

A photograph of a church steeple with a green copper roof and a red brick base, set against a backdrop of trees and a golf course. A large teal diagonal shape runs from the top left to the bottom right.

# 2025 St. Paul's Community Survey Findings Report

Presented to the Village of  
Garden City, NY

July 2025



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# Executive Summary

# 2025 St. Paul's Community Survey

## Executive Summary



### Purpose

ETC Institute administered a survey to residents of the Village of Garden City during the spring of 2025. The purpose of the survey was to help identify what residents would like the Village to do with the St. Paul's Main Building, to determine what programs/offerings residents would like to see in the Main Building, and to understand what residents are willing to pay for a project in the Main Building.

### Methodology

A five-page survey, cover letter, and postage-paid return envelope were mailed to all residents in the Village of Garden City. The cover letter explained the purpose of the survey and encouraged residents to either return their survey by mail or complete the survey online.

Approximately ten days after the surveys were mailed, ETC Institute sent follow-up messages to households to encourage participation. The messages contained a link to the online version of the survey to make it easy for residents to complete the survey. At the end of the online survey, residents were asked to enter their home address; this was done to ensure that only responses from residents who live in the Village were included in the final survey database.

The goal was to obtain completed surveys from at least 600 residents. This goal was far exceeded, with a total of 2,358 residents completing the survey. The overall results for the sample of 2,358 households have a precision of at least +/-2.0% at the 95% level of confidence.

This report contains:

- An executive summary of the methodology for administering the survey and major findings,
- charts showing the overall results for most questions on the survey
- tables that show the results of the random sample for each question on the survey,
- a copy of the survey instrument.

### Attachment to or Appreciation of St. Paul's Main Building

Thirty-four percent (34%) of the residents surveyed indicated they have an appreciation for St. Paul's Main Building's architectural character; 24% have an appreciation for the building's connection to Village history, 23% have an appreciation for its broad historical significance, 7% appreciate the building for other reasons, and 26% selected "all of the above." *Multiple selections could be made for this question.*

### Amenities That Should be Included in St. Paul's Project

Based on the sum of their top three choices, the amenities that respondents would choose to include in a St. Paul's project are: 1) event hall, 2) performance stage/theater, and 3) fitness equipment/fitness center.

# 2025 St. Paul's Community Survey

## Executive Summary



### Importance of Proposed Features

Fifty-three percent (53%) of the residents surveyed, who had an opinion, indicated that indoor courts/gymnasium were “very important” or “somewhat important” (rating of 3 or 4 on a 4-point scale) to include in a proposed St. Paul’s project. Other features that residents indicated were “very important” or “somewhat important” included: indoor field space (45%), indoor track (44%), and indoor lap/competition pool (33%).

### Proposed Features That Are Most Important

Based on the sum of their top three choices, the proposed features that are most important to respondents are: 1) indoor courts/gymnasium, 2) indoor field space, and 3) indoor track.

### Reasons for Not Supporting St. Paul’s Project

Nearly three-fourths (73%) of residents surveyed indicated they selected “will not support” with regard to at least one of the three options presented as potential St. Paul’s Main Building projects (i.e. adaptive reuse, partial replacement, and mothballing). The top reasons for not supporting these projects were: cost of renovation/Village can’t afford (47%) and Village could not handle this type of project (26%). *Multiple selections could be made for this question.*

### Likelihood of Supporting Non-Residents to Pay Higher Fees to Use St. Paul’s

Two-thirds (67%) of residents, who had an opinion, indicated they would not 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 operating costs of the building; 6% are “very likely” to support this, 8% are “somewhat likely,” 9% are “neutral,” and 10% are “somewhat unlikely.”

### Highest Property Tax Increase Residents Would Support for St. Paul’s Project

Fourteen percent (14%) of residents, who had an opinion, indicated they would support an annual property tax increase of \$1,500 or more to fund the St. Paul’s project; 17% would support a \$1,000 tax increase, 8% would support a \$750 increase, and 9% would support a \$500 annual tax increase. The remaining 52% would not support any tax increase.

### Highest Property Tax Increase Residents Would Support for Indoor Pool

Seven percent (7%) of residents, who had an opinion, indicated they would support an annual property tax increase of \$800 to have an indoor swimming pool facility; 5% would support a \$600 tax increase, 10% would support a \$400 increase, and 13% would support a \$200 annual tax increase. The remaining 65% would not support any tax increase.

# 2025 St. Paul's Community Survey

## Executive Summary



### Likelihood of Supporting Non-Residents to Pay Higher Fees to Join or Use Indoor Pool

Nineteen percent (19%) of residents, who had an opinion, indicated they would be “very likely” to support allowing people who do not live in Garden City to pay higher fees to join or use an indoor pool to help cover the costs of operations; 8% are “somewhat likely,” 8% are “neutral,” and 65% are “unlikely” to support this.

### Likelihood of Supporting Outside Groups/Teams to Pay Higher Fees to Rent an Indoor Pool

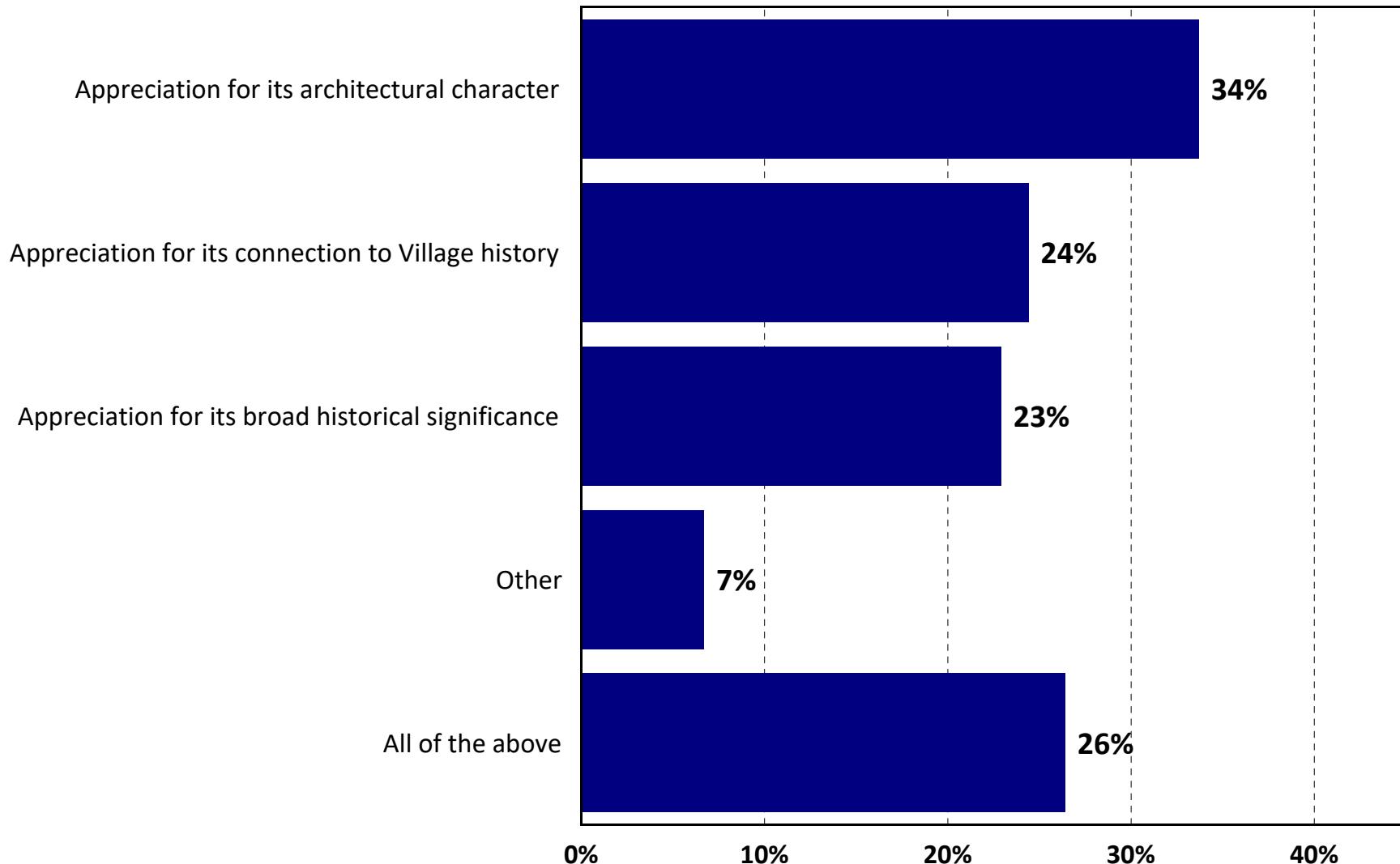
Twenty-four percent (24%) of residents, who had an opinion, indicated they would be “very likely” to support allowing groups/teams from outside of Garden City to pay higher fees to rent an indoor pool to help cover the costs of operations; 12% are “somewhat likely,” 9% are “neutral,” and 56% are “unlikely” to support this.

# 1

## Charts and Graphs

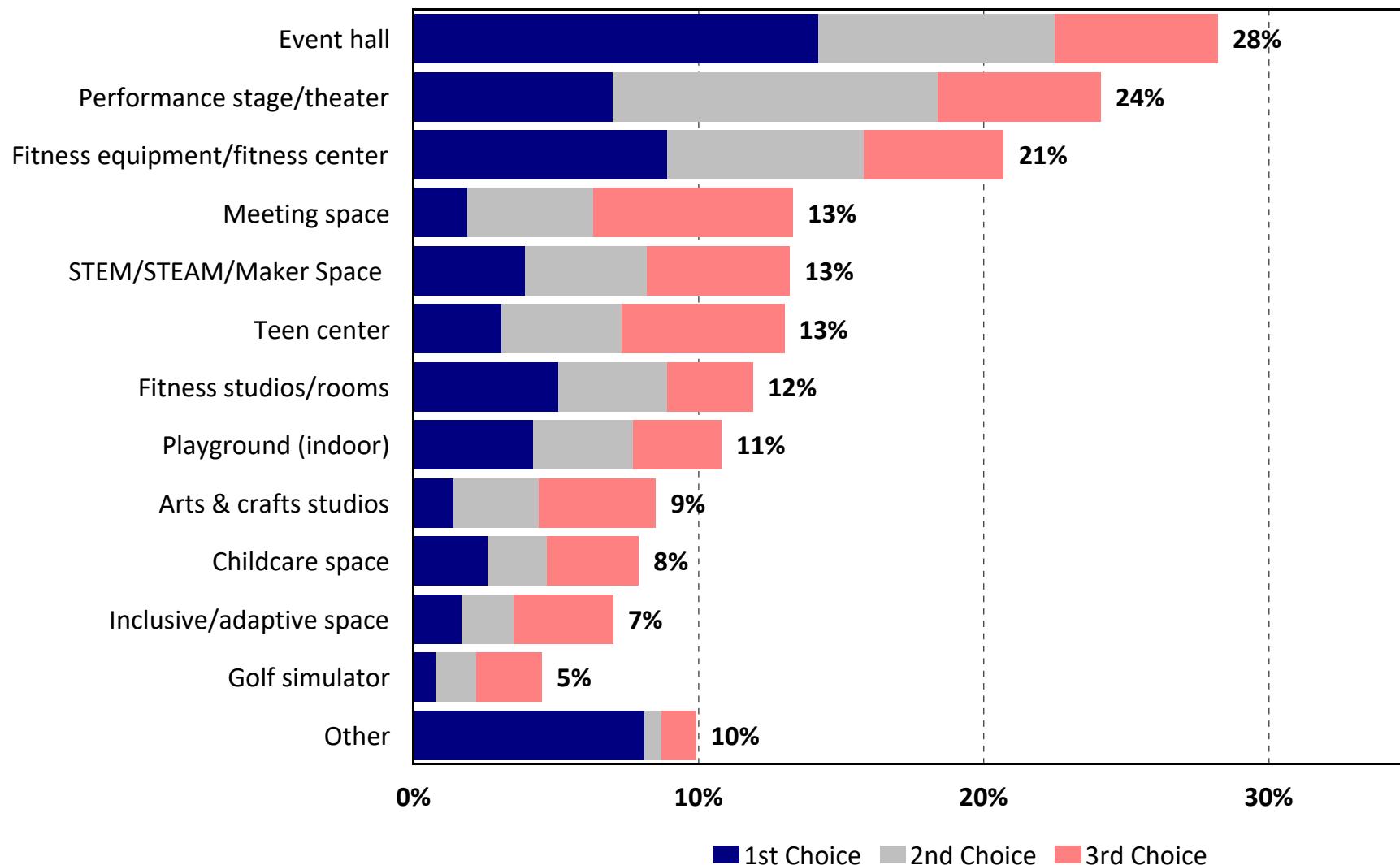
# Q1. How would you characterize your attachment to or appreciation of the St. Paul's Main Building?

