Revised Cost Estimate Report submitted by Einhorn Yaffee Prescott.
- **11/21** Mr. Deveney sends a letter to Einhorn Yaffee Prescott (Ms. Marie Ennis, Principal) requesting more information.
- **December** - Appellate Division affirms Justice Burke's ruling.
- **12/03** - Mr. Deveney sends letter to Einhorn Yaffee Prescott (EYP) requesting that EYP submit a one-page document in a spread sheet form with regard to Village Hall and School Administration purposes.
- **12/13** - Village sends letter to EYP advising that they have engaged Robert Feuer Associates to prepare plans and specifications for facade and roof stabilization work on the Historic Main Building.

2002

- **February** - Village appeals the ruling of the Appellate Division to the New York State Court of Appeals at no additional expense to the Village.
- **02/05** - EYP submits cost estimates for the demolition of the Main Building.
- **03/07** - Robert Nouryan, Chairperson, St. Paul's Ad Hoc Committee of the CPOA requests that the Committee be provided with information pertaining to the status of the St. Paul's Building in order to respond to questions in the Central Section. (Book 86 Page 32)
- **03/06** - Mayor's Committee on St. Paul's presents a final report to the Board of Trustees.
- **03/19** - EYP sends the Conditions Survey and Program Study of the Historic Main Building/ten acre site to the Board of Trustees. Re-affirms their position to preserve the Main Historic Building and demolition of Ellis Hall and cottages in the best interest of the Village; Supports the phased development for use of the Historic Main Building, which included relocation of Village Hall functions and an appointment of "St. Paul's Conservancy" Committee to promote increased use of interior for use by residents.
- **05/02** - Board of Trustees awards bid for St. Paul's Open Space Improvements to LandTek Group, Inc. - \$599,020 (Resolution No. 74-2002) Book 86 Page 73.
- **05/02** - Board of Trustees authorizes Einhorn Yaffee Prescott, Architects, to perform a fit analysis (feasibility study), pursuant to proposal of April 30, 2002, to relocate Village Hall functions within the St. Paul's Historic Main Building/ten acre site. Analysis to be completed by June 28, 2002 at a fee of \$22,770, which includes the cost of all reimbursables. (Book 86 Page 74)

- **June** - The New York State Court of Appeals refuses to hear an appeal by the Village in the lawsuit over the St. Paul's property.
- **06/27** - Einhorn Yaffee Prescott makes a presentation to the Trustees and residents at a Special Board of Trustees' Meeting advising of their refined cost and fit analysis of relocating Village Hall functions at St. Paul's/ten acre site in the most efficient manner possible. (Book 86 Page 105)

Highlights are:

 - Extent of exterior deterioration: imperative all exterior envelope be repaired and historic restoration performed as soon as possible: i.e., new slate roof and repointing of all bricks and masonry;
 - Inside renovation: almost all existing room structures to be used, all existing utilities to be replaced and upgraded,
 - complete fire detection/suppression and security systems to be provided and allow for future expansion;
 - Main Building to house all municipal functions except Fire Department; municipal functions to occupy approximately 45,000 gross square feet (basement, first and second floors); remaining unused areas approximately 80,000 gross square feet - (mainly third and fourth floors) - "space banked" for future Village Hall function expansion and/or other community/resident uses;
 - In addition to a Board Room and Court Room, 11 multi-purpose rooms (first and second floors) provided for much needed meeting rooms for Village standing Boards and Commissions and resident community meetings; includes two of the most elegant and historical first floor rooms;
 - Departments requiring public visitation (e.g., Business Office, Recreation, Police and Court) are located on the first floor;
 - Recommended site for a new Fire Department: cottage site, across from golf course and furthest distance from residences;
 - \$19.5 million (A); Cost of the above noted restoration/renovation for Village functions, except fire house, including contingency, construction manager and consulting fees;
 - \$3.5 million (B); Cost of new free standing fire house;
 - \$23 million: Cost of A and B above; does not include demolition of cottages (\$232,670) and demolition of Ellis Hall (\$408,600).
- **07/8** - Work Session regarding St. Paul's and Mayor Lewis authorizes a Village Facts about the St. Paul's Historic Main Building. (Book 86 Page 106)
- **07/18** - Einhorn Yaffee Prescott makes a presentation at Board of Trustees' Meeting. (Book 86 Page 107)
- **07/18** - Amend Engineering Agreement with A. James deBruin and Sons for part-time inspection services for St. Paul's Open Space Improvements. (Book 86 Page 110)
- **August/September** - Discussions continue with EYP to explore modifications to the Main Building that would allow for the relocation of Village Hall at that location and reduce costs from the EYP estimate. After the preparation of more detailed cost estimates of the expenses involved, the Board of Trustees abandoned the idea of converting the building to a Village Hall. Focus is now on taking steps to prevent further deterioration of the building.
- **09/05** - Work session with representatives from EYP regarding the Historic Main Building. (Book 86 Page 129)

- **October** - The Board engages EYP to do a survey of the sloped and flat roof areas and to open probes and patches as necessary to document conditions that will be addressed in subsequent restoration/renovation projects at a cost not to exceed \$86,370.
- **10/02** - EYP sends letter to Village with regard to proposals for Priority Roof Repairs/Survey Probes (New York Roofing Company).
- **October** - New York Roofing Company is engaged to provide labor and materials to make priority repairs to the roof of the Main Building at a cost not to exceed \$20,000.
- **October** - A Work Session is conducted between the Village Board and several members of the former Mayor's Committee.
- **November** - Trustee Negri recommends that the Board consider moving the Public Library into a 50,000 sq. ft. portion of the Main Building.
- **12/05** - Work Session regarding St. Paul's Historic Main Building and Mayor Lewis appoints a Committee of Trustees Mauk (Chair), Bee and Negri to review all ideas relating to the future of the Main Building, e.g., Public Sector Development as a Public Library/Community Center; Private Sector Development as multi-family residential or assisted living; and demolition as a final resort. (Book 86 Page 170)

2003

- **02/06** - Board authorizes spending an amount of up to \$10,000 in consultant fees to the St. Paul's Committee to verify the cost of moving the Library into St. Paul's. (Book 87 Page 28)
- **02/06** - Robert Rushmore, Trustee and Corres. Secretary, Nassau County Historical Society, urging the Board to preserve St. Paul's. (Book 87 Page 28)
- **02/06** - Charla Bolton, Society for the Preservation of L.I. Antiquities, expressing concern with regard to the demolition of St. Paul's and asks the Board to consider all other avenues. Book 87 Page 30).
- **04/14** - EYP provides a "Priority Roof Repairs Documentation Report" summarizing that their findings confirm the need for complete replacement of the roof and masonry work throughout the complex.
- **04/24** - Receives a report, based on the collaboration of EYP and Beatty, Harvey & Associates, Architects "The Garden City Library at St. Paul's", estimating a cost of \$26.6 million to locate the Public Library into 50,000 square feet of the building. This report came about as a result of input, comments and suggestions from the Committee.
- **05/01** - Chamber of Commerce urging the Board to make a decision regarding St. Paul's that would preserve the building and generate tax dollars; i.e., residential use or assisted living. (Book 87 Page 87)
- **05/15** - Amend Engineering Agreement - St. Paul's Open Space Phase II with A. James deBruin & Son, LLP – not to exceed \$32,000. (Book 87 Page 93)
- **May** - The Committee submits its report on three alternatives to Mayor Miller. Copies were sent to the Property Owners' Associations and placed on file at the Reference Desk of the Public Library. The Public Information Committee, Trustees Segerdahl (Chair), members Mauk and Watras, is charged with developing a Village Facts and if at all possible, publish it prior to the summer.
- **June** - EYP submits fee proposal for preparation of construction documents (drawings and specifications) for the roof repair/replacement project for St. Paul's Main Building - \$685,000 (13.5% of construction costs of \$6,704,369).

- **08/21** - Accept Maintenance Bond for work done by LandTek Group. (Book 87 Page 125)
- **July** - EYP is charged with providing current data for Stabilization and Threshold for the Village Facts. Feedback requested of two versions of a Village Facts from Board of Trustees without a consensus being reached.
- **September** - Waiting for verified EYP data based on 9/03 for Stabilization, Threshold and Demolition and Library.
- **September** - The Village Administrator is charged with updating the July 2002 Village Facts through September 2003.
- **September** - A Request for Information (RFI) is issued by the Board of Trustees to private developers. This will enable the Board to determine if there are any proposed uses which will maximize the preservation of the Main Building including but not exclusive to residential, cultural and recreational development or any combination of public and private use. The due date is October 31, 2003.
- **11/06** - Work Session to review the proposed agenda for the upcoming St. Paul's Public Forum to be held on 11/13/03. (Book 87 Page 148)
- **11/06** - Amend Engineering Agreement - St. Paul's Open Space Phase II with A. James deBruin & Sons, LLP amount not to exceed \$16,000. (Book 87 Page 154)
- **11/13** - Presentation on Public and Private Uses at a Public Forum held at the Garden City Middle School Auditorium at 8:00 p.m., to discuss the uses and allow the residents to comment and ask questions. Consultants were present.
- **11/20** - Motion made and failed that a rule be established at the next Public Forum that the experts must possess the required knowledge and the Trustees should only be involved if directly asked and participation should be kept to a minimum. (Book 87 Page 166)
- **12/04** - Public Forum on St. Paul's with regard to private use options for the Main Building at St. Paul's (Book 87 Page 172)
- **12/18** - Trustee Bee motion to authorize and direct the Village Administrator to solicit proposals from interested land use planners to advise the Village regarding anticipated marketplace conditions, estimated building costs, etc., and to assist the Village in preparing an RFP. Motion failed. (Book 87 Page 175)
- **12/18** - Trustee Watras made a motion to adopt the following resolution That the Board of Trustees has determined to utilize the St. Paul's Historic Main Building as a library and community center. That the Board shall direct Bond Counsel to prepare an appropriate Bond Resolution for the issuance of Serial Bonds of the Village for a 15 year period, in an amount to finance the estimated maximum total cost of the project, which bond resolution shall take effect upon the approval of a bond referendum by the qualified voters of the Village at a special election. (Motion passed by the Mayor casting the vote to break the tie. (Book 87 Page 176)
- **12/18** - Mr. Michael D. Daly, President, Forest City Daly Housing, LLC, 1775 Broadway, Suite 701, New York, New York, 10019 writing with regard to their proposal for private sector building for the Main Building at St. Paul's. (Book 87 Page 176)
- **12/18** - Mr. Anthony G. Albanese, Albanese Organization, Inc., 1050 Franklin Avenue, Garden City, writing with regard to their proposal for private sector building for the Main Building at St. Paul's. (Book 87 Page 176)
- **12/18** - Mr. James Dolan, Attorney and Counselor, 226 Seventh Street, Suite 302, Garden City, New York, 11530, writing with regard to the Main Building at St. Paul's. (Book 87 Page 176)

