

Mayor Mary Carter Flanagan's Advisory Committee on St. Paul's

Committee's Closing Report - April 2025

On October 21, 2023, before the advisory committee was formed, residents had an opportunity to participate in a Public Opinion Poll that was created with the Board of Trustees. Over 4,300 residents participated in the poll, and it revealed that 39% favored immediate demolition of St. Paul's with no further evaluation, while 61% of participants chose the option to consider further evaluation of any kind of partial or full preservation, including façadism, before making their final decision about demolition or the multiple alternatives.

Our Mayor's Advisory Committee on St. Paul's was formed on December 14, 2023. Mayor Flanagan sought to gather 5 long-time residents (Bill Kavan, Jim Apostolides, John Cantwell, Soraya Gage, Walter Beal) with varied perspectives to advise her on a solution for St. Paul's. After 17 mayors and 3 decades, Mayor Flanagan aimed to resolve the building's future before further deterioration. To ensure an unbiased approach, the Mayor committed to a data-driven process to gauge interest in the building and willingness to fund a solution.

Based on the Opinion Poll results, the goal of the committee and the community was to seek out a project at St. Paul's that saves part or all of the building, has widespread community support and can be executed. The Advisory Committee established guiding principles that included a commitment to transparency and reflecting the sentiments of Garden City residents through community surveys. Community surveys would assess the Village's recreation needs independent of the St. Paul's building and also would determine what parts of the building residents treasure, and what residents are willing to pay. Concepts would then be designed that reflected the resident's recreation needs, interest in preserving part or all of the building, and cost. The committee recognized that funding for preservation or demolition would primarily come from taxpayers via a bond resolution and to be executed would need widespread community support. To guide the process, the committee and the Board of Trustees interviewed multiple consulting groups and with guidance from the advisory committee, the Board of Trustees chose to hire Brandstetter Carroll, Inc.

The committee also recognized the parkland designation limited the building's use, with a community center long discussed as a possible appropriate use. To gain insights, two committee members visited 8 community centers in the tri-state area, evaluating their size, usage, attendance, staffing, and operating costs. The Mayor's Advisory Committee shared these findings in two presentations at the Garden City Library on March 16th and March 23, 2024. Other committee members interviewed hundreds of community residents to best understand the types of spaces to support community needs before Brandstetter Carroll began their work.

In April 2024, Brandstetter Carroll initiated community feedback through an Open House and booths at community gathering spots. Brandstetter Carroll emphasized the importance of considering any uses for St. Paul's within the broader recreational needs of the Village. Consequently, a recreation-focused survey was planned, to be followed by a specific survey regarding St. Paul's. The recreation survey was sent to 2,000 randomly selected households in the Village in late June, 2024. All residents had the opportunity to submit input through an open online recreation survey, even if their household was not one of the 2,000 randomly selected.

However, progress on the St. Paul's survey stalled due to disagreements over its content with the new Board of Trustees that came into power on April 8, 2024. The Mayor's Advisory Committee, as well as Brandstetter Carroll, advocated for a more detailed St. Paul's survey to capture community opinions, encompassing all potential solutions, given the Opinion Poll option that stated "the Village will immediately begin a complete evaluation of the affordability of adaptive reuse and the affordability of saving parts of the building" and that "community needs will be assessed with further input from residents." Conversely, the majority of the new Board of Trustees considered the Opinion Poll from October 2023 conclusive, thus providing a mandate for preserving the building and not including all options on the survey.

Subsequently, the new board established its own advisory committee, and the Mayor's Advisory Committee stopped meeting with the Board of Trustees.

Attached is a copy of draft 8 of the St Paul's surveys. It represents an example of the objective and data-driven approach supported by Mayor Flanagan's Advisory Committee and Brandstetter Carroll.