by percentage of respondents (multiple selections could be made)



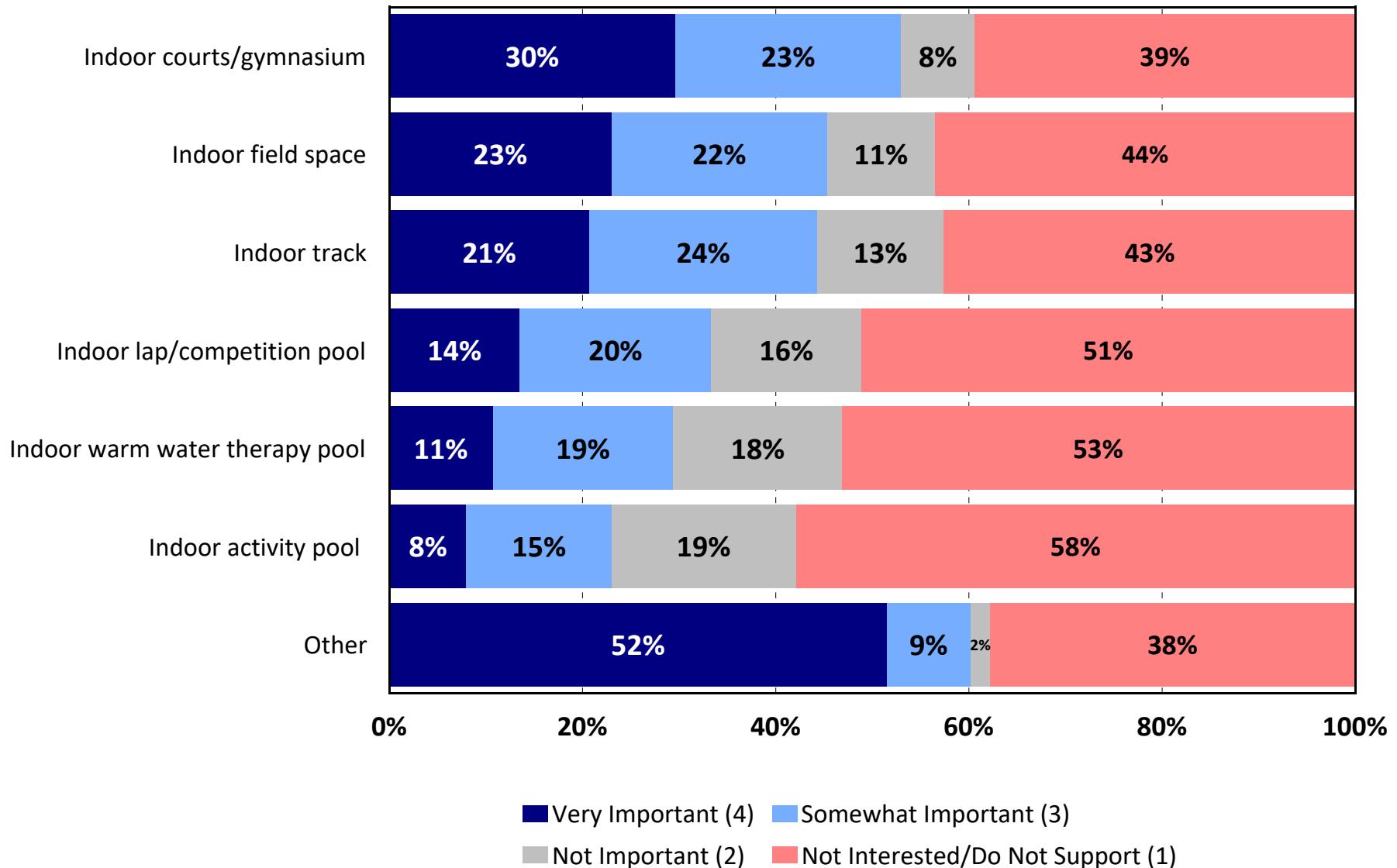
## Q2. Amenities That Respondents Would Choose to Include in a St. Paul's Project

by percentage of respondents who selected the item as one of their top three choices



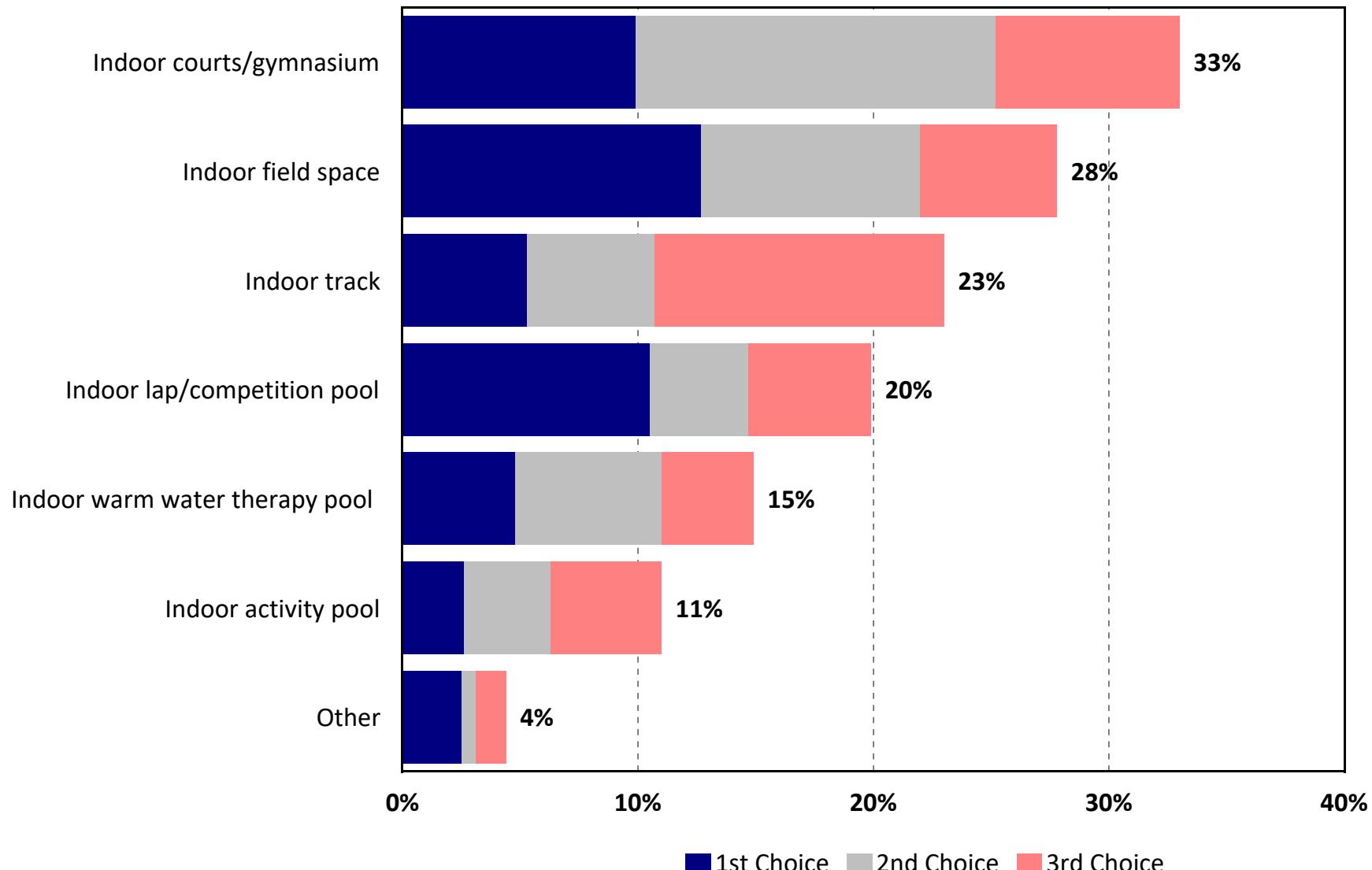
# Q3. Importance of the Following Proposed Features

by percentage of respondents who rated the item as a 1 to 4 on a 4-point scale (excluding “not provided”)



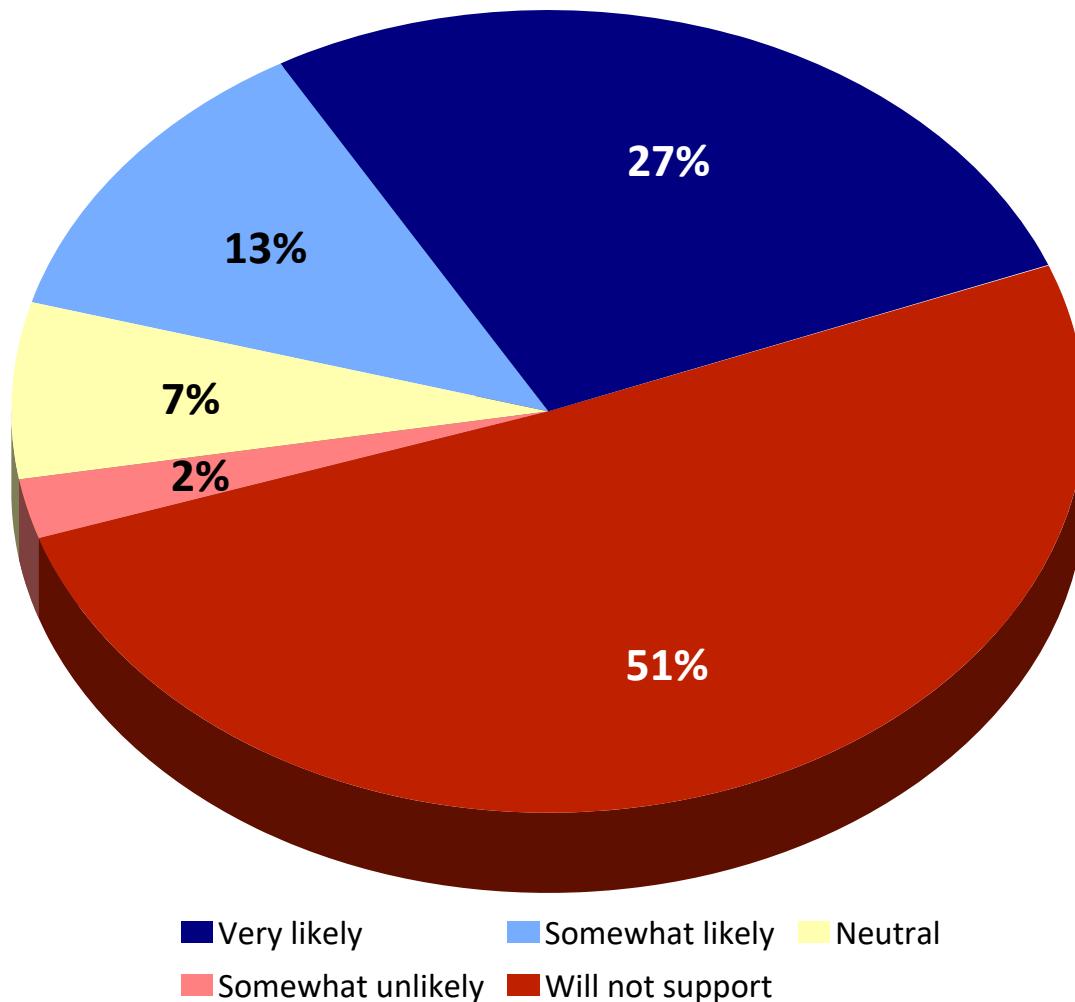
# Q3a. Proposed Features That Are Most Important

by percentage of respondents who selected the item as one of their top three choices