2004

- **01/08** - Work Session with St. Paul's Preservation League regarding grant funding for St. Paul's. (Book 88 Page 1)
- **02/12** - Work session with regard to the proposed relocation of Garden City Library to the St. Paul's Campus. (Book 88 Page 23)
- **02/12** - Appointed Committee to select a construction manager and cost estimator to validate cost figures of moving Garden City Library/Community Center to the St. Paul's Complex, as well as to determine uses/occupancy of identified tenant space within the St. Paul's Main Building. Mayor Miller appoints Trustee Lundquist as Chairman along with Trustees Mauk and Negri. (Book 88 Page 23)
- **04/15** - Engage Sullivan & Nickel Construction Company to develop and review cost estimates for the re-use of the St. Paul's Historic Main Building for \$15,000.
- **40/22** - Trustee Watras presented a written report to Mayor Miller on the progress of the Committee for the disposition of the Library and Senior Recreation Center. (Book 88 page 76)
- **6/3** - Accept Maintenance Bond guarantees for one year the work by Oyster Bay Sand & Gravel, Inc. on the St. Paul's Open Space Improvements Phase. (Book 88 Page 97)
- **06/03** - Robert Nouryan, Past President, CPOA, submits a copy of the POA's sponsored Village-wide opinion survey tabulated by Adelphi University regarding St. Paul's. (Book 88 page 99)
- **07/08** - Change Order No. 1 with Oyster Bay Sand & Gravel, Inc., for \$6,420 for the completion of the St. Paul's Open Space Improvements - Phase II. (Book 88 page 118)
- **09/09** - Work session to review the cost analysis associated with the St. Paul's Main Building as prepared by Sullivan & Nickel Construction Company. (Book 88 Page 137)
- **09/09** - Mayor Miller directs Village Staff to conduct a survey of Planning Consultants to discover a process for generating ideas for the possible uses for the St. Paul's Main Building and surrounding 10 acres of land. Information to be gathered within 2 weeks and should include a Scope of Services, Time-Line and Range of Costs. (Book 88 Page 144)
- **10/21** - Pay claim of deBruin & Sons - \$62,000 for services rendered on the design and specifications for recreational improvements to St. Paul's Property. (Book 88 Page 167)
- **10/21** - Trustee Bee offered a resolution that the following steps should be taken: 1) needs assessment be forthwith prepared by Village Staff for use of public building space within St. Paul's buildings; 2) RFP be forthwith developed with the professional assistance for private sector residential development for space comparable to existing square footage of existing buildings, which RFP will alert responders to any preferences of Village for partial public use; 3) steps towards stabilization thereafter be taken; and 4) a request for enabling legislation then be presented to our legislators to permit non-public use of property. (Resolution No. 120-2004) (Book 88 Page 170)
- **11/04** - Work session to review various issues related to the Main Building at St. Paul's. (Book 88 Page 180)
- **12/16** - St. Paul's property shall be dedicated as parkland. Mayor Miller cast the deciding tie breaking vote. (Resolution No. 154-2004) (Book 88 page 205)
- **12/16** - Board received on October 29, 2004 "Needs Assessment" from Staff. Village Administrator to take such steps as are necessary and appropriate for the drafting of a "Request for Proposals". Motion failed to carry. (Resolution No. 155-2004) (Book 88 Page 206)

- **12/16** - Trustee Segerdahl offers a resolution regarding intent of continuing to move forward on St. Paul's issue - Needs Assessment, RFP and Stabilization. Motion failed to carry. (Resolution No. 156-2004) (Book 88 Page 206)

2005

- **01/13** - Village Staff prepared a SEQRA for the proposed Parkland Designation for the St. Paul's Property and recommended that a negative declaration be prepared. Mayor Miller removed this item from the agenda. (Book 89 Page 7)
- **01/13** - Needs assessment be developed and Stabilization be authorized to authorize and direct an architect to draw up plans and specs for stabilization of the Historic Main Building as per the Sullivan & Nickel's cost estimate analysis. Mayor Miller cast the additional favorable vote to break the tie to approve the resolution. (Book 89 Page 8)
- **01/13** - Eileen Collins is appointed to Chair the Needs Assessment Committee to find public uses for St. Paul's. (Book 89 Page 8)
- **02/03** - Short Environmental Assessment Form - Lead Agency - Parkland Designation for St. Paul's Property. Mayor Miller cast the additional favorable vote to break the tie to approve the resolution. (Resolution No. 14-2005) (Book 89 Page 19)
- **02/03** - Short Environmental Assessment Form - Negative Declaration - Parkland Designation for St. Paul's Property. Mayor Miller cast the additional favorable vote to break the tie to approve the resolution. (Resolution No. 14-2005) (Book 89 Page 19)
- **02/03** - St. Paul's property shall be dedicated as parkland. (Resolution No. 15-2005) (prior Resolution 154-2004) Mayor Miller cast the additional favorable vote to break the tie and approve the resolution. (Book 89 Page 20)
- **03/03** - Board of Trustees request that Village Staff write an RFP for the joint public/private use of the Historic Building at St. Paul's. (Resolution No. 22-2005) (Book 89 Page 35)
- **03/03** - Engage architect Beatty, Harvey & Associates LLP for the design plans for stabilization of St. Paul's Main Building. (Resolution No. 23-2005) (Book 89 Page 36)
- **03/17** - Former Trustee Eileen Collins, Chairperson of the Mayor's Committee submits findings on exploring public needs for space at the St. Paul's Historic Main Building. (Book 89 Page 40)
- **03/17** - Debate to remain open relating to approval to enter into agreement with Beatty, Harvey and Associates. Mayor Miller cast the additional favorable vote to keep the debate open. (Book 89 Page 44)
- **06/16** - Mayor Lundquist appoints a Committee, consisting of Trustee Bee, Chairperson, and Trustees Mauk and Lamberti to begin process of seeking consultants to draft either an RFI or RFP for the St. Paul's Historic Main Building and requests a short list of consultants. (Book 89 Page 108)
- **08/18** - Trustee Mauk on behalf of the Mayor's Committee on St. Paul's consisting of trustee Bee and Mauk, presented their report on the process of seeking a consultant to draft and RFI or RFP for St. Paul's. (Book 89 Page 123)
- **08/18** - SEQR - Lead Agency - Proposed St. Paul's Historic Main Building Redevelopment. (Resolution No. 96-2005) (Book 89 Page 123)
- **08/18** - Short EAF - Proposed St. Paul's Historic Main Building Redevelopment. (Resolution No. 97-2005) (Book 89 Page 124)
- **08/18** - Engage Karen Backus & Associates for the St. Paul's Historic Main Building Redevelopment. (Book 89 Page 167)

- **12/15** - Karen Backus & Associates, Consultant, gave a presentation and information session on the Historic Main Building at Board of Trustees meeting held at Middle School Auditorium. (Book 89 Page 176)
- **12/15** - Karen Backus & Associates reports to the Village that it would cost approximately \$15 to \$16 million to stabilize St. Paul's, \$32-\$33 million for minimal public use; \$5-\$6 million for demolition.
- **12/15** - Based on a determination, it is feasible to save Main Building with privatization at little or no cost to taxpayers, Committee recommends that Board of Trustees move forward with second-phase study.
- State Supreme Court rules in favor of Village.

2006

- **02/02** - Village Facts to be prepared and sent out. (Book 90 Page 24)
- **May** - Village Facts sent out to residents.
- **06/15** - K. Backus gives a presentation at a Board of Trustees Meeting on St. Paul's. (Book 90 Page 114)
- **06/15** - Mayor Lundquist sends letter to residents with updates on a real estate consultant, hired last year and also regarding findings on the potential uses of building.
- **07/19** - Request for Proposals issued by the Village seeking private developers for the site. Six responses were received. Three eliminated on the grounds that they did not meet the RFP's requirements; did not have necessary financial resources; and/or did not have enough experience with a project like St. Paul's.
- **09/14** - Grant application submitted to the Empire State Development Corporation to seek funding for the Historic Main Building at St. Paul's. (Resolution No. 109-2006) (Book 90 Page 145)
- **09/28** - Public Hearing regarding Empire State grant application. (Resolution No. 110-2006) (Book 90 Page 147)
- **12/21** - Pay K. Backus & Associates, Inc., for additional professional services provided by Furnstahl & Simon, Turner Construction and Grubb & Ellis as well as reimbursable for \$37,270. (Book 90 Page 181)
- **12/21** - Pay K. Backus & Associates, Inc., to provide real estate services - \$120,000 (\$20,000 includes money for sub-consultants) (Book 90 Page 181)

2007

- **04/16** - Executive Session to discuss a matter of real estate. James Carney and Cosmo Veneziale, St. Paul's Committee and Karen Backus and Lori Matsukuma of K. Backus Associates attend. (Book 91 Page 75)
- **04/19** - Mayor Bee removes himself from St. Paul's Committee and appoints Trustee Gerard P. Lundquist. (Book 91 Page 75)
- **04/19** - St. Paul's Committee to continue discussions with the following three RFP responders: Albanese Organization, AvalonBay Communities and Committee to Save St. Paul's/Canus Corporation and not to continue discussions with following four RFP responders: John A. Ardito, Esq., Eskar International Limited/Litas Investing Co., Inc., NAIM/Apollon and REIT Americas Limited. (Book 91 Page 97)
- **09/27** - Engage Bryan Cave, LLP for special legal services regarding St. Paul's. (Book 91 Page 165)

- **10/04** - Trustee Mauk reported on the progress of the St. Paul's Committee and presented the Board with a report. (Book 91 Page 171)
- **10/04** - Canus Corporation dropped from further consideration for the St. Paul's redevelopment because of unacceptable potential risk the Village would face if it were to enter into development agreement with Canus Corporation. Conditional approval was granted, in part, because AvalonBay has financial resources needed to undertake and complete the project at little or no cost to taxpayers. (Resolution No. 124-2007) (Book 91 Page 171)
- **10/04** - Pay K. Backus to provide additional real estate services 0,000. (Book 91 Page 172)
- **10/04** - Accept the waiver with regard to actual or potential conflicts of interest arising out of the representation of the Village with Avalon Bay. (Book 91 Page 172)
- **11/08** - Mr. Paul Rabinovitch, VP, Canus Corporation advises that they have withdrawn their proposal for St. Paul's. (Book 91 Page 194)
- **December** - Village Facts issued.