This survey is will help the village develop an informed plan for the St. Paul's Main Building as part of Garden City's Recreation and Parks Master Plan that will guide services and improvements over the next 5-10 years. It should take about 10 minutes to complete. Please return it in the enclosed pre-paid envelope. **Your responses will be completely confidential and identifying information will not be available to the Village.** Thank you for your input, and we appreciate your time!

1. How would you characterize your affinity to the St. Paul's Main Building? (please check all that apply)

(1). Appreciation for its broad historical significance (4). Other: _____
 (2). Appreciation for its architectural character (5). None
 (3). Appreciation for its connection to Village history

2. To which parts of the building do you have the most affinity (select up to 3 options)?

(1). Main entrance/grand stairwell (7). Classroom/dorm wings
 (2). Great halls (8). Port Cochere (covered driving entrance)
 (3). Chapel (9). Exterior walls, windows, and doors
 (4). Clock tower (10). Whole building
 (5). Woodwork (11). None
 (6). Stained glass (12). Other: _____

3. The recent recreation survey and other public engagement efforts indicated community support for a variety of amenities that could be included in a project at the St. Paul's Main Building. Please indicate if you would like a St. Paul's Main Building project to include each feature.

Proposed Feature	Preferred Location				
	Developed at St. Paul's Main Building	Replacement Building at St. Paul's	Developed at Another Location	No Preference for Location	Not Interested/Do Not Support
Features Compatible with Existing Footprint					
01. Fitness studios/rooms	5	4	3	2	1
02. Event hall	5	4	3	2	1
03. Playground (indoor)	5	4	3	2	1
04. Golf simulator	5	4	3	2	1
05. Performance stage/theater	5	4	3	2	1
06. Arts and crafts studios	5	4	3	2	1
07. Fitness equipment/fitness center	5	4	3	2	1
08. Teen center	5	4	3	2	1
09. STEM/Maker space (access to 3D printers, electronics, woodworking tools, sewing machines, etc.)	5	4	3	2	1
10. Meeting space	5	4	3	2	1
11. Childcare space	5	4	3	2	1
Features Requiring Building Modification/Additions or Separate Location					
12. Indoor lap/competition pool	5	4	3	2	1
13. Indoor warm water therapy pool (exercise classes, physical therapy)	5	4	3	2	1
14. Indoor activity pool (shallow water play areas for kids, slides)	5	4	3	2	1
15. Indoor field space	5	4	3	2	1
16. Indoor courts/gymnasium	5	4	3	2	1
17. Indoor track	5	4	3	2	1
18. Other: _____	5	4	3	2	1

3a. Which three features from question 3 are most important? (Please provide your top THREE choices using the numbers from Question 3 next to each option or circle None)

1st: _____ 2nd: _____ 3rd: _____ None

The questions in this section relate to four different construction options available to the Village at St. Paul's. Results of the recreation survey and other public engagement efforts indicated a desire for many facilities, spaces, and activities that could be accommodated in one or more of these options. Please consider each of these options independently.

OPTION A - preserving the Main Building in its current form with changes and upgrades to the interior

OPTION B - preserving selected sections and architectural features of the existing Main Building in their current form while replacing other parts with new construction

OPTION C - preserving only the outside of the Main Building and features such as the exterior doors and windows, port cochere (covered driving entrance), and clock tower with new construction behind the parts that remain

OPTION D - removing the St. Paul's Main Building and constructing a new recreation center

Facilities & spaces that could be included in Options A, B, C & D:

- Fitness studios/rooms
- Event hall
- Playground (indoor)
- Golf simulator
- Performance stage/theater
- Arts and crafts studios
- Fitness center
- Teen center
- STEM/Maker space
- Meeting space
- Childcare space

- Fitness and wellness classes (yoga, Pilates, etc.)
- Concerts/performances
- Music
- Arts and crafts
- Dance and performing arts/theater
- Teen programs
- Childhood enrichment
- Before & after school programs
- Summer camp
- STEM
- Age 50+ programs
- Meetings/rentals