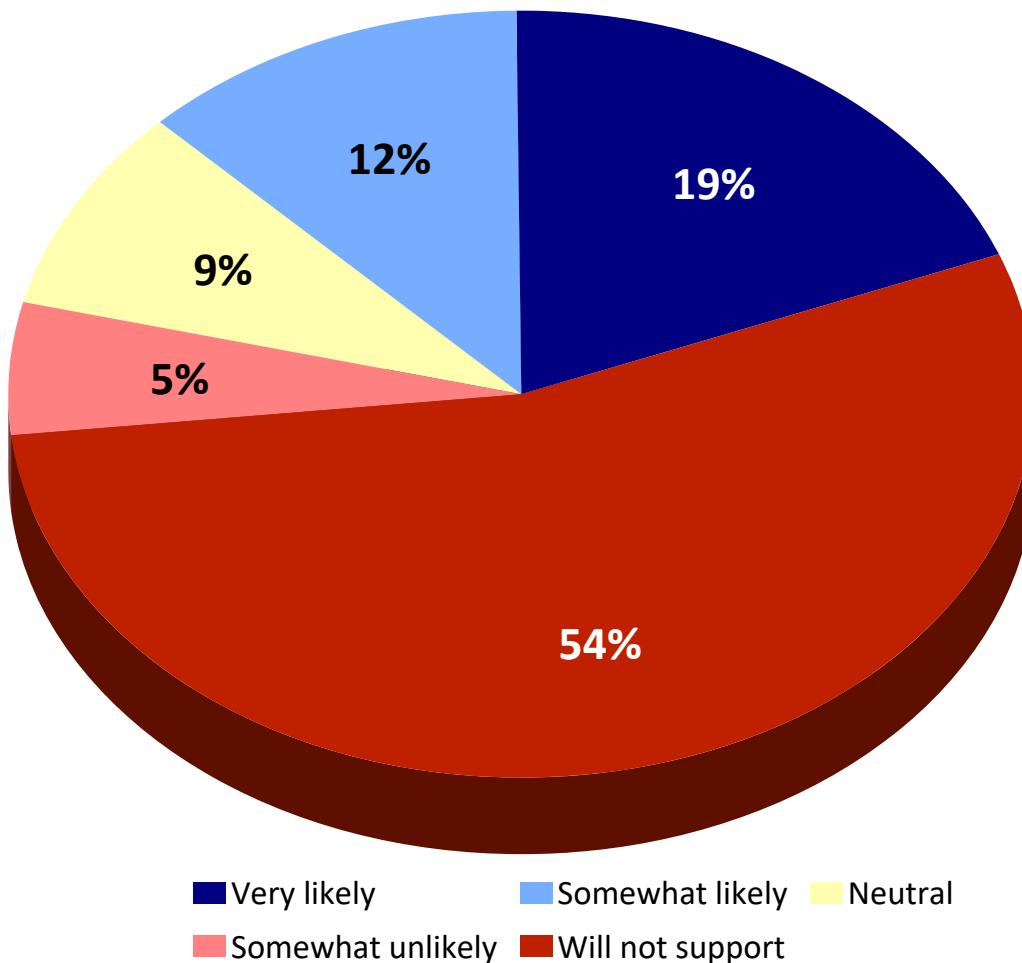
## Q4. OPTION A (Adaptive Reuse): How likely would you be to support a project that preserves the exterior of the St. Paul's Main Building in its current form with some changes and upgrades to the interior?

by percentage of respondents



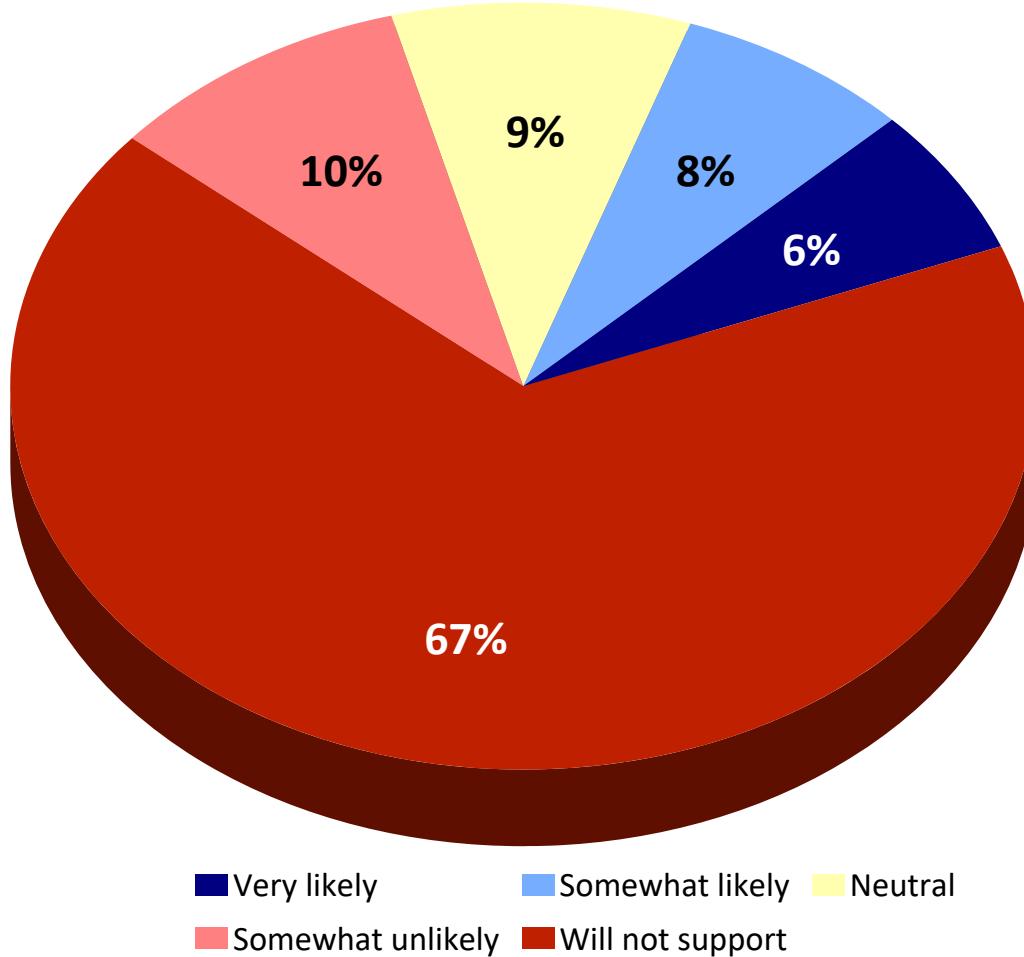
**Q5. OPTION B (Partial Replacement): How likely would you be to support a project that involves preserving selected sections and architectural features (interior and exterior) of the St. Paul's Main Building in their current form while replacing or expanding other parts with new construction?**

by percentage of respondents



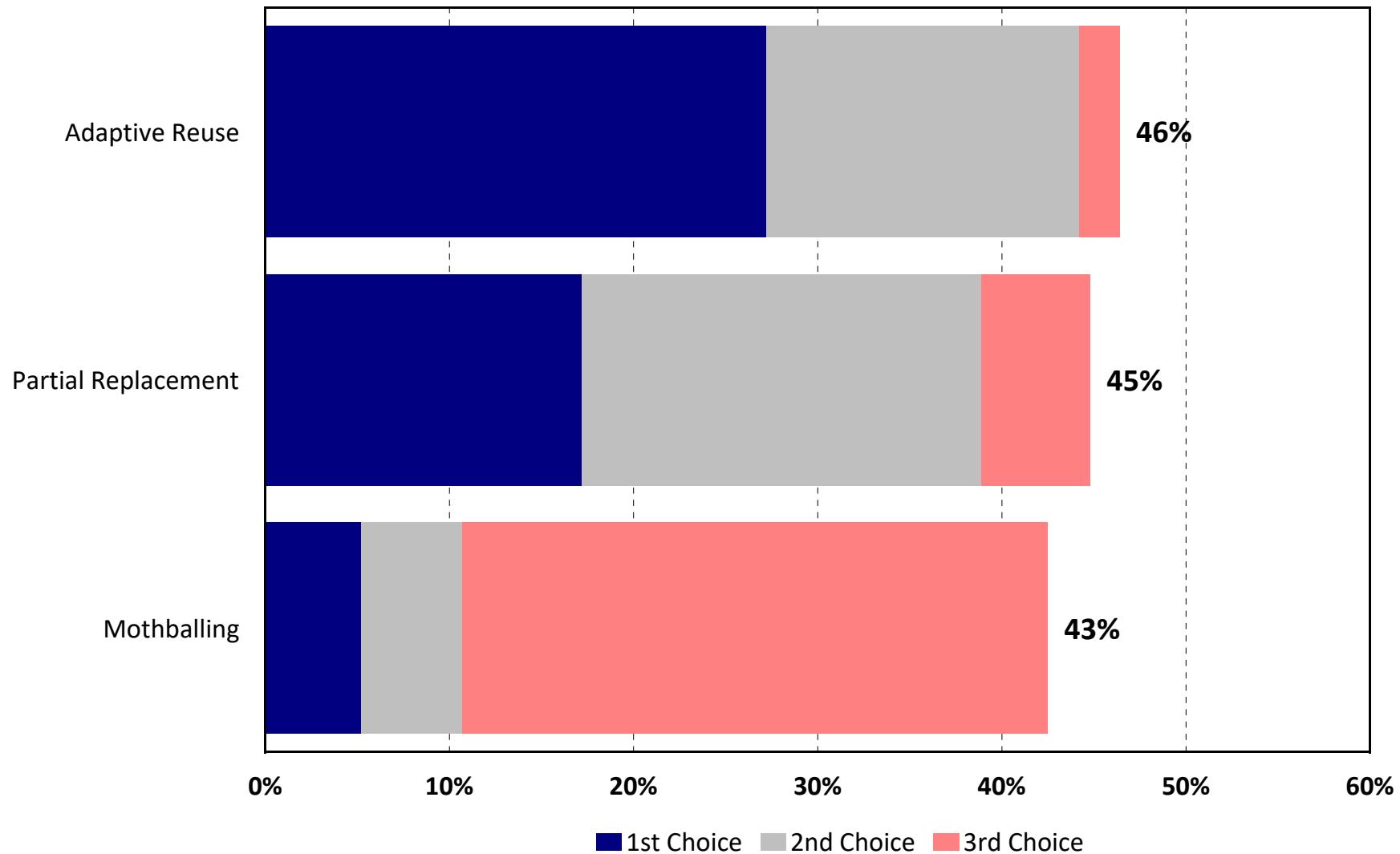
## Q6. OPTION C (Mothballing): How likely would you be to support a project that involves preserving the entire exterior of the St. Paul's Main Building with new roof, gutters, leaders, repointing & masonry repairs, windows & doors, landscaping & irrigation and partial paving?

by percentage of respondents



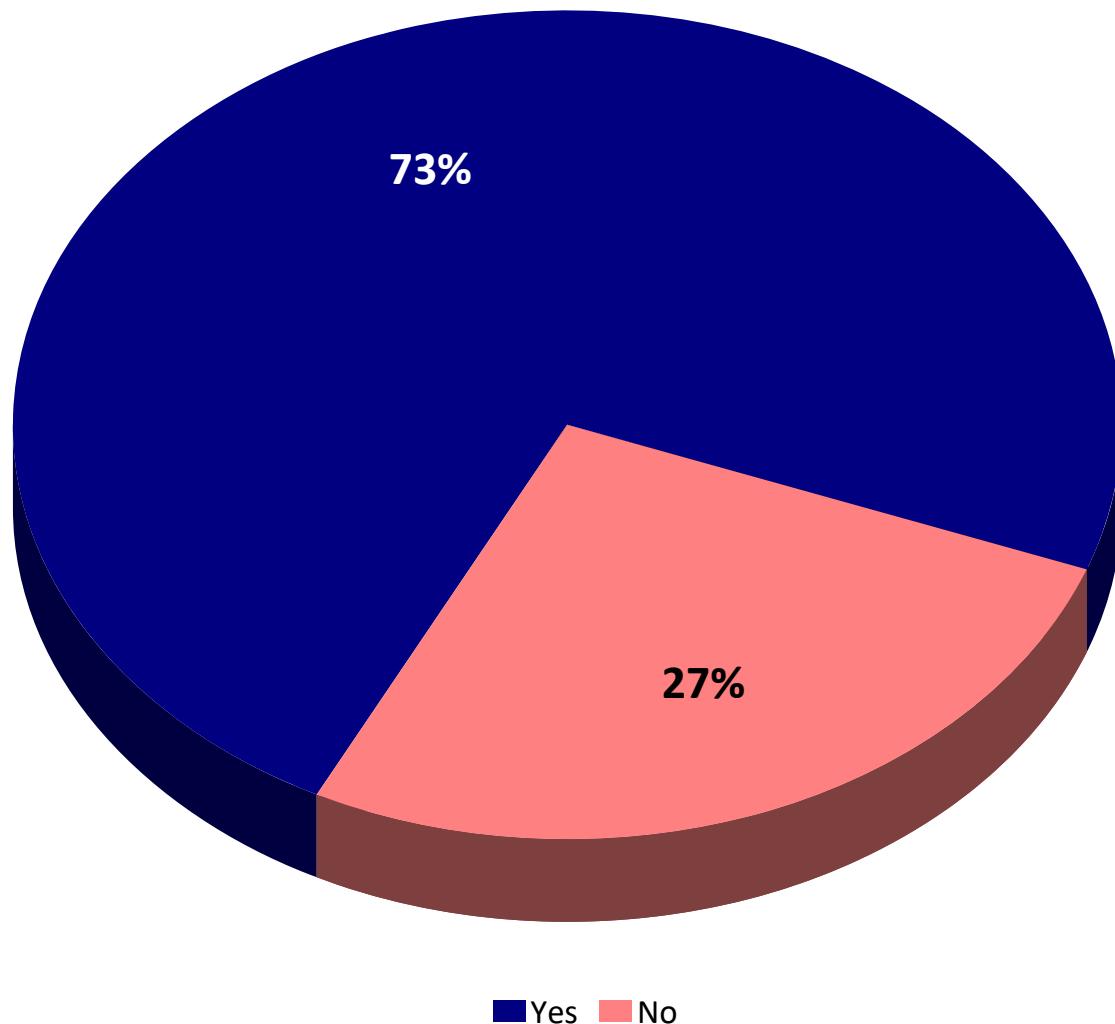
# Q7. Most Preferred Options for St. Paul's Main Building

by percentage of respondents who selected the item as one of their top three choices