2008

- **02/07** - Enter into a Memorandum of Understanding (MOU) with AvalonBay with regard to the St. Paul's property. (Book 92 Page 19)
- **03/06** - Trustee Mauk resigns as Member and Chairman of Mayor's Committee on St. Paul's. (Book 92 Page 32)
- **03/06** - Trustee Lamberti appointed as Chairman of the Mayor's Committee on St. Paul's and Mayor Bee restates the Charge of the Committee. (Book 92 Page 32)
- **04/17** - Agreement with Greenwich Capital Group to provide additional financial consulting services to the Village for St. Paul's - \$20,000. (Book 92 Page 84)
- **05/01** - Pay claim of Bryan Cave for services on St. Paul's/Avalon Bay - \$39,966.33. (Book 82 Page 91)
- **05/22** - Pay K. Backus & Associates, Inc., - amend the existing contract to not exceed \$60,000. (Book 92 Page 101)
- **June** - Mayor's Committee, after eight months of follow-up discussions and negotiations with AvalonBay on revisions to conditionally approve AvalonBay proposal, issues report on "options" for St. Paul's. Committee's Report details steps taken to review and refine AvalonBay's proposal, and outlines costs for Demolition (\$5.8 million) and "Mothballing" (\$13.9 million). Mayor's Committee report calls "Mothballing" a "waste of time and money."
- **08/21** - Central Property Owners' Association President, Pat DiMatta, advises that the Directors of the CPOA support the conducting of a Village-wide poll by the four Property Owners' Associations and that the aforementioned poll ask residents of the Village of Garden City only to vote "For" or "Against" the AvalonBay proposal for the St. Paul's property.
- **08/21** - Mayor Bee removes item from the agenda for the Village to solicit public input via a vote coordinated by the JCC of the four POAs. (Book 92 Page 169)
- **08/21** - Mayor is authorized to explore with AvalonBay possible modifications to the Memorandum of Understanding dated February 20, 2008 as it relates to St. Paul's and that any change to the Agreement would be brought back to the full Board of Trustees for approval. (Mayor Bee cast an additional favorable vote to break the tie). (Resolution No. 130-2008) (Book 92 Page 180)

- **09/11** - Board of Trustees to disavow the Village-wide poll to be held by the Eastern and Estates POAs scheduled for October 7, 2008 on a proposal to accept the Avalon Bay proposal or choose demolition. This item was withdrawn. (Book 92 Page 183)
- **10/02** - Resolution to add third option to proposed Village-wide residents' opinion poll: 1) Village should pursue a Development Agreement with AvalonBay; 2) Village should demolish Main Building and 3) Village should spend funds as necessary to maintain the St. Paul's Main Building in its current unused and unoccupied condition. Mayor Bee cast additional favorable vote to break the tie. (Resolution No. 133-2008) (Book 92 Page 189)
- **10/02** - BOT requests that the POA's (either in concert or individually) assist in identifying public opinion on the future of the St. Paul's Main Building site by means of measuring a Village-wide response of residents to the above-named options. (Resolution No. 134-2008) (Book 92 Page 189)
- **10/02** - Board of Trustees is authorized to make a final determination about the next step in the disposition of the St. Paul's Historic Main Building site no later than December 18, 2008 (Trustee Lamberti changed disposition date from December 31 to December 18) (Resolution No. 135-2008) (Book 92 Page 191)
- **11/06** - Matthew Whalen and Michael Benet of AvalonBay presents information at Board of Trustees meeting on the proposed AvalonBay/St. Paul's Project. (Book 92 Page 212)
- **11/06** - AvalonBay to prepare updated site plan of the St. Paul's property and submit to Board of Trustees. (Res. No. 151-2008)
- **11/06** - Updated financial offer from AvalonBay referred to Village consultants, Greenwich Group and K. Backus & Associates for their review. (Resolution No. 152-2008) (Book 92 Page 212)
- **11/20** - Mayor Bee removes the Proposal - Strategic Planning Systems, Inc., to conduct a Public Opinion Poll on the future of St. Paul's - \$22,500 from the agenda. (Book 82 Page 223)
- **11/20** - Board will not waive the parking requirements for AvalonBay for the proposed 5,000 square feet of public space at the Main Building at St. Paul's. (Book 92 Page 223)
- **11/20** - Ratification of the Greenwich Group International's Proposal with regard to the enhancements submitted by St. Paul's at a fee of \$5,000. (Book 92 Page 224)
- **11/20** - Mayor Bee to act as the Village representative in dealing with the dissemination of literature as it relates to AvalonBay. (Book 92 Page 227)
- **12/02** - Village-wide vote on St. Paul's. Total Votes - 5,020: For AvalonBay - 873, For Demolition - 2,272, For Mothballing - 1,875.
- **12/04** - Pay claim of Bryan Cave, LLP for legal services on the St. Paul's/AvalonBay negotiations for September - \$1,153.7. (Book 92 Page 231)
- **12/04** - Mrs. Pat DiMatta, President, CPOA advises the Village of the results of an independent survey (October 30 – December 2, 2008) with regard to St. Paul's of all households in the Central Section of the Village. (Book 82 Page 233)
- **12/04** - Mr. Brian Daughney, President, Estates POA, advising the Village of the December 2, 2008 survey that the Estates and East POAs conducted with regard to St. Paul's. (Book 92 Page 233)
- **12/18** - Village votes to cancel the Memorandum of Understanding with AvalonBay Communities, Inc., with regard to St. Paul's. (Resolution No. 173-2008) (Book 92 Page 235)

- **12/18** - Engage Environmental Counsel, Sive, Paget & Riesel, to provide professional services to review and provide comments on the Environmental Impact Statement (EIS) for the Demolition of the Historic Main Building and Ellis Hall at St. Paul's - \$5,000. (Book 92 Page 236)
- **12/18** - Mayor Bee moved to defer the Preparation of an EIS for the Demolition of St. Paul's to the next meeting. (Book 92 Page 236)
- **12/18** - Paul Muscarella, President WPOA, advising of the results of their informal survey of its residents concerning the Proposal of AvalonBay. (Book 92 Page 243)

2009

- **01/08** - Village to act as Lead Agency for the Demolition of the Main Building and Ellis Hall at St. Paul's - Village to propose a bond resolution for the demolition. (Resolution No. 1-2009) (Book 93 Page 1)
- **10/08** - Full Preparation of the Full Environmental Assessment Form for the Demolition of St. Paul's to be deferred. (Book 93 Page 1)
- **02/05** - Full Preparation of the Full Environmental Assessment Form for the Demolition of St. Paul's to be deferred. (Book 93 Page 11)
- **02/05** - Professional Service Contract - Coordinate the preparation of an EIS – Demolition of St. Paul's to be deferred. (Book 93 Page 11)
- **02/17** - Full Preparation of the Full Environmental Assessment Form for the Demolition of St. Paul's to be deferred. (Book 93 Page 19)
- **02/17** - Professional Service Contract - Coordinate the preparation of an EIS – Demolition of St. Paul's to be deferred. (Book 93 Page 19)
- **03/05** - Professional Service Contract - Coordinate the preparation of an EIS – Demolition of St. Paul's to be deferred. (Book 93 Page 32)
- **03/05** - Pay claim of Sive Paget for December, 2008 for cost recovery matter for St. Paul's Demolition - \$9,941.25. (Book 93 Page 32)
- **03/19** - Engage Greenman-Pedersen, Inc. Engineering and Consulting Services, to assist the Village with SEQR related tasks for the demolition of the Historic Main Building and Ellis Hall and utilizing the services of Dr. David Bernstein, Director of the Institute of Long Island Archaeology as their historic preservation specialist. (Book 93 Page 39)
- **04/06** - Pay claim of Sive Paget for January, 2009 for cost recovery matter for St. Paul's Demolition - \$4,565.83. (Page 93 Page 60)
- **04/16** - SEQR Full Environmental Assessment Form and Positive Declaration Notice of Intent to Prepare a Draft EIS - Proposed St. Paul's School Demolition for Additional Open Space - Board of Trustees to act as Lead Agency. (Resolution No. 57-2009) (Book 93 Page 67)
- **04/16** - Full Environmental Assessment Form - Proposed St. Paul's School Demolition for Additional Open Space - positive declaration prepared. (Resolution No. 58-2009) (Book 93 Page 68)
- **05/07** - Adoption of the Draft Scope to identify relevant issues to be addressed in the Draft Environmental Impact Statement for the Proposed St. Paul's School Demolition for Additional Open Space. (Resolution No. 62-2009) (Book 93 Page 77)
- **05/07** - Set date for Public Scoping Meeting with regard to the Draft Environmental Impact Statement for the Proposed St. Paul's School Demolition for Additional Space. Public Scoping Meeting to be held June 4, 2009 at 8:00 p.m. at Village Hall. (Book 93 Page 77)

- **05/07** - Set Comment Period to comment on the Draft Scope with regard to the Draft Environment Impact Statement for the Proposed St. Paul's School Demolition for Additional Open Space. May 15, 2009 - June 16, 2009 comment period. (Resolution No. 64-2009) (Book 93 Page 77)
- **06/04** - Public Scoping Meeting for the Preparation of a Draft Environmental Impact Statement (DEIS) for the proposed St. Paul's School Demolition for Additional Open Space. Robert Grover from Greenman-Pedersen, Inc., makes a presentation.
- **08/13** - Accept the Final Scoping Document with Regard to the Draft Environmental Impact Statement for the Proposed St. Paul's School Demolition for Additional Open Space.