Additional facilities that could be included in Options B, C, & D:

- Indoor pool
- Indoor field space
- Indoor courts/gymnasium
- Indoor track

Additional activities that could be offered in Options B, C, & D:

- Indoor court sports (pickleball, tennis, basketball, etc.)
- Indoor field sports (soccer, lacrosse, etc.)
- Swim lessons
- Water fitness
- Swim teams

4. **OPTION A: How likely would you be to support a project that involves preserving some or all of the Main Building in its current form with changes and upgrades to the interior while preserving the building's primary architectural features and exterior walls, windows, and doors?**

(1). Very likely (3). Neutral (5). Will not support
 (2). Somewhat likely (4). Somewhat unlikely

4a. What is the highest level of annual property tax increase you would support to fund construction of this type of project?

(1). \$400 (2). \$600 (3). \$800 (4). \$1,000 (5). \$1,500 or more None

5. **OPTION B: How likely would you be to support a project that involves preserving selected sections and architectural features of the existing Main Building in their current form while replacing other parts with new construction?**

(1). Very likely (3). Neutral (5). Will not support
 (2). Somewhat likely (4). Somewhat unlikely

5a. What is the highest level of annual property tax increase you would support to fund construction of this type of project?

(1). \$400 (2). \$600 (3). \$800 (4). \$1,000 (5). \$1,500 or more None

6. **OPTION C: How likely would you be to support a project that involves preserving only the outside of the Main Building and features such as the exterior doors and windows, port cochere (covered driving entrance), and clock tower with new construction behind the parts that remain?**

(1). Very likely (3). Neutral (5). Will not support
 (2). Somewhat likely (4). Somewhat unlikely

6a. What is the highest level of increase you would support on your annual property taxes to fund this type of capital project?

(1). \$400 (2). \$600 (3). \$800 (4). \$1,000 (5). \$1,500 or more None

7. **OPTION D: How likely would you be to support a project that involves removing the St. Paul's Main Building and construction of new recreation center?**

(1). Very likely (3). Neutral (5). Will not support
 (2). Somewhat likely (4). Somewhat unlikely

7a. What is the highest level of annual property tax increase you would support to fund construction of this type of project?

(1). \$400 (2). \$600 (3). \$800 (4). \$1,000 (5). \$1,500 or more None

The questions in this section relate to two options available to the Village that do not result in additional indoor recreation facilities. The first, **OPTION E**, would allow the village to develop outdoor recreation facilities identified in the results of the recreation survey and other public engagement efforts. The second, **OPTION F**, would not offer any indoor or outdoor recreation facilities at this time.

OPTION E - removing the St. Paul's Main Building and replacing it with a new park or greenspace

OPTION F - preserving the entire St. Paul's Main Building by repairing all exterior doors, windows, brick, and the roof so that the building looks good from the outside, but remains unusable on the inside until the Village can afford to complete a renovation

Facilities & spaces that could be included in OPTION E:

- Nature areas
- Community gardens
- Dog park
- Splash pad
- Outdoor courts

Activities that could be offered in OPTION E:

- Festivals/concerts/movies
- Walking/hiking/jogging/bike riding
- Enjoying nature
- Gardening
- Picnicking
- Sports

8. OPTION E: How likely would you be to support a project that involves removing the St. Paul's Main Building and replacing it with a new park or greenspace ?

(1). Very likely (3). Neutral (5). Will not support
 (2). Somewhat likely (4). Somewhat unlikely

8a. What is the highest level of annual property tax increase you would support to fund construction of this type of project?

____ (1). \$400 ____ (2). \$600 ____ (3). \$800 ____ (4). \$1,000 ____ (5). \$1,500 or more None

9. OPTION F: How likely would you be to support a project that involves preserving the entire St. Paul's Main Building by repairing all exterior doors, windows, brick, and the roof so that the building looks good from the outside, but remains unusable on the inside until the Village can afford to complete a renovation?