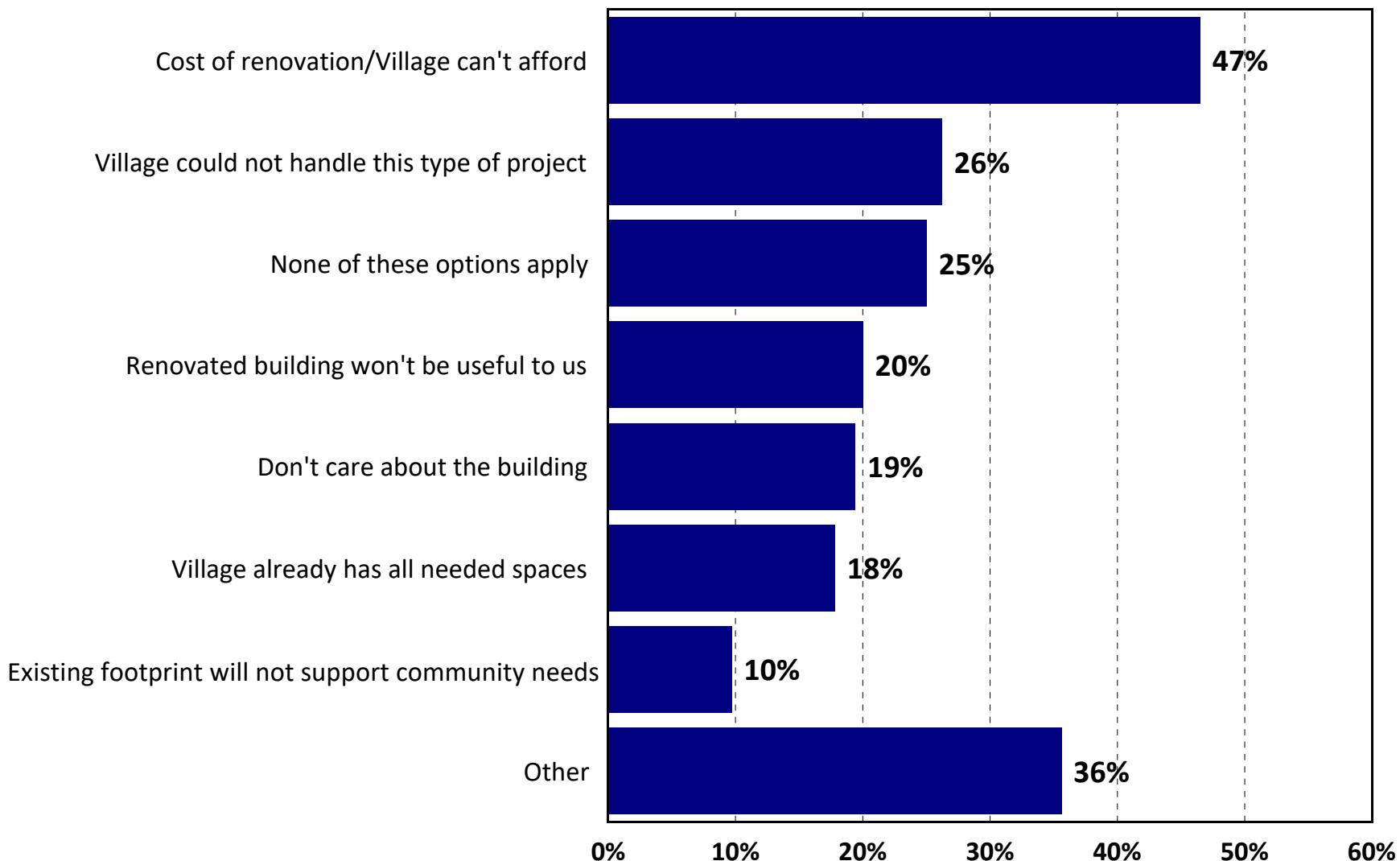
## Q8. Did you select the "Will Not Support" answer option presented in Questions 4-7?

by percentage of respondents



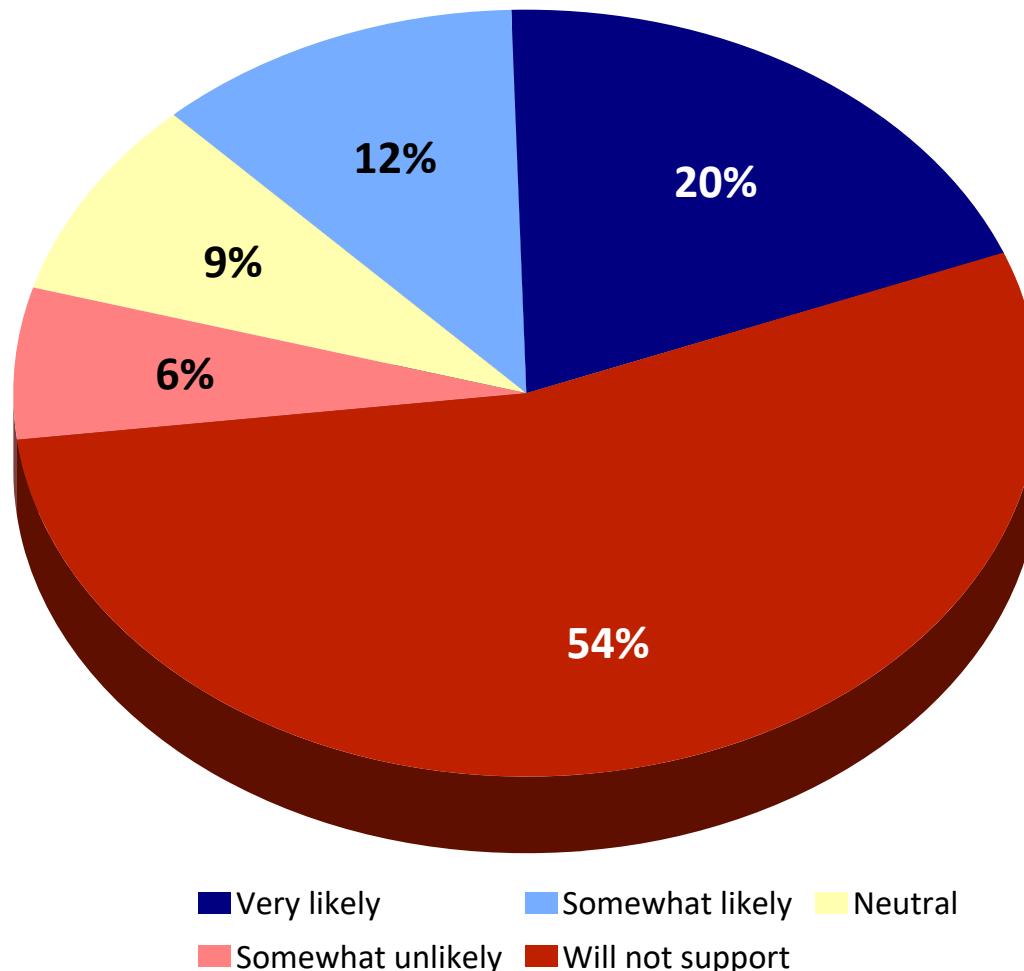
# Q8a. Please indicate why you selected the “Will Not Support” answer option presented in Question 4-7

by percentage of respondents who answered “yes” on Question 8 (multiple selections could be made)



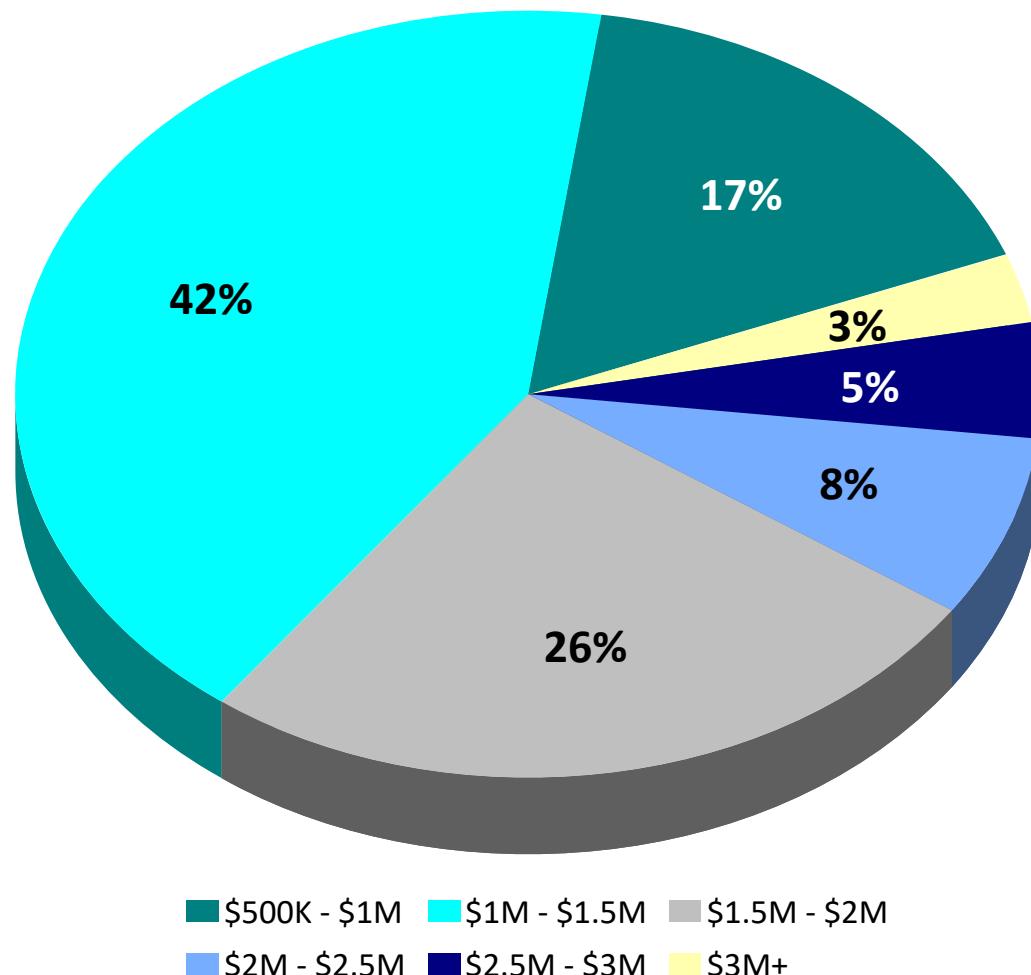
# Q9. How likely would you be to support allowing people who do not live in Garden City to pay higher fees to use a renovated St. Paul's Main Building to help cover the operating costs of the building?

by percentage of respondents (excluding "not provided")