2010

- **05/06** - Engage AKRF, Inc., to provide environmental consulting services for completing the preliminary Draft Environmental Impact Statement (DEIS) for the proposed demolition of the St. Paul's School. (Working with Sive Paget & Riesel) \$42,225.
- **06/17** - The Mayor and Board of Trustees are in receipt of the Draft Environmental Impact Statement (DEIS), dated June 2010, which has been prepared by AKRF, Inc., Sive Paget & Riesel, P.C., and Greenman-Pedersen, Inc. The Village Board of Trustees have determined that this is a Type I Action, established itself as Lead Agency and has adopted a Scope of Work for the preparation of a DEIS. The Board of Trustees has accepted the DEIS as complete and ready for public review. A Notice of Completion and a Notice of Public Hearing dated June 17, 2010 is approved. The DEIS is available for public review at Village Hall, the Garden City Public Library and online. Written comments on the DEIS will be accepted by Robert L. Schoelle, Jr., Village Administrator, up until September 30, 2010. Two public hearings will be held at Village Hall to accept oral testimony on the DEIS on August 19 and September 16, 2010 at 8:00 p.m. (Res. No. 92-2010)
- **06/17** - Notice of Completion of Draft Environmental Impact Statement (DEIS) and Public Hearing published in the Environmental Notice Bulletin.
- **06/25** - Notice of Completion of Draft Environmental Impact Statement (DEIS) and Public Hearing published in the Nassau Edition of Newsday and the Garden City News.
- **06/29** - Special Board of Trustees Meeting - Committee to Save St. Paul's gave a formal presentation of their proposed program regarding the preservation of the Historic Main Building at St. Paul's.
- **08/19** - Public Hearing with regard to St. Paul's School Demolition for Additional Open Space Draft Environmental Impact Statement (DEIS). The public hearing will continue on September 30, 2010, at which time a special meeting of the Board of Trustees will be held.
- **09/03** - Notice of new date for continuation of the public hearing on the Draft Environmental Impact Statement (DEIS) published in the Garden City News.
- **09/04** - Notice of new date for continuation of the public hearing on the Draft Environmental Impact Statement (DEIS) published in the Nassau Edition of Newsday.
- **09/30** - Continuation of Public Hearing with regard to St. Paul's School Demolition for Additional Open Space Draft Environmental Impact Statement (DEIS).
- **09/30** - Requested Village Staff and Village Consultants engage experts to compare specifications of environmental issues existing in the Main Building and Ellis Hall and put these specifications into a document that could be used to develop and solicit bids for market rate expenses to ameliorate those environmental issues both in the context of the

possible demolition and in the context of the possible reuse of the building. The attention should be specifically directed to the asbestos, lead and lead paint and to other issues that may exist and are found in those buildings. These are necessary precursor facts needed as we continue the review of the appropriate disposition of St. Paul's Main Building and Ellis Hall.

- **10/07** - The Board met privately with Special Counsel David Yudelson of Sive, Paget & Riesel, P.C., regarding the Draft Environmental Impact Statement (DEIS) on the St. Paul's School.
- **10/07** - Engage AirTek Environmental Corp. to prepare bid specifications to remediate asbestos containing materials and lead based paint at St. Paul's Main Building and Ellis Hall.
- **10/12** - Closing of the Comment Period with regard to St. Paul's School Demolition for Additional Open Space Draft Environmental Impact Statement (DEIS).
- **11/18** - Engage AKRF, Inc., to prepare the Final Environmental Impact Statement (FEIS) with regard to St. Paul's School Demolition for Additional Open Space (\$41,500 - not including out-of-pocket expenses).

2011

- **02/03** - Accept the Final Environmental Impact Statement (FEIS) with regard to St. Paul's School Demolition for Additional Open Space.
- **03/17** - Adoption of the Findings Statement for the St. Paul's Demolition for Additional Open Space. Findings Statement was received February 1, 2011 and last revised March 15, 2011. Prepared by AKRF, Inc. And Sive, Paget & Riesel, P.C. (Board of Trustees acting as Lead Agency). (Res. No. 19-2011)
- **03/17** - Adopt Bond Resolution in an amount not to exceed \$3,750,000 to finance the demolition of the St. Paul's Main Building and Ellis Hall. Subject to a mandatory referendum - April 27, 2011. (Res. No. 20-2011)
- **04/04** - Appoint Election Inspectors for the St. Paul's Bond Resolution Vote.
- **04/27** - St. Paul's Bond Resolution - Village-wide vote (Vote: Ayes-1,121, Noes-3,290)
- **05/05** - Village Clerk reports at the Board of Trustees Meeting on the results of the April 27, 2011 St. Paul's Bond Resolution - Ayes-1,121, Noes-3,290
- **05/05** - Maureen Traxler offers a \$1,000 donation on behalf of the Committee to Save St. Paul's to paint the flagpole in front of the Main Historic Building at St. Paul's; also offers to donate her late husband's flag. (The flag was donated and put up in front of Village Hall.)
- **05/19** - Mr. Peter Negri, President, St. Paul's Conservancy Corp. (Committee to Save St. Paul's) requesting an opportunity to present to the Board an updated proposal for the use of the St. Paul's Main Building as a public resource.
- **05/19** - Board voted to respond positively to Mr. Negri's request and that the resources of the Village under the direction of Mr. Schoelle, Village Administrator, be made available including site visits to St. Paul's and studies and reports on file with the Village be made available for review. The Board is not at this point indicating approval or disapproval of this proposal.
- **07/21** - Mayor Brudie appointed a Mayor's Committee to Save St. Paul's - Trustees Andrew J. Cavanaugh, Chairman, John J. Watras and Nicholas P. Episcopia - to review any new proposals received for the use of the St. Paul's Main Building including the proposal from the Committee to Save St. Paul's.

- **07/21** - Board votes to defer until the August 18, 2011 Board of Trustees Meeting a discussion of the feasibility of a Recreation Center on the St. Paul's site and whether the Village Staff should be instructed to draft an RFP in connection herewith (Vote: Ayes-5, Noes-3 - Mayor Brudie, Trustees Watras and Cavanaugh)
- **08/18** - Trustees DeMaro and Daughney requested that the Board of Trustees discuss the feasibility of a Recreation Center on the St. Paul's Site. Trustees DeMaro and Daughney to meet and discuss the concept with the four Property Owners' Associations and residents generally and to consider the formation of an RFI for such purposes and report back to the Board of Trustees within 90 days as to the interest among residents as to the type of recreation facilities to be included in a Recreation Center. Village Staff and Counsel to assist with the drafting of a formal Request of Information for consideration by the Board of Trustees. (Res. No. 95-2011)
- **09/15** - Mr. Peter Negri, President, Committee to Save St. Paul's, submitting to Mayor Brudie and the Board of Trustees "A Comprehensive Plan for the Restoration of St. Paul's and Community Center Development" dated September 9, 2011 and requesting that a meeting in public and a presentation by their Committee to the Board of Trustees take place as soon as it can be scheduled.
- **09/15** - Mayor Brudie removed the request to set a date for a meeting in public to be briefed by the Committee to Save St. Paul's regarding their September 9, 2011 proposal. The Village Administrator was directed to contact the Committee to Save St. Paul's to set up a special meeting with the Board of Trustees.
- **100/6** - Mr. Peter Negri, along with other members of the Committee to Save St. Paul's presented to the Mayor and Board of Trustees at this meeting, in public, their proposal for St. Paul's, "A Comprehensive Plan for the Restoration of St. Paul's and Community Center Development" dated October 6, 2011.
- **10/20** - Mr. Peter F. Negri, President, St. Paul's Conservancy Corp., (Committee to Save St. Paul's), P.O. Box 7642, Garden City, submitting to the Mayor a letter stating that they are in the process of updating their proposal and will resubmit to the Board within 45 days.
- **10/20** - Trustee Donnelly requested that "Referral of the latest proposal of the Committee to Save St. Paul's to Erwin, Lobo, Bielinski, PLLC, to review/compare and evaluate the proposal of the Committee to Save St. Paul's with their prior submission and to report back to the Board of Trustees" be removed from the agenda based on the letter that was received from Mr. Peter F. Negri, President, Committee to Save St. Paul's, in which they stated that they are in the process of updating their proposal and will resubmit to the Board within 45 days.
- **11/03** - Engage Erwin, Lobo, Bielinski, PPLC, (Forensic Architects and Engineers) to review/compare and contrast any new proposal submitted by the Committee to Save St. Paul's for the restoration of St. Paul's Main Building with their prior submissions. In addition, that ELB engage in a full analysis of Options 5 and 6 (which are outlined in Appendix M of the February 3, 2011, Final Environmental Impact Statement (FEIS) on Page 14 of 29 under Alternative Approaches.) These options refer to the removal of wings of St. Paul's either in whole or in part. All communications shall be coordinated by and be directed through Michael D. Filippone, Superintendent of the Building Department and forwarded to the Board of Trustees through Robert L. Schoelle, Jr., Village Administrator. Trustee Cavanaugh further amended the above to include a "not to exceed amount of \$20,000 aggregate".

- **11/03** - Trustee Watras made a motion that the required roof and clock face repairs at the St. Paul's Main Building be included at a cost not to exceed \$11,300.
- **11/03** - Mayor Brudie continued on the original motion of Trustee Donnelly as amended by Trustee Cavanaugh and accepted as an amendment by Trustee Donnelly. The amended motion of Trustee Watras was not accepted by Trustee Donnelly.
- **11/03** - Mayor Brudie called for a vote on the separate motion of Trustee Watras to spend up to \$11,300 for roof and clock face repairs at the St. Paul's Main Building as a result of Tropical Storm Irene. NOES: 5 AYES: 3 (Mayor Brudie, Trustees Watras and Cavanaugh). Motion failed to carry.
- **11/03** - Mayor Brudie called for a vote on the original motion of Trustee Donnelly as amended by Trustee Cavanaugh to engage Erwin, Lobo, Bielinski, PPLC - not to exceed \$20,000.
- **11/17** - Board of Trustees denied a request to engage RG Roofing, Inc., 345 Barwick Boulevard, Mineola, New York for roof and clock face repairs to the St. Paul's Main Building. This damage was the result of Tropical Storm Irene. The scope of the work entails four areas of the roof system; northeast clock tower roof damage, clock tower south face replacement, southwest wing flat roof and east wing flat roof. The cost of the repairs is \$11,300.
- **12/01** - Board of Trustees denied a request to engage RG Roofing, Inc., 345 Barwick Boulevard, Mineola, New York for roof and clock face repairs to the St. Paul's Main Building. Trustee Donnelly requested that this item be deferred until the Committee to Save St. Paul's can be asked if their funds can be used to finance the repairs of \$11,300. Motion failed to carry.
- **12/15** - Mr. Peter Negri, President, Committee to Save St. Paul's, writing on behalf of the Committee and the Garden City Historical Society offering to donate 50% (\$5,650) towards the needed repairs to the clock tower and adjacent portion of the roof at St. Paul's. Board denied the request to accept the check.
- **12/15** - Garden City residents Bob and Patricia Kaliban gave a check to Mayor Brudie for \$11,300 to cover the repairs to the roof and clock tower. Objection was raised that this was not on the agenda and no action was taken.
- **12/15** - Garden City residents Mr. and Mrs. William Bellmer offer a donation of \$100 towards the start of, or to add to, a Village fund for the purpose of restoring the south clock face tower on the Main Historic Building at St. Paul's. No action taken.
- **12/15** - Mr. Peter Negri, President, Committee to Save St. Paul's and Mr. Albert F. Intreglia, President, Garden City Historical Society writing to the Mayor and Board of Trustees regarding the status of their October 6, 2011 proposal by the Committee to Save St. Paul's and The Garden City Historical Society as it relates to St. Paul's.