9a. What is the highest level of annual property tax increase you would support to fund construction of this type of project?

10. Which of the presented options do you most prefer? Please rank your top three choices.

- A. Preserving the Main Building in its current form with changes and upgrades to the interior while preserving the building's primary architectural features and exterior walls, windows, and doors
- B. Preserving selected sections and architectural features of the existing Main Building in their current form while replacing other parts with new construction
- C. Preserving only the outside of the Main Building and features such as the exterior doors and windows, port cochere (covered driving entrance), and clock tower with new construction behind the parts that remain
- D. Removing the entire Main Building and replacing it with a new recreation/community center
- E. Removing the entire Main Building and replacing it with a new park or greenspace
- F. Preserving the entire Main Building by repairing all exterior doors, windows, brick, and the roof so that the building looks good from the outside, but remains unusable on the inside until the Village can afford to complete a renovation

Please provide your top THREE choices using the letters next to each option.

1st: _____ 2nd: _____ 3rd: _____ None

11. If you prefer removing the St. Paul's Main building, please share why you prefer this option.

- (1). Don't care about the building
- (2). Cost of renovation/village can't afford
- (3). The renovated building won't be useful to us
- (4). Existing footprint will not support community needs
- (5). Village already has all needed spaces
- (6). Do not support removal
- (7). Other:

12. How likely would you be to support allowing people who do not live in Garden City to pay higher fees to use a renovated St. Paul's Main Building to help cover the costs of construction/renovation and operations?

The recently completed recreation survey and other public engagement efforts indicated a high level of demand for an indoor swimming pool. The questions in this section are intended to help us understand what type of indoor swimming pool residents desire. An indoor swimming pool could be developed in multiple different locations in the Village, including at St. Paul's, and this section should be considered independently from the earlier questions about the St. Paul's Main Building.

13. Which of the following options best describes your interest in indoor swimming pools and programs? Please check all that apply.

(1). Recreational (2). Competitive (3). Exercise (4). Not interested

14. If Garden City were to develop an indoor swimming pool or aquatic center, how likely are you to purchase an annual membership?

(1). Very likely (3). Somewhat unlikely (5). depends on fees
 (2). Somewhat likely (4). Very unlikely

15. What is the highest level of annual property tax increase you would support to fund development of an indoor swimming pool that includes the features or provides the activities you desire?

(1). \$200 (2). \$400 (3). \$600 (4). \$800 None

16. How likely would you be to support allowing people who do not live in Garden City to pay higher fees to use an indoor pool to help cover the costs of construction and operations?

(1). Very likely (3). Neutral (5). Will not support use by non-Garden City residents
 (2). Somewhat likely (4). Somewhat unlikely

17. Did you vote in the October 2023 opinion poll about preserving the St. Paul's Main Building?

(1). Yes (please answer Question 17a) (2). No (skip to Question 18)

17a. How did you vote?

(1). Option 1 (partial or full preservation) (2). Option 2 (demolition)
 (3). Household split

Demographic Information – This information is used to evaluate the accuracy of household representation in survey responses.

18. Counting yourself, how many people in your household are...

Under 5 years: _____	15-19 years: _____	35-44 years: _____	65-74 years: _____
5-9 years: _____	20-24 years: _____	45-54 years: _____	75+ years: _____
10-14 years: _____	25-34 years: _____	55-64 years: _____	

19. What is your annual household income?

(1). Less than \$50,000 (3). \$100,000 to \$149,999 (5). \$200,000 or more
 (2). \$50,000 to \$99,999 (4). \$150,000 to \$199,999 (6). Choose not to respond

This concludes the survey. We appreciate your time!

Please return your completed survey in the enclosed return-reply envelope addressed to:

ETC Institute, 725 W. Frontier Circle, Olathe, KS 66061

Your responses will remain completely confidential and identifying information will not be available to the Village. The information above will ONLY be used to help identify the level of need in your area. Thank you!