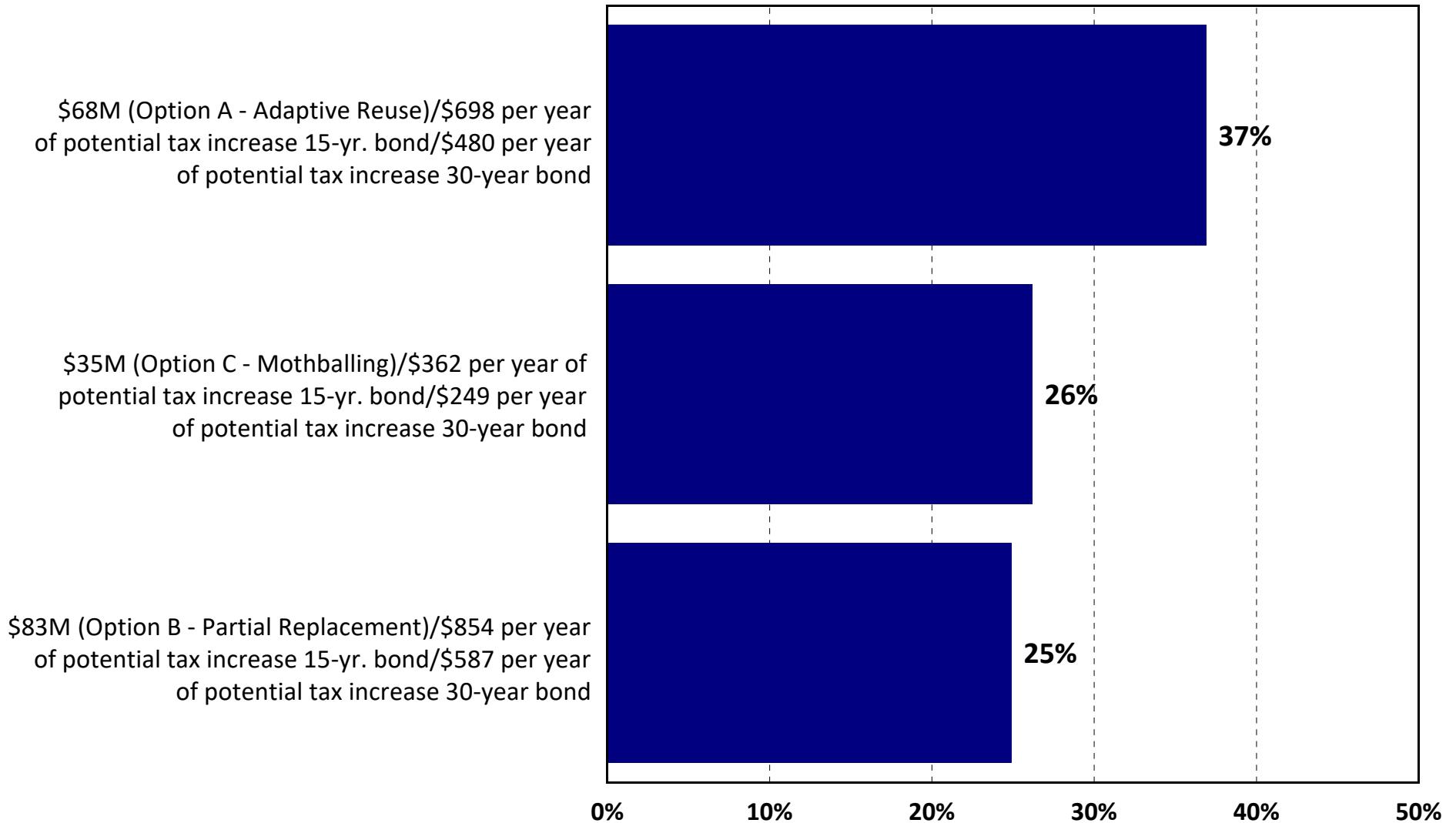
# Q10. What do you estimate is the current market value of your home?

by percentage of respondents (excluding "not provided")



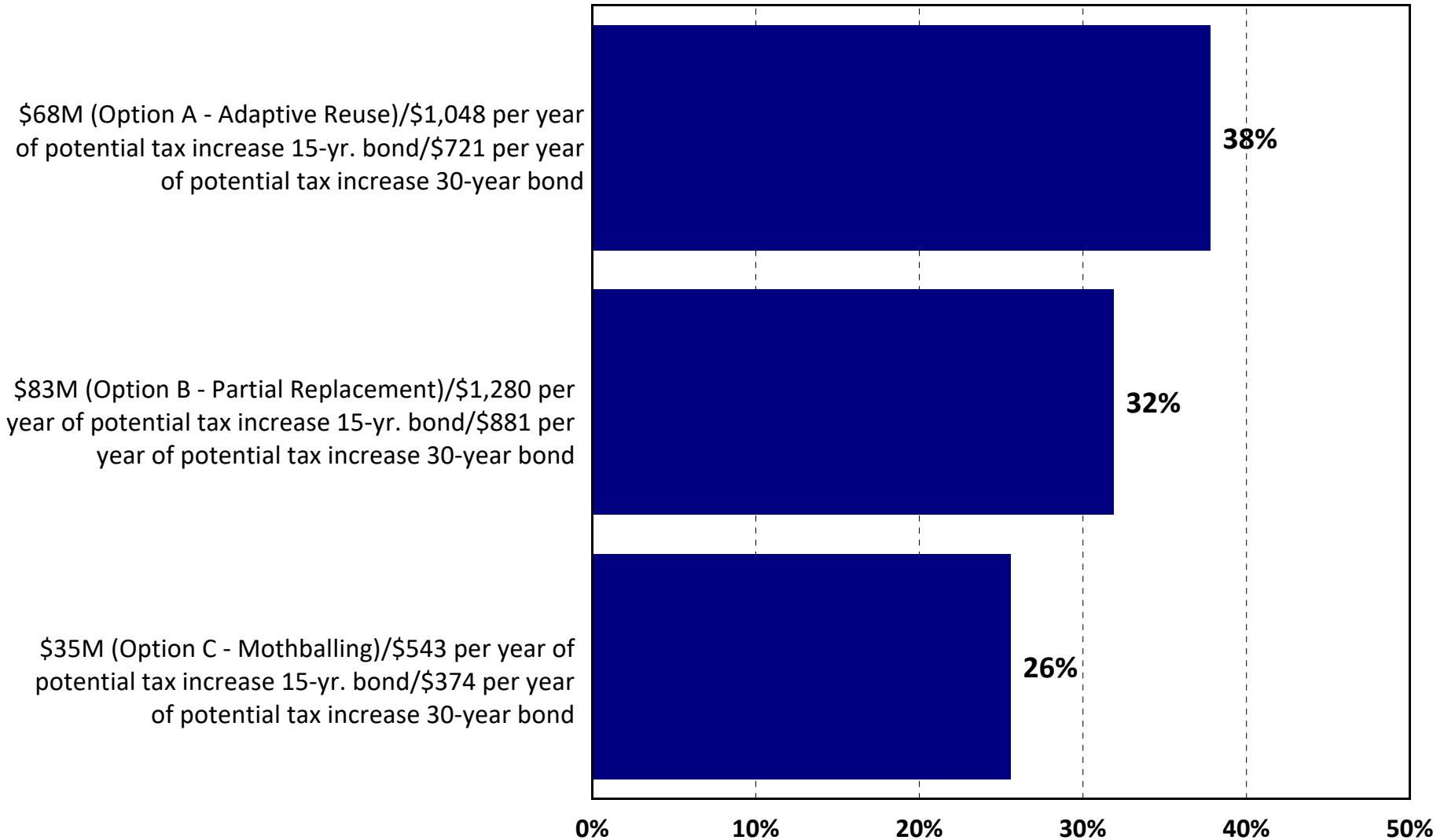
# Q10a. \$500K-\$1M Home Market Value: Would you support this level of Village tax increase?

by percentage of respondents whose home market value is \$500K to \$1M and answered "yes" (excluding "not provided")



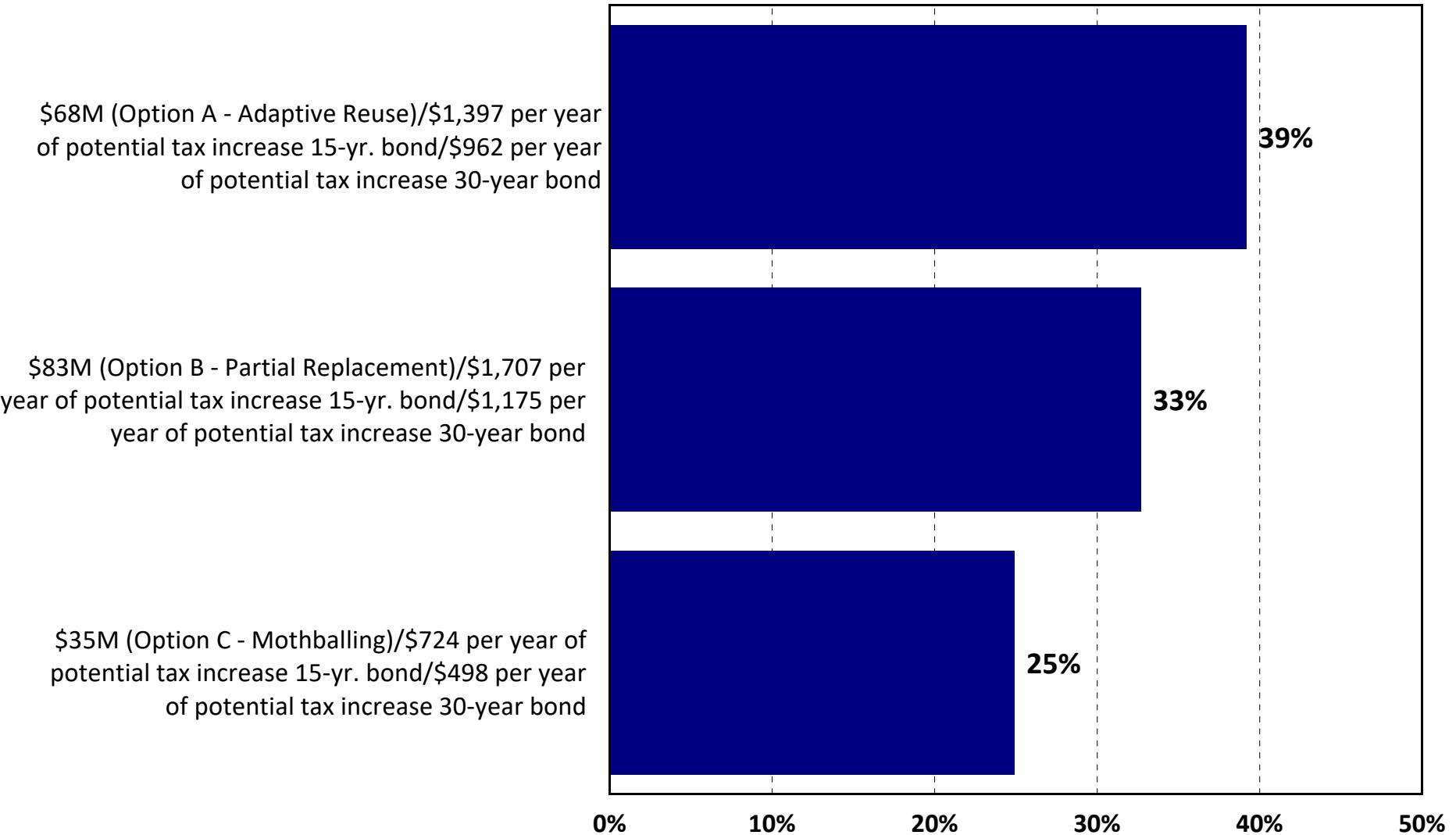
# Q10b. \$1M-\$1.5M Home Market Value: Would you support this level of Village tax increase?

by percentage of respondents whose home market value is \$1M to \$1.5M and answered "yes" (excluding "not provided")