2012

- **2/02** - Board of Trustees voted to accept the offer of a \$6,500 donation by Garden City residents, Bob and Patricia Kaliban.
- **3/01** - Mayor brought up the Establishment of a Fund from Private Donations for the Restoration of the Clocks in the Clock Tower at St. Paul's. A discussion took place with regard to establishing a fund from private donations for the restoration of the clocks in the clock tower at the Historic Main Building at St. Paul's. Trustee Cavanaugh made a motion to establish such a fund. Vote: AYES: 3 (Mayor Brudie, Trustees Watras and Cavanaugh) NOES: 5 (Trustees Episcopia, Quinn, Donnelly, Daughney and DeMaro).

- **12/20** - Accept the Assessment Report of Repairs and Restoration of St. Paul's School dated October 24, 2012 - Erwin & Bielinski, PPLC. At the request of Trustee Daughney, Mr. Don Erwin, AIA, from the firm Erwin & Bielinski, PPLC, made a presentation with regard to their Assessment Report of Repairs and Restoration of St. Paul's School, dated October 24, 2012, including the memo submitted by Superintendent of Building, Michael D. Filippone. Mr. Erwin provided comments and summarized his findings to the Board of Trustees. After discussion, and on motion of Trustee Daughney, the Board voted to accept the Assessment Report of Repairs and Restoration of St. Paul's School, dated October 24, 2012, which was prepared by Erwin & Bielinski, PPLC. Vote: AYES:5 NOES:3 (Mayor Brudie, Trustees Watras and Cavanaugh)
- **12/20** - On motion of Trustee Daughney the following resolution was offered with regard to the report submitted by Don Erwin of the firm Erwin & Bielinski, PLLC; Resolution No 136-2012 WHEREAS, in light of, and based upon, the findings set forth in the Report of the Architect and Engineering Firm Erwin & Bielinski, PLLC, as delivered to and accepted by the Village of Garden City, analyzing the plan for the partial reuse of the former St Paul's School Main Building, dated June 29, 2010, as amended October 6, 2011, as submitted by the Committee to Save St. Paul's and the Garden City Historical Society, which report, among other things, concluded that the plan's estimates of costs are underestimated and unclear, is insufficient in scope to prevent continuing deterioration of unused portions of the facility and does not address significant building code and life safety issues,

NOW THEREFORE BE IT RESOLVED, that the Board of Trustees has determined to reject the plan submitted by the Committee to Save St. Paul's and the Garden City Historical Society, dated June 29, 2010, as amended October 6, 2011, which report, among other things, concluded that the plan's estimates of costs are underestimated and unclear, is insufficient in scope to prevent continuing deterioration of unused portions of the facility and does not address significant building code and life safety issues and the Board of Trustees shall advise the Committee to Save St. Paul's and the Garden City Historical Society that the plan shall not be further considered by the Board of Trustees with the understanding that the Committee to Save St. Paul's and/or Garden City Historical Society, may at any time submit either updated or new proposals related to St. Paul's Main Building to the Board of Trustees for their review and consideration. Vote - AYES:5 NOES:3 (Mayor Brudie, Trustee Watras and Cavanaugh).

2013

- **02/07** - Mr. Don Erwin, AIA, Principal, Erwin & Bielinski, PPLC, 37 West 39th Street, Suite 1201, New York, New York, submitting to the Board of Trustees their technical review of the Committee to Save St. Paul's most recent proposal for partial refurbishment and reuse of the St. Paul's School.
- **12/05** - Nassau County 2006 Environmental Bond Act - Ellis Hall and Historic Main Building at St. Paul's Campus - Inter-Municipal Agreement. Authorization is requested to solicit competitive bids for the Remediation and Deconstruction of Ellis Hall in preparation for the execution of an Inter-Municipal Agreement with Nassau County under which the Village will receive up to \$300,000 from the County under its 2006 Environmental Bond Act. The Village will be required to spend a minimum of \$600,000 in order to realize the

\$300,000 from Nassau County. This is a project that is contemplated to be finalized through the issuance of bonds.

2014

- **01/09** - Environmental/Deconstruction Project Design & Management - Ellis Hall Abatement & Deconstruction - AirTek Environmental Corp. - Village to engage AirTek Environmental Corp., 39-27 29th Street, Long Island City, New York to aid in the preparation of specifications for the abatement and deconstruction of Ellis Hall. AirTek was the environmental consultant used in the preparation of specifications for the bidding of the St. Paul's abatement/deconstruction project which was previously bid. The cost for Task I, the Abatement/Deconstruction Bid Package Review and Revisions is \$3,500. The cost for Task II, Construction Phase Services, is to be determined, as it is based on the scope and schedule. Rates on file in the Village Clerk's Office. Contingent Funds.
- **03/20** - Bond Resolution - Demolition of Ellis Hall. - Demolition of Ellis Hall to be funded by the issuance of bonds. The total cost of the Demolition of Ellis Hall on the Campus of the former St. Paul's School, including financing costs and additional contingencies for unforeseen expenses estimated \$750,000. (Res. 29-2014)
- **05/15** - Award Bid - Remediation and Deconstruction of Ellis Hall at St. Paul's School - Pinnacle Environmental Corp., at a cost of \$685,000. (Res. No. 98-2014)
- **07/17** - Amend Bond Resolution - Demolition of Ellis Hall - Board of Trustees approved a bond for the Demolition of Ellis Hall on the Campus of the former St. Paul's School, including financing costs and additional contingencies for unforeseen expenses estimated to be \$750,000 and approved at the Board of Trustees Meeting of March 20, 2014. Approval to amend the amount of the Bond Resolution to \$1,000,000. (Res. No. 113-2014)
- **08/14** - Additional Contract Work - Remediation and Deconstruction of Ellis Hall at St. Paul's School - Pinnacle Environmental Corp., 200 Broad Street, Carlstadt, New Jersey. Change Order #1 - \$60,000. Additional asbestos containing material was found 8' above grade between the brick veneer and substrate around the entire structure.
- **08/14** - Additional Contract Work - Remediation and Deconstruction of Ellis Hall at St. Paul's School - AirTek Environmental Corp., 39-37 29th Street, Long Island City, New York, Change Order #2 - \$23,280. Additional abatement monitoring due to the additional asbestos containing material found beneath the brick veneer.
- **12/04** - Accepted Maintenance Bond - Remediation and Deconstruction of Ellis Hall at St. Paul's for \$745,000, which guarantees for one year the work performed by Pinnacle Environmental Corp.

2015

- **08/20** - St. Paul's Lighting Expansion - engaged Anker's Electric Service, Inc., to expand the flood lighting system that illuminates the exterior of the St. Paul's School Building to include the lighting of the east side of the building facing Rockaway Avenue - \$10,200.
- **09/10** - Emergency Electrical Repairs - Anker's Electric Service, Inc. - \$4,053.99. During the construction and excavation phase of the paving work in front of Cluett Hall, the electrical main that feeds the exterior lighting system in front of the Main Building was damaged.
- **11/19** - St. Paul's Main Building - Window Repairs - Mike the Glazier of Mineola - \$1,750 repair to seven (7) broken windows at the St. Paul's Main Building.

2016

- **03/03** - St. Paul's Main Building - Window and Door Repairs - \$6,000.
- **07/21** - St. Paul's Recreation Complex - Cinder Track Removal - Amend the original Contract for the removal of the cinder track amount of \$134,000 to \$137,275. There is considerable savings with the Parks Irrigation Project which is part of the overall Recreation Facilities Improvement Project which was previously approved by the Board with an authorized budget of \$1,045,000.
- **07/21** - St. Paul's Recreation Complex - Cinder Track Removal - Landtek Group to remove an old cinder track that is beneath several soccer fields - \$137,275 - Recreation Facilities Improvement Project.
- **09/08** - Furnish and Install Indoor LED Lighting Fixtures and Retrofit Kits at St. Paul's Eldor Contracting Corp. - \$28,130.

2017

- **09/21** - Funding of Architectural and Construction Related Proof of Concept for Recreation based Facility at St. Paul's - \$60,000 for the retention of specialized professional architectural, design and construction firms.
- **09/21** - Architectural and Construction - Concept - Recreation Based Facility - Engage Firms: Beyer, Blinder, Belle, Thornton Tomasetti and Eight, Inc. to provide preliminary drawings, proof of concept, construction plan outlines and related material with respect to developing the former St. Paul's Building, cottages and surrounding area into a recreation based facility including indoor fields and other amenities. The payment to these firms be made after a Determination and Finding that the retention of the firms is in compliance with the Village's Procurement Policy.
- **10/05** - Architectural and Construction - Concept - Recreation Based Facility - Transfer Funds (a) \$40,000 from Contingent, to Capital Projects St. Paul's Recreation Facility, for additional funds required in order to engage Beyer, Blinder, Belle, Thornton Tomasetti and Eight, Inc., to provide preliminary drawings, proof of concept, construction plan outlines and related material with respect to developing the former St. Paul's building, cottages and surrounding area into a recreation based facility including indoor fields and other amenities
- **10/05** - St. Paul's Fieldhouse - Complete Floor Covering System, which will be utilized to protect the new gymnasium - Humphry's Cover Sports - \$16,438.40.
- **12/07** - St. Paul's Fields - Synthetic Turf Groomer - Malvese Equipment Co., Inc. - \$3,349. The purchase of this equipment is required in order for staff to perform basic maintenance to synthetic turf field areas.

2018

- **07/10** - St. Paul's Facility - Transfer Funds \$25,000 from Contingent to Capital Projects (to transfer funds to St. Paul's Facility), to fund additional expenditures related to the development of the Concept Plan and public presentations, including rental of audio visual materials, printing, 3D imaging, etc.
- **07/10** - Engage Beyer, Blinder, Belle, authorizing the Village to incur up to \$25,000 of expenses related to the development of the concept plan and public presentations, including expenditures for rental of audio visual materials, printing, 3D and/or movie film imaging and similar expenses.

- **07/10** - St. Paul's Comfort Station - Architectural and Engineering Services - Cameron Engineering & Associates, LLP - \$27,000. (Part of the Capital Improvement Plan.)
- **07/17** - St. Paul's Work Session - Garden City Casino - presentation by Beyer, Blinder, Belle and Thornton Tomasetti see files for presentation as well as website which has the video.
- **07/26** - St. Paul's Work Session - Garden City Casino - presentation by Beyer, Blinder, Belle and Thornton Tomasetti see files for presentation as well as website which has the video.
- **09/20** - Work Session - Presentation - Sports Facilities Advisory, LLC. Dev Pathik, Founder and CEO, Sports Facilities Advisory, LLC and Sports Facilities Management, LLC, gave a short power point presentation with regard to how his company would be able to help the Village with regard to the St. Paul's Project, i.e., selecting the sports, recreation, special events and education programs.
- **10/04** - Work Session to discuss potential retention of The Sports Facilities Advisory Company to assist with gathering public input, preparing use and programming information and financial projections, potential retention of architects and structural engineers and construction management professionals as well as other matters related to continued development of the previously announced related St. Paul's Concept Plan for creating a cultural and recreational based facility at the former St. Paul's School.
- **10/18** - Work Session to discuss potential retention of The Sports Facilities Advisory Company to assist with gathering public input, preparing use and programming information and financial projections, potential retention of architects and structural engineers and construction management professionals as well as other matters related to continued development of the previously announced related St. Paul's Concept Plan for creating a cultural and recreational based facility at the former St. Paul's School. The following took place:
 - (a) St. Paul's - Transfer Funds - \$130,000 to Capital Projects (to fund St. Paul's Recreation Facility Account), from Contingent for the engagement of The Sports Facilities Advisory Company, as per their Agreement (\$110,000 fees plus reimbursable travel expenses).
 - (b) Engage The Sports Facilities Advisory (SFA), for Market Opportunity Analysis and recommended facility details for St. Paul's at a cost of approximately \$130,000.
- **11/15** - Work Session - Retention of Architects and Engineering and Construction Manager for First Phase Analysis and First Stage Cleanup and Preservation. A power point Presentation was given by Carlos J. Cardoso, Director of Construction Administration, Partner, Beyer Blinder Belle, Architects & Planners LLP, and Michelle C. Dionisio, Associate, Thornton Tomasetti.
- **11/15** - The Board retained the professional firms of Beyer Blinder Belle, Thornton Tomasetti, Bruce E. Brooks & Associates, Consulting Engineers, and Vanasse Hangen Brustlin (VHB), (collectively, the "Professional Experts") to assist with, and provide expert professional engineering, architectural and related advice and guidance for temporary protection and pre-schematic design services of the Main Building, as outlined in the Proposal for Temporary Protection and Pre-Schematic Design Services for St. Paul's School dated as of October 23, 2018 (the "Pre-Schematic Proposal"), and discussed in a public meeting of the Village of Board of Trustees on November 14, 2018.
- **12/06** - St. Paul's Comfort Station Rehabilitation Project - B & B Contracting Group, LLC \$162,948.

2019

- **01/17** - Resolution seeking a viable use of the St Paul's buildings, noting past efforts of the Village to achieve a consensus on this topic, and identifying the goals and current status of this Board in achieving same. This Resolution proposes to alert the public to the intention of this Board to seek uses for St Paul's that will generate some income, attract Village residents, and preserve significant portions of the exterior and interior structures.
(Res. No. 17-2019)
- **01/22** - Work Session held at the Senior Center to consider three candidates for retention as a Construction Manager with respect to the former St. Paul's School Concept Plan.
- **02/26** - Increase the Capital Project amount for the St. Paul's Comfort Station by \$5,246. Upon the demolition of the St. Paul's Comfort Station, several conditions were discovered that warranted remedial and additional work.
- **02/26** - Transfer Funds for the St. Paul's Comfort Station - \$5,246 from Cluett and Fieldhouse Rehabilitation Project, to St. Paul's - Comfort Station Rehabilitation to fund additional remedial work.
- **2/26** - Additional Contract Work for St. Paul's Comfort Station with B&B Contracting Group. Several existing conditions were uncovered that warrant remedial and additional work. Using the \$10,000 in contingency in the project leaves a shortfall of \$5,246 - total additional work - \$15,246.
- **03/13** - The Sports Facilities Advisory (SFA) conducts a public meeting at Cluett Hall to gather information for a Concept Plan for St. Paul's. (POAs)
- **03/14** - The Sports Facilities Advisory (SFA) conducts a public meeting at Cluett Hall to gather information for a Concept Plan for St. Paul's. (Sports Groups)
- **03/15** - The Sports Facilities Advisory (SFA) conducts a public meeting at Cluett Hall to gather information for a Concept Plan for St. Paul's. (Adelphi)
- **03/15** - The Sports Facilities Advisory (SFA) conducts a public meeting at Cluett Hall to gather information for a Concept Plan for St. Paul's. (School District)
- **03/28** - Bond Resolution for Protection and Design Services and SEQR. The total cost of the bond for the St. Paul's, Protection and Design Services, including financing costs and additional contingencies for unforeseen expenses is estimated to be \$1,000,000. The engagement of qualified firms at the estimated maximum cost of \$500,000 to provide Engineering, Architectural, Construction Management and Related Services and advice for Assessment of Present Building Condition, Temporary Protection and Pre-schematic Design Services Relating to Improvements which may be made in the future to the St. Paul's Main Building, and also the Construction of Improvements at the estimated maximum cost of \$500,000 for Protection and Stabilization of the St. Paul's Main Building; the aggregate estimated maximum cost is \$1,000,000.
- **03/28** - Appropriation of Surplus - Select Construction Manager - Request authorization to appropriate \$250,000 from Surplus to Capital Projects Account, (to fund the St. Paul's Account), for professional fees and expenditures related to limited remedial and protective work of the building and to assist with the feasibility of the Proposed Concept Plan.
- **03/28** - Request authorization for the Village to execute agreements not to exceed \$250,000 (inclusive of fees and expenses) with vendors, including a Construction Manager (to be selected by the Board from amongst the responders to this Board's prior Request for Proposals) in connection with advice regarding the present physical condition of the St Paul's Building(s), the identification of work immediately necessary to stabilize same, and

for such further services as may be subsequently authorized by this Board to coordinate rehabilitation and/or construction consistent with any adopted Concept Plan for future use of the building(s). The Village is contemplating the identification of a long-term re-adaptive use of the St. Paul's building(s). In connection with same, it is important to understand the current physical condition of the building(s) and to identify any short-term work needed to stabilize and protect same. The Village's architectural and engineering professionals have recommended hiring a professional construction manager who they will direct and coordinate for the stabilization of the building, creating environmental testing reports, protecting stained glass windows, recommending steps necessary to prevent ingress and water intrusion and address related issues of temporary protection which may be required. To that end, the Village has previously promulgated a Request for Proposals ("RFPs") from professional firms to act as "Construction Managers," i.e., to assess the current building conditions, identify necessary immediate stabilization and environmental abatement work, and to coordinate and provide expert guidance to the Board of Trustees for the development of any plan for rehabilitation of the buildings consistent with any potential plan for re-use, if any such plan is hereafter adopted by this Board. From amongst the responders to the RFP, it is anticipated that the Board will make a selection between CNY Group, and Triton Construction Corporation, each of which has a proposal on file with the Village Clerk and has been publicly presented to the Board of Trustees; each of which has demonstrated professional expertise in this area of construction management. Adoption of this Resolution would include a direction to Counsel to prepare a contract consistent with the Proposal selected.

- **04/08** - Select St. Paul's Construction Manager - CNY for stabilization and planning related to development of a potential St. Paul's Concept Plan. The Board of Trustees has previously received Requests For Proposals ("RFPs") and authorized the selection and retention of a construction manager for stabilization and planning related to development of a potential St. Paul's Concept Plan from amongst Responders. The authorization and retention is for initial phase stabilization and planning efforts. Board of Trustees authorize the selection and retention of CNY, 214 West 39th Street New York, New York, which was one of the two finalists from the RFP process.
- **06/06** - Construction Fence - Board approves the erection of a temporary construction fence at St Paul's and authorizing the Department of Public Works to prepare specifications for the erection of a construction fence around St. Paul's (and to publish same for competitive bids, and to take all other customarily steps required for a public works project) for the purpose of providing a safety barrier under a "temporary protection plan" being developed to preserve and protect the St. Paul's buildings. Through its previously selected vendor, CNY, a short-term "temporary protection plan" is being developed to preserve and protect the physical buildings at the St Paul's site for whatever purpose is eventually selected by this Board. Whatever the eventual usage, however, certain "preserve and protect" work must be accomplished under any temporary protection plan to secure the buildings, and the erection of a construction fence around the property is a necessary preliminary step to the temporary protection and any re-purposing of the buildings. Funds in the Capital Projects Account.
- **06/20** - Furnish and Install Fencing - St. Paul's Building - RFC Residential Fences, Corp. Engage RFC Residential Fences, Corp., 1775 Route 25, Ridge, New York, for the purchase and installation of chain link fencing with privacy screening to enclose the staging and

construction areas at the St. Paul's Recreation Facility, for \$132,333. This contract is under the terms and conditions of the Suffolk County Contract for Fencing. Funds available in the St. Paul's Recreation Facility Account.