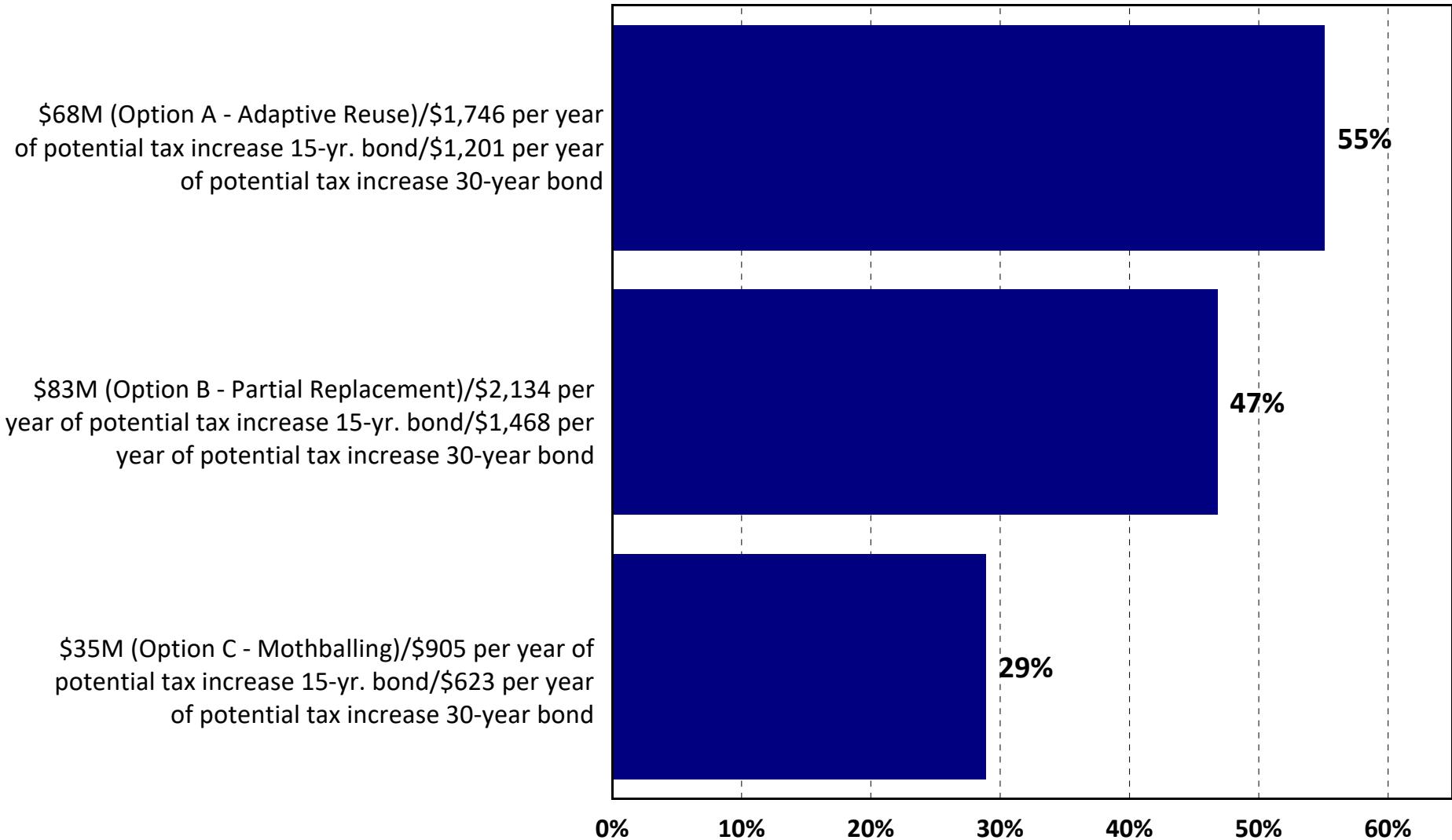
# Q10c. \$1.5M-\$2M Home Market Value: Would you support this level of Village tax increase?

by percentage of respondents whose home market value is \$1.5M to \$2M and answered "yes" (excluding "not provided")



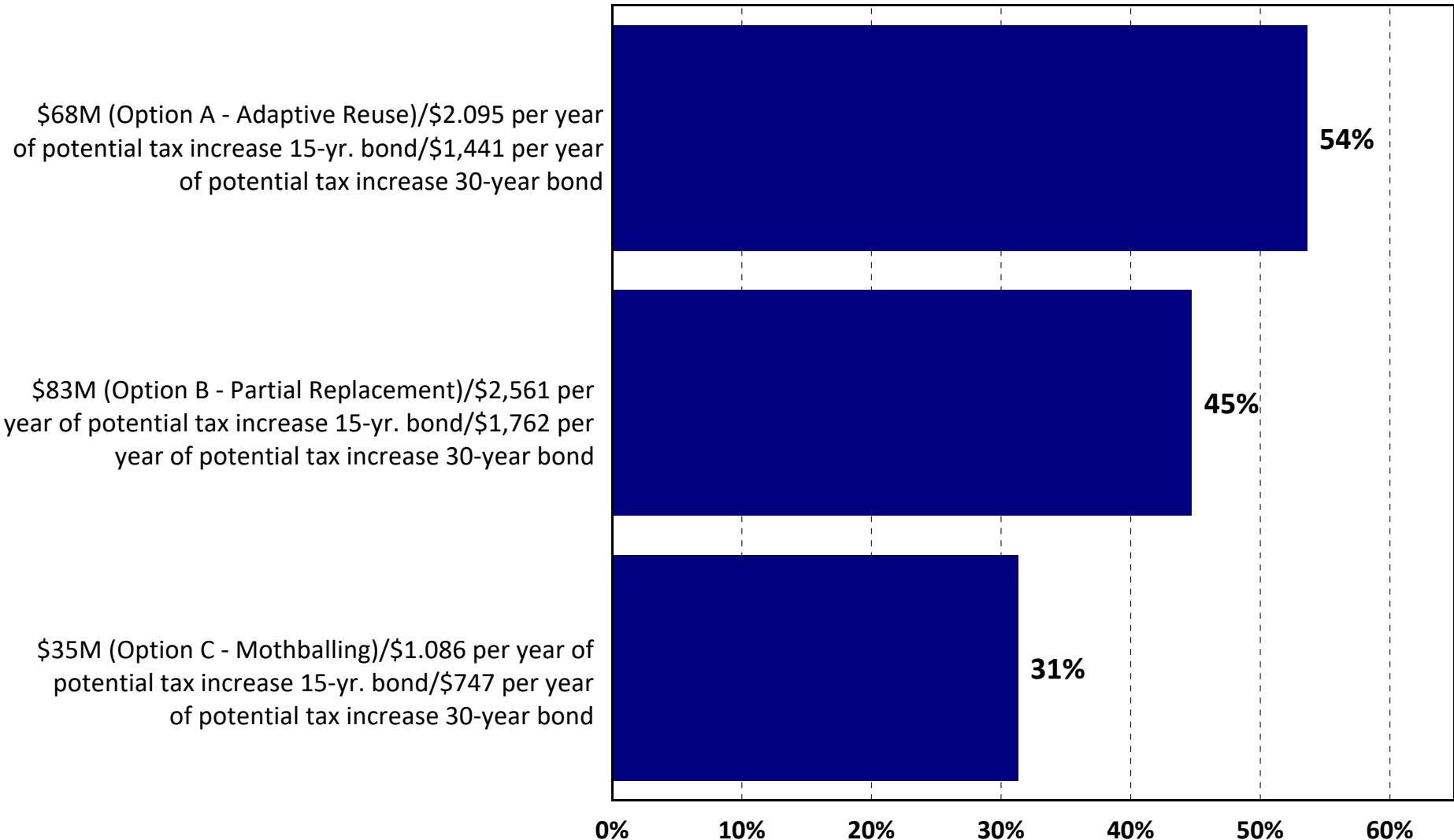
# Q10d. \$2M-\$2.5M Home Market Value: Would you support this level of Village tax increase?

by percentage of respondents whose home market value is \$2M to \$2.5M and answered "yes" (excluding "not provided")



# Q10e. \$2.5M-\$3M Home Market Value: Would you support this level of Village tax increase?

by percentage of respondents whose home market value is \$2.5M to \$3M and answered "yes" (excluding "not provided")



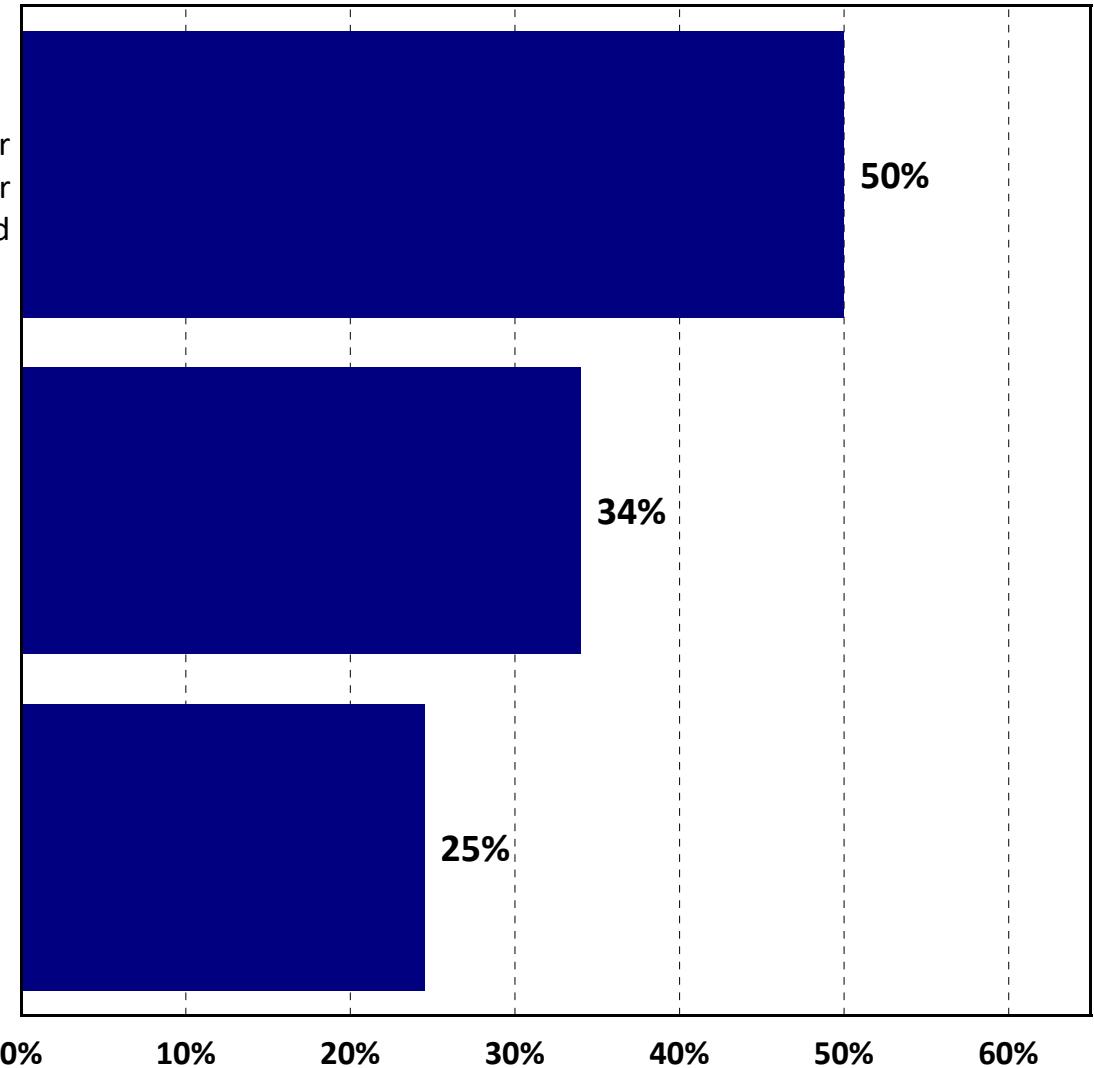
# Q10f. \$3M+ Home Market Value: Would you support this level of Village tax increase?

by percentage of respondents whose home market value is \$3M+ and answered "yes" (excluding "not provided")

\$68M (Option A - Adaptive Reuse)/\$2,444 per year  
of potential tax increase 15-yr. bond/\$1,682 per year  
of potential tax increase 30-year bond