- **07/16** - Fence installation begins.
- **08/15** - Increase the amount of funds needed for the completion of the St. Paul's Comfort Station to an additional \$20,000.
- **09/12** - Work Session - Presentation by the Village Consultants regarding the Stabilization of St. Paul's. Consultants. Mr. Carlos J. Cardoso, AIA, Partner, Director of Construction Administration of Beyer Blinder Belle Architects & Planners, LLP, 120 Broadway, 20th Floor, New York, New York, gave a short introduction and introduced the following Consultants who each gave a short presentation and answered the Trustees questions: Ms. Courtney Riley, LEED, AP BD+C, Director of Land Development, VHB, 100 Motor Parkway, Hauppauge, New York, Mr. Stephen Szycher, P.E., LEED AP, Senior Principal, Thornton Tomasetti, 51 Madison Avenue, New York, New York, Charles Van Winckle, Senior Associate, Thornton Tomasetti, 51 Madison Avenue, New York, New York, Ms. Michelle Dionisio, Associate, Thornton Tomasetti, 51 Madison Avenue, New York, New York and Mr. Walter P. Beal, Project Executive, CNY Group, 1440 Broadway, New York, New York.
- **9/19** - Increase Budget for the St. Paul's Building from \$1,000,000 to \$1,625,000.
- **9/19** - Amend the original Bond Resolution which was adopted at the March 28, 2019 Board of Trustees Meeting from \$1,000,000 to \$1,625,000.
- **11/5** - Mr. Carlos J. Cardoso, AIA, Partner, Director of Construction Administration and Ms. Hilary Bingnear, Associate, of Beyer Blinder Belle, Architects & Planners, LLP, Walter Beal, Project Executive, CNY Group, 214 West 39th Street, New York, New York and Michelle Dionisio, Associate, Thornton Tomasetti, 51 Madison Avenue, New York, New York, gave a presentation regarding the timeline of the St. Paul's Stabilization Project.
- **12/12** - Engage MIR Appraisal Services, 307 North Michigan Avenue, Chicago, Illinois, to appraise the nine (9) stained-glass windows at the St. Paul's School Chapel, for \$6,500.

2020

- **01/09** - St. Paul's Vine Removal Contract - Award bid to U. Arias Corp., 1855 Imperial Avenue, New Hyde Park, New York, low bidder, for \$49,965.76.
- **01/09** - St. Paul's Window Protection Contract - Award bid to Talty Construction, Inc., 108 Powell Avenue, Rockville Centre, New York, low bidder, for \$39,400.
- **01/09** - St. Paul's Stabilization - Reject Sole Bid from Westar Construction Group, Inc., 6800 Jericho Turnpike, Syosset, New York as it came in \$356,500 over the budgeted amount.
- **02/25** - Mr. Carlos J. Cardoso, AIA, Ms. Hilary Bingnear from Beyer Blinder Belle, Architects & Planners, LLP, 120 Broadway, New York, and Mr. Walter Beal, Project Executive, CNY Group, 1440 Broadway, New York, New York presented a power point presentation to the Board "Transform St. Paul's with YOUR Vision" which included information about future "focus groups".
- **03/05** - St. Paul's Building - Stabilization - Re-bid Contract and recommended that the bid be awarded to Westar Construction Group, Inc. 6800 Jericho Turnpike, Syosset, New York, low bidder, cost of \$708,000. The cost of this bid is \$85,000 over the estimate however, additional funding is available in Account 0H.7140.2103.

- **03/05** - St. Paul's School - Vine Removal - Reject low bid from U. Arias Corp., 1855 Imperial Avenue, New Hyde Park, New York as they did not comply with the bid specifications.
- **03/5** - St. Paul's School - Vine Removal Contract - Award bid to Greenvelvet Landscape Contractors, Inc., 31 Moffitt Boulevard, Bay Shore, New York, second low bidder, cost of \$64,880. The cost of this bid is \$2,880 over the estimate however, additional funding is available in Account 0H.7140.2103.
- **03/19** - St. Paul's School - Vine Removal - Reject low bid from Greenvelvet Landscape Contractors, Inc., 31 Moffitt Boulevard, Bay Shore, New York, as they were nonresponsive.
- **03/19** - St. Paul's School Vine Removal Contract - Award bid to Dom's Lawnmaker, Inc., 101 Harbor Road, Port Washington, New York, third low bidder, cost of \$78,864. The cost of this bid is \$16,864 over the estimate however, additional funding is available in Account 0H.7140.2103.
- **04/15** - Mayor Trouvé requested that item #8 (Public Works - St. Paul's School Window Protection - Change Orders - Talty Construction, Inc.) be removed from the Consent Calendar until these charges can be further documented and explained to the Mayor and Board of Trustees by Mr. Walter Beal of CNY Group.
- **05/07** - Trustee Delany requested that item #6 (Public Works - (St. Paul's School Window Protection - Change Orders - Talty Construction, Inc.) be removed from the Consent Calendar for further discussion.
- **05/07** - Change Orders - St. Paul's School Window Protection - Talty Construction, Inc. Board authorization is requested for ratification of Change Order No. 1 (\$3,600), Change Order No. 2 (\$13,133.40) and Change Order No. 3 (\$19,043.43) submitted by Talty Construction, Inc., 108 Powell Avenue, Rockville Centre, New York, for a total of \$35,776.83, for additional labor and materials. This increases the amount of the St. Paul's School Window Protection Bid, awarded on January 9, 2020, from \$39,400 to \$75,176.83. The total amount exceeds the CNY budgeted amount of \$69,000 by \$6,176.83. (Capital Budget). Mr. Walter Beal of CNY Group was present at the meeting and gave a brief overview with regard to this item. The Board of Trustees has requested that Mr. Beal contact Talty Construction, Inc., to determine if the amounts of these change orders can be negotiated and to report back to the Board.
- **06/18** - St. Paul's School Window Protection - Ratify a Change Order submitted by Talty Construction, Inc., 108 Powell Avenue, Rockville Centre, New York, in the amount of \$18,000 for additional labor and materials. This increases the amount of the St. Paul's School Window Protection Bid, awarded at the January 9, 2020 Board of Trustees Meeting from \$39,400 to \$57,400.
- **07/16** - St. Paul's Window Protection - Engage Talty Construction, Inc., 108 Powell Avenue, Rockville Centre, New York for additional window replacements at St. Paul's for an amount not to exceed \$6,600 (approximately ten windows).
- **07/16** - St. Paul's - CNY Construction - Increase Funding for CNY Construction, 214 West 39th Street, New York, New York, by \$326,000 to continue the Construction Management Services for the Stabilization Work at St. Paul's, as outlined in their agreement with the Village. Funding is available in the Capital Projects Account. This

is a continuation of the services originally approved at the March 28, 2019 Board of Trustees Meeting.

- **08/13** - Accept Maintenance Bond No. B100377650M from Talty Construction, Inc, 108 Powell Avenue, Rockville Centre, New York, who was the contractor for the St. Paul's School Window Protection Project. This Maintenance Bond guarantees for eighteen (18) months the completed work from the date of acceptance of the Bond. The Bond is in the amount of \$57,400.
- **10/01** - Mr. Walter Beal, Project Executive, CNY Group, 1440 Broadway, New York, New York presented a power point presentation and updated the Board of Trustees with regard to the progress that has been made at St. Paul's.

2021

- **02/04** - St. Paul's Building Stabilization Work - Transfer of Funds of \$200,000 to St. Paul's Recreation Facility from Safety Inspection - Digital Scanning to fund additional CNY Group services with regard to St. Paul's.
- **02/04** - St. Paul's Building Stabilization Work - Increase Budget for CNY Group, in the amount of \$200,000 to continue the Construction Management Services for the St. Paul's Building Stabilization Work. This is a continuation of the service originally approved at the March 28, 2019 Board of Trustees Meeting.
- **02/04** - St. Paul's Building Stabilization Work - Change Order - in the amount of \$200,000 for CNY Group, 1440 Broadway, New York, New York, for Construction Management Services for the St. Paul's Building Stabilization Work.
- **02/04** - St. Paul's Building Stabilization Work - Change Order - in the amount of \$32,282, for Westar Construction Group, Inc., 6800 Jericho Turnpike, Syosset, New York, for additional shoring and joist replacement of an approximate 300 square foot area at first floor main entrance foyer.
- **02/04** - St. Paul's Building Stabilization Work - Change Order in the amount of \$15,000 for Thornton Tomasetti, 51 Madison Avenue, New York, New York, to provide investigation services to assist the Village in better understanding the damaged roof and to provide conception recommendations to repair these areas.
- **03/11** - Declare an Emergency - Repair of St. Paul's Flat Roof Areas - formally declare an emergency so as to avoid competitive bidding for the emergency repairs to the St. Paul's Roof, thus ratifying the selection of the vendor for repairs and exempting the selection process from competitive bidding. Portions of the membrane have come loose and are being blown off the building by the building by the wind.
- **03/11** - Repair of St. Paul's Flat Roof Areas - Westar Construction, 6800 Jericho Turnpike, Syosset, New York to perform emergency stabilization of these roof areas at a cost of \$6,000.
- **03/25** - St. Paul's Building Stabilization Work - Accept the revised proposal for roof condition assessment services at St. Paul's School submitted by Thornton Tomasetti, 51 Madison Avenue, New York, New York, in the amount of \$10,400. This reduces the amount from \$15,000 approved at the February 4, 2021, Board of Trustees Meeting.
- **03/25** - St. Paul's Building Stabilization Work - Approve a proposal from Westar Construction Group, Inc., 6800 Jericho Turnpike, Syosset, New York, in the amount of \$4,600, to provide assistance to Thornton Tomasetti with their assessment.

- **08/19** - St. Paul's School Stained Glass Window Removal - Rescind Bid - LoDuca Associates, Inc. Board authorization is requested to rescind the bid that was awarded to LoDuca Associates, Inc., 113 Division Avenue, Blue Point, New York, on March 25, 2021 as they were unable to meet the insurance requirements.
- **08/19** - St. Paul's School Stained Glass Window Removal - Rebid Project. Board authorization is requested to rebid the St. Paul's School Stained Glass Removal Project.
- **11/18** - Mayor Veneziale announced that he has formed a St. Paul's Committee which will be headed by **Chairman Brian T. Deveney and Vice-Chairman Robert L. Schoelle**. The St. Paul's Committee will consist of subcommittees and the names of the people who he has appointed to the Committee will be published in the weekly Mayor's Update and placed on the Village website. Committees: Historic Research Sub-Committee: Bill Garry (Chair), Brian Pinnola and Kate Schmidt – Program and Use Analysis Sub-Committee: Frank McDonough (Chair), Jack Hartog, Betsy Andromidas, Jonathan Martin, Michele Harrington, George Salem and Kathie Brennan Wysocki - Budget and Finance Sub-Committee: Ryan Mulrooney (Chair), Stephen Fereance, Robert Davis, George Kane, Thomas G. Ryan, Kurt Ehrig, Nick Eliopoulos and Robert Orosz - Legal and Zoning Sub-Committee: Charles P. Kelly (Chair), Tom Lamberti, Remy Bernardo, Edward T. Finneran, Jason Danisi, Keith Galanti and Dan Clark – Design and Engineering Sub-Committee: William Alisse (Chair), Joseph A. Jabour, Joseph Plati, Richard Redmond, William Sollin, Brian Gemmel, Paul Capece and William Kuhl.