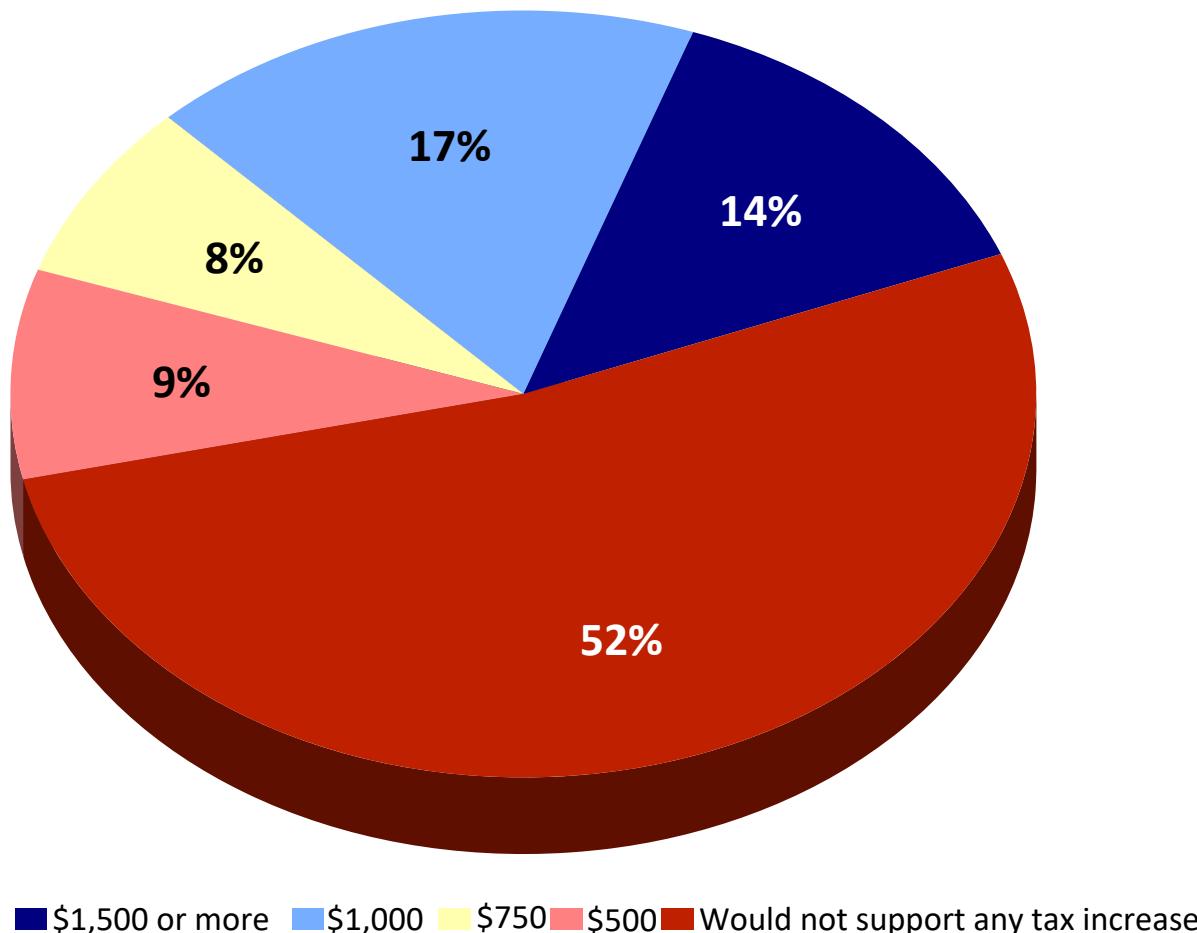
\$83M (Option B - Partial Replacement)/\$2,988 per  
year of potential tax increase 15-yr. bond/\$2,056 per  
year of potential tax increase 30-year bond

\$35M (Option C - Mothballing)/\$1,267 per year of  
potential tax increase 15-yr. bond/\$872 per year  
of potential tax increase 30-year bond



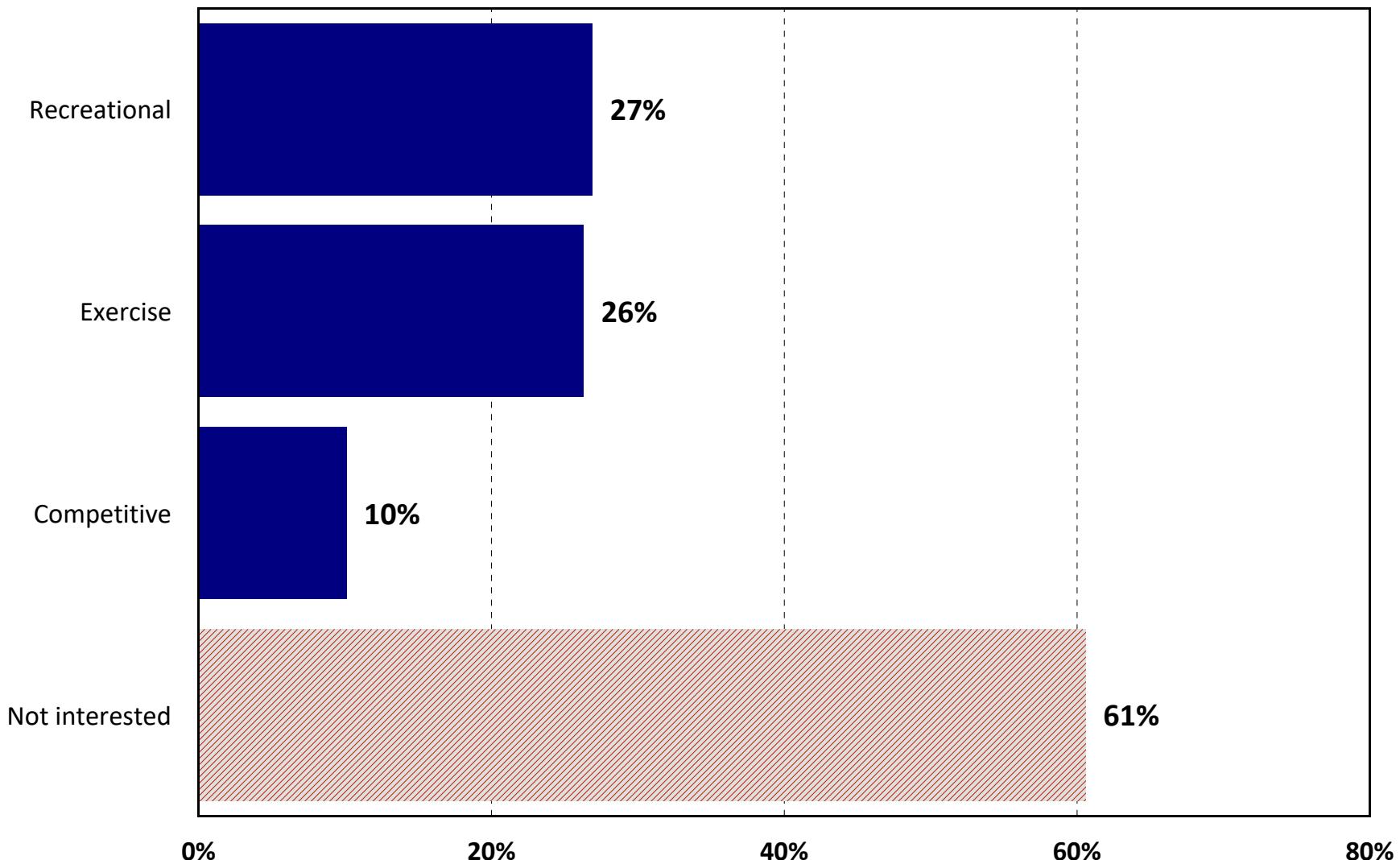
# Q11. What is the highest level of annual Village property tax increase you would support to fund this project?

by percentage of respondents (excluding "not provided")



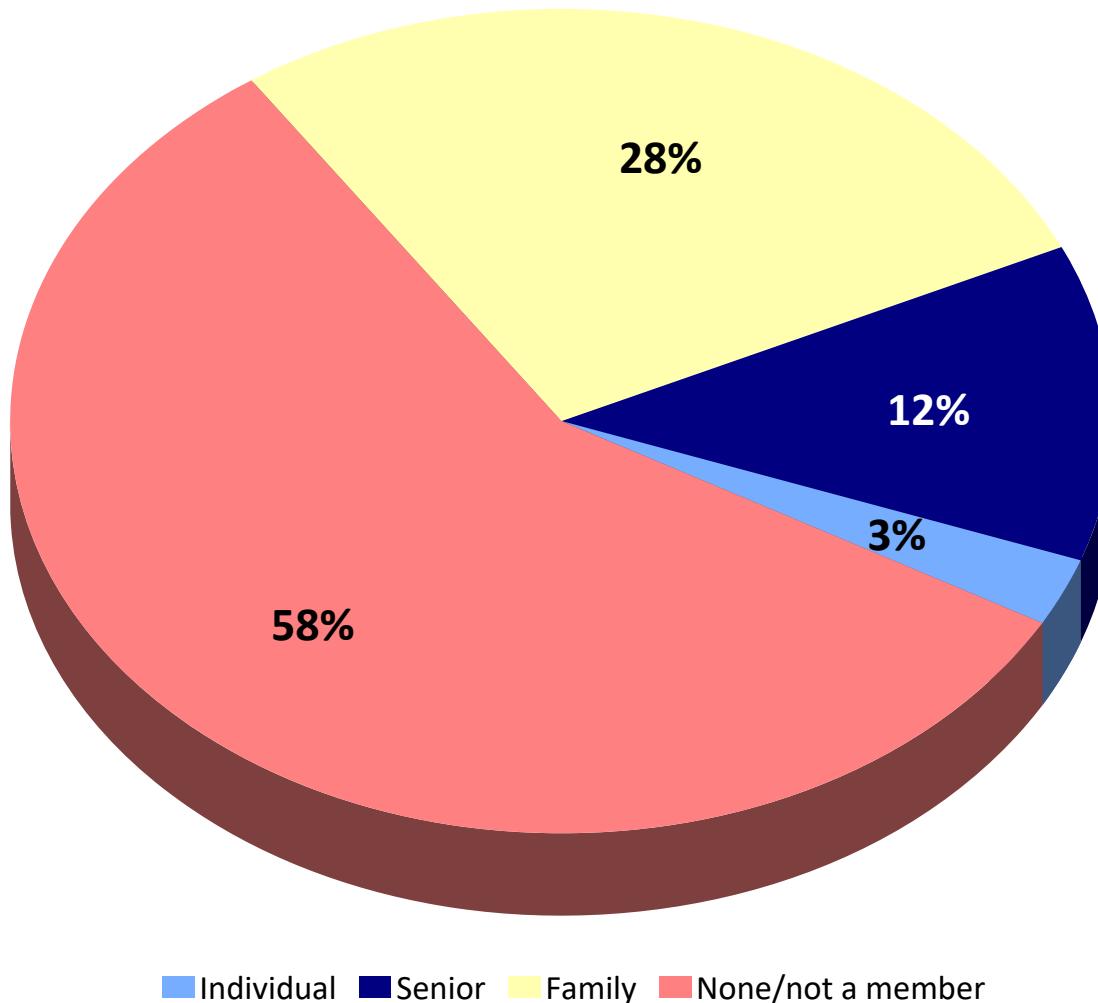
# Q13. Which of the following options describes your interest in indoor swimming pools and programs?

by percentage of respondents (multiple selections could be made)



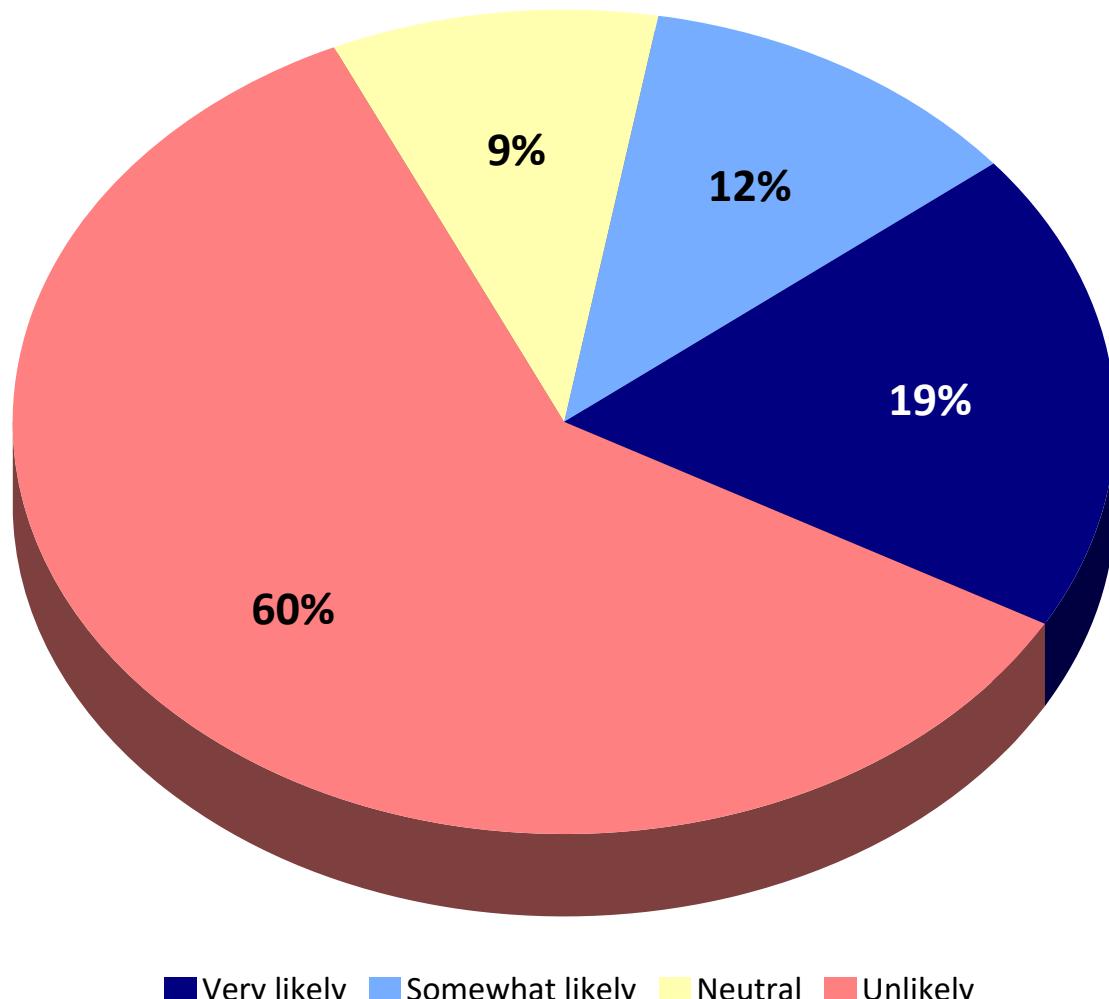
# Q14. Are you a current member of the outdoor Garden City Pool? If yes, what type of membership do you have?