2022

- **3/24** - St. Paul's Roof Replacement Emergency Project - Declare an Emergency and Authorize Contract with Ahearn Holtzman, Inc., 530 Willet Avenue, Port Chester, New York, at an estimated cost of \$321,400. Vote: YES 5 NOES 2 (Trustees Flanagan and Foley) (Res. No. 24-2022) Book 106 Page 46.
- **5/05** - Mayor Veneziale requested that Item #3(b) (Transfer of Funds - St. Paul's Social Media Campaign) be removed from the agenda and tabled to the next Board of Trustees Meeting pending further information on the Social Media Campaign. This motion was unanimously approved. (There was a short discussion by the Board of Trustees and audience members.) Book 106 Page 73.
- **5/19** - Request to transfer \$18,500 to Board of Trustees - Printing, Postage and Stationery from Contingent for funds needed by the St. Paul's Committee for a social media campaign. This item was Tabled at the May 5, 2022 Board of Trustees Meeting. On motion of Trustee Torino, the recommendation was approved and the Treasurer was authorized to make the necessary transfer of funds. Vote: AYES: 6 NOES: 2 (Trustees Flanagan and Kelly). Book 106 Page 79.
- **06/02** - St. Paul's Roof Replacement Emergency Project - Change Order - Ahearn Holtzman, Inc. Board authorization is requested to approve a Change Order submitted by Ahearn Holtzman, Inc., 530 Willet Avenue, Port Chester, New York, for \$149,640, for all additional damaged roof areas not figured into the original scope of work. These areas were discovered when the contractor started to make his repairs and it was determined they need to be addressed at this time. The Board of Trustees approved the estimated cost of \$321,400 on March 24, 2022. Unanimously approved. Book 106 Page 90.

- **08/18** - Board approval to establish a date whereupon a Community Vote will occur concerning the St. Paul's Building, which date is to give sufficient time to properly publicize the date on which voting is to occur and permit the residents to have sufficient time to properly review and vet the proposals being put forward. Said date and timing will be established by collaborating with the St. Paul's Building Committee Members to ensure that the Village is provided with the benefit and guidance of said Committee and input from all persons in favor or opposed to any use or action to be taken. Book 106 Page 118
- **9/15** - Mayor Veneziale appoints Deputy Mayor Tom O'Brien, Trustees Marciano and Torino to be Liaisons to the St. Paul's Committee to interface, observe and report to the Trustees on the status of the efforts of the St. Paul's Committee and to bring the Committee's efforts to conclusion. Book 106 Page 127.
- **9/15** - Board of Trustees - St. Paul's Cost Estimator Consultant - Westerman Construction, Co., Inc., is removed from the agenda. A discussion ensued and the Building Department Superintendent was directed to prepare and distribute a new Request for Proposals (RFP) by Monday, September 19, 2022. Material from anyone can be submitted to the Building Department for inclusion in the RFP. The Village Clerk was asked to provide any information that may be needed to be included in the RFP. This RFP is to be shared with the Board of Trustees as well as the Mayor's Committee on St. Paul's. Book 106 Page 131
- **09/15** - Transfer of Funds and Engagement of Professional Services - Forensic Investigation of Financial Activity of St. Paul's is removed from the agenda for discussion. Book 106 Page 131
- **09/15** - Forensic Investigation of Financial Activity of St. Paul's regarding Stabilization of Property Repair and Improvements - transfer \$50,000 to - Finance - Auditing from Contingent to fund a forensic audit of St. Paul's Stabilization expenditures - Denied. Book 106 Page 142
- **09/15** - Engage PKF O'Connor Davies, LLP, 20 Commerce Drive, Cranford, New Jersey, to perform a forensic accounting financial investigation of the financial activity of St. Paul's regarding stabilization and repairs and improvements for the period 2017-2022 at an amount not to exceed \$50,000 - Denied. Book 106 Page 142
- **09/15** - St. Paul's Building - Transfer of Funds and Clean Up Service - Island Wide Building Services removed from the agenda for discussion. Book 106 Page 131
- **09/15** - Transfer of Funds and Engagement of Professional Services - St. Paul's Building - Clean Up Service - Island Wide Building Services removed from the agenda for discussion. Book 106 Page 131.
- **09/15** - Clean Up Service - Island Wide Building Services - transfer of funds \$48,600 to Buildings - Contractual Services from Contingent to fund cleaning of the interior of St. Paul's Building - Denied. Book 106 Page 142
- **09/15** - St. Paul's Building - Clean Up Service - Island Wide Building Services - approve the proposal submitted by Island Wide Building Services, 204 West Hoffman Avenue, Lindenhurst, New York, to clean the interior of St. Paul's School, 295 Stewart Avenue at a cost of \$48,600 - Denied. Book 106 Page 142
- **10/27** - St. Paul's Cost Estimator Consultant - Transfer of Funds and Engagement of Westerman Construction, Co., Inc., is removed from the Consent Calendar for discussion.
- **10/27** - St. Paul's Cost Estimator - Transfer of Funds - \$12,000 to - St. Paul's Recreation Facility - Capital Account from Account Contingent, for additional funding needed for the

Comparative Analysis Cost Estimator - Denied - NOES: 5 Trustees Chester, Digan, Flanagan, Kelly and Marciano; AYES: 3 Mayor Veneziale, Trustees O'Brien and Torino. Book 106 Page 161.

- **10/27** - St. Paul's Cost Estimator - Engage Consultant - Westerman Construction Co., Inc., 80 Eighth Avenue, New York, New York to provide comparative analysis - Building Alteration and Renovation Versus Demolition of the St. Paul's School Main Building at cost of \$69,000. Request for Proposals (RFPs) were sent out to a total of eleven (11) firms and there were three (3) responses. The engagement of this firm will allow the Village to move forward in the evaluation of St. Paul's and to establish a date for a resident poll – Denied - NOES: 5 Trustees Chester, Digan, Flanagan, Kelly and Marciano; AYES: 3 Mayor Veneziale, Trustees O'Brien and Torino. Book 106 Page 161.
- **10/27** - Trustee Flanagan requested to Suspend the Rules and Procedures to add an item to the agenda for consideration, namely changing of the name of the Mayor's Committee on St. Paul's in order for it to be a Board of Trustees Committee and not a Mayor's Committee. After a short discussion by the Board of Trustees and Counsel, Trustee Flanagan withdrew the item. Book 106 Page 161.
- **11/17** - St. Paul's Cost Estimator Consultant - Transfer of Funds and Engagement of Westerman Construction, Co., Inc., is removed from the Consent Calendar for discussion. Book 106 Page 164.
- **11/17** - St. Paul's Cost Estimator Consultant - Transfer of Funds \$12,000 from Contingent for the engagement of Westerman Construction, Inc. Book 106 Page 172.
- **11/17** - St. Paul's Cost Estimator Consultant - Engagement of Westerman Construction, Co., Inc., to provide comparative analysis - Building Alteration and Renovation Versus Demolition of the St. Paul's School Main Building at a cost of \$69,000 is authorized with the condition that the Board of Trustees conduct a Work Session on November 30th with the St. Paul's Committee and the public to further discuss the details of the tasks of the Project. Vote: AYES: 7 NOES: 1 (Trustee Torino). Book 106 Page 172.
- **11/30** - Board of Trustees holds a Work Session regarding the details of the tasks that Westerman Construction, Co., Inc., will follow regarding the Project. They discussed 1) How to get this Project to the finish line and what is expected from Westerman 2) What have we learned from the 30 year history on St. Paul's; 3) What is the next step after the costs are delivered to the Village. There was a discussion regarding a resident survey. Book 106 Page 175.

2023

- **01/12** - Board of Trustees approves the proposal from Island Wide Building Services, 204 West Hoffman Avenue, Lindenhurst, New York, to clean the interior of St. Paul's School, 295 Stewart Avenue, for a total cost of \$48,600. Vote was not unanimous AYES: 5; NOES: 3 (Trustees Flanagan, Kelly and Marciano). Book 107 Page 7.
- **01/12** - Board of Trustees approves additional funding for the purchase of wood and materials to safeguard the areas of St. Paul's Building cost of \$5,000. Vote not unanimous. AYES: 5; NOES: 3 (Trustees Flanagan, Kelly and Marciano). Book 107 Page 7.
- **01/20** - Board of Trustees holds a Special Meeting for the purpose of having an informal work session with Mr. Lloyd G. Westerman and Mr. Stephen Taylor, Cost Estimators, Westerman Construction, Co., Inc., 80 Eighth Avenue, New York, with regard to the St.

Paul's Project. Mr. Westerman gave the Board an update on the status of the work that his firm is doing on the St. Paul's Project. Book 107 Page 8.

- **03/16** - Lloyd Westerman of Westerman Construction Co., Inc., 80 Eighth Avenue, New York, New York gave a Presentation to the Board of Trustees and audience members with regard to their March 15, 2023 Preliminary Cost Estimates of St. Paul's Report. There were questions and comments from both the Board of Trustees as well as the audience members. Book 107 Page 47.
- **04/03** - Mayor Flanagan disbanded the Mayor's Committee on St. Paul's. Book 107 Page 54.
- **06/01**- Establish an additional Capital Project Budget with a budget of \$58,800 to have repairs made in a timely manner to the badly leaking section of the St. Paul's Fieldhouse Roof which was damaged recently by a rainstorm. Book 107 Page 116.
- **06/01**- Appropriate American Rescue Plan Act (ARPA) Funds in the amount of \$58,800 for the emergency repairs needed for the St. Paul's Fieldhouse Roof Repair. Book 107 Page 117.
- **06/01**- Board of Trustees declared an emergency to necessitate the awarding of a contract without competitive bidding for the St. Paul's Fieldhouse Roof Repairs which was damaged by recent rainstorms. This is being done because the time it would take to competitively bid the repair would risk further substantial damage to the roof and the interior of the building if the roof is not repaired in a timely manner. Book 107 Page 117.
- **06/01**- Engage Preferred Exterior Roofing and Siding, 1998 Hillside Avenue, New Hyde Park, New York to make the emergency repairs to the St. Paul's Fieldhouse Roof at a cost of \$58,800. Book 107 Page 117.