by percentage respondents (excluding "not provided")



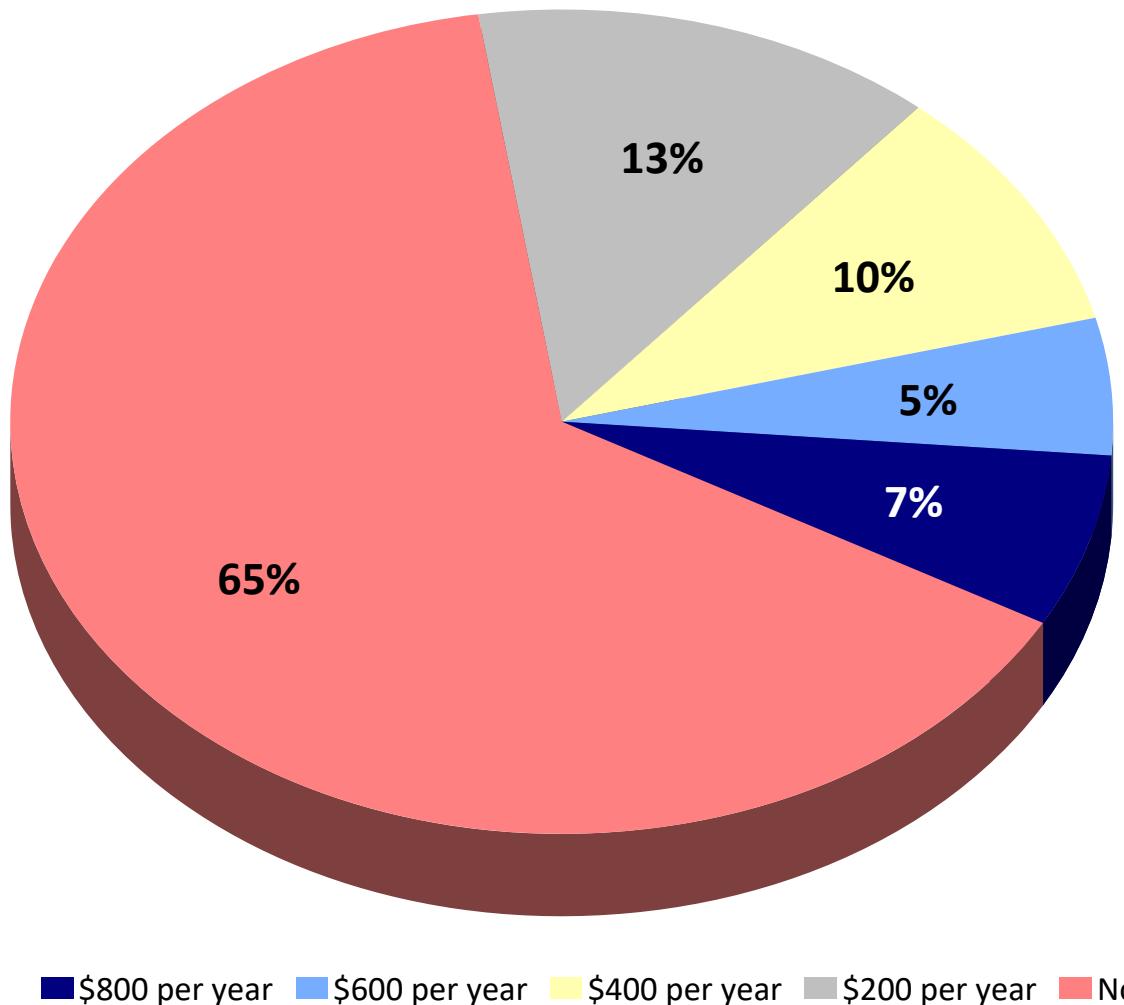
# Q15. How likely are you to purchase an annual membership if Garden City were to develop an indoor swimming pool or aquatic center?

by percentage respondents (excluding “not provided”)



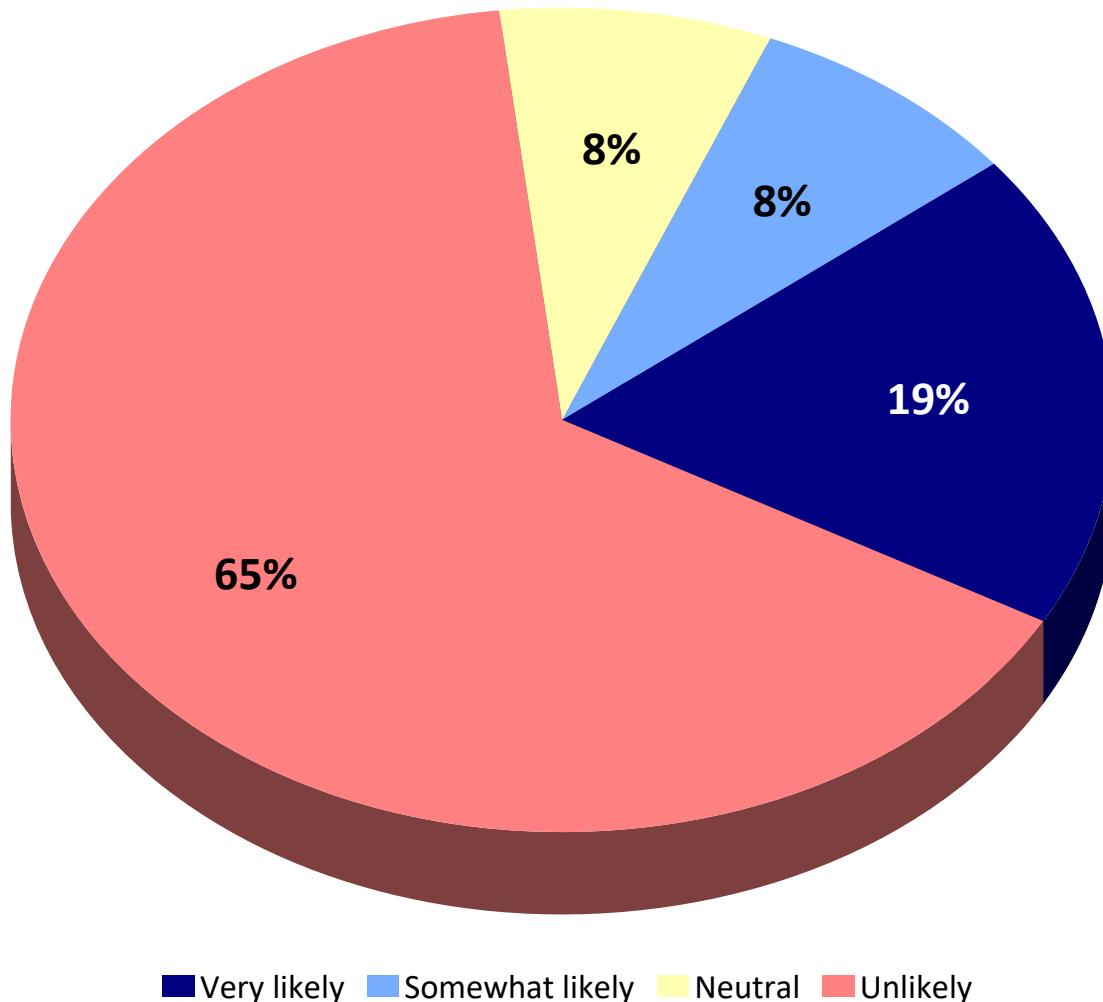
# Q16. What is the HIGHEST level of annual Village property tax increase (based on a 20-year bond) you would support to have an indoor swimming pool facility?

by percentage respondents (excluding "not provided")



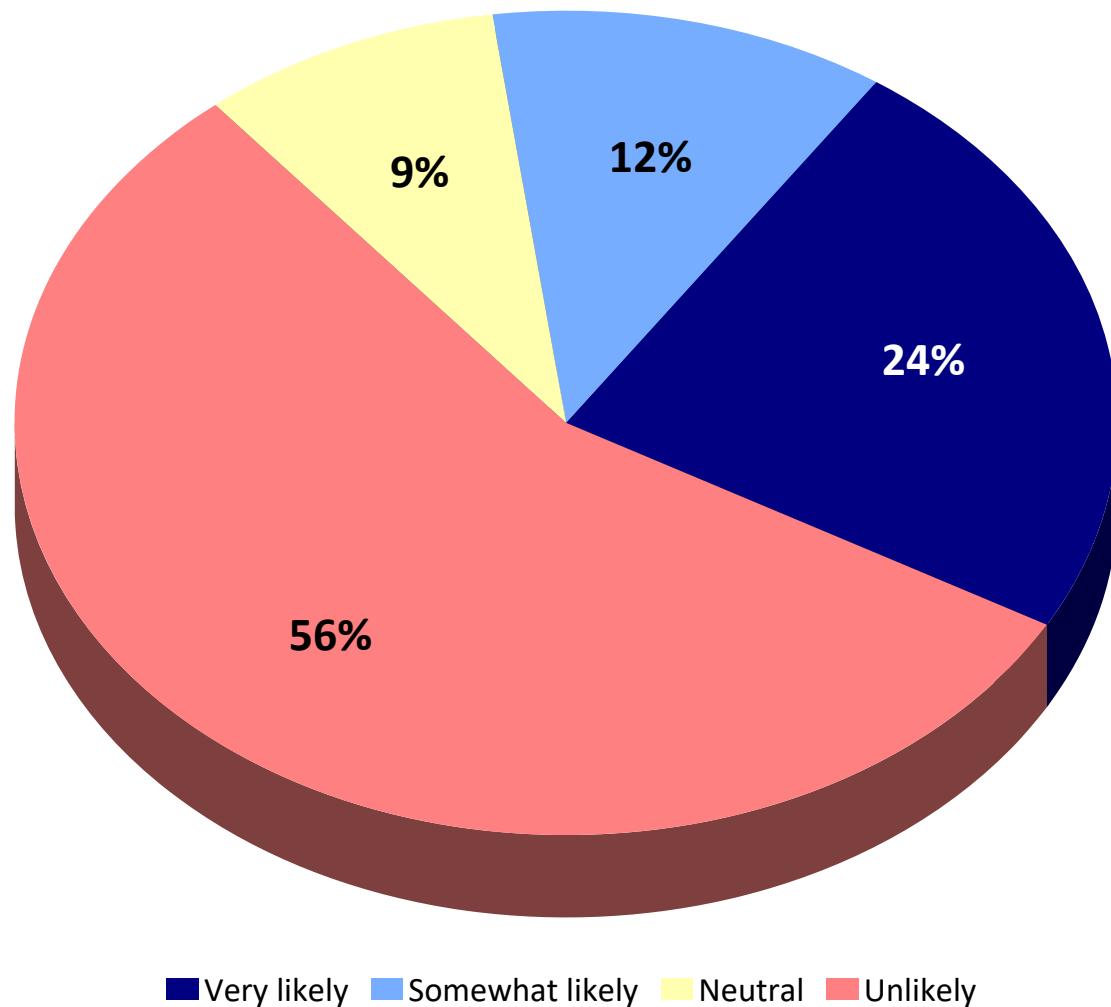
# Q17. How likely would you be to support allowing people who do not live in Garden City to pay higher fees to join or use an indoor pool to help cover the costs of operations?

by percentage respondents (excluding "not provided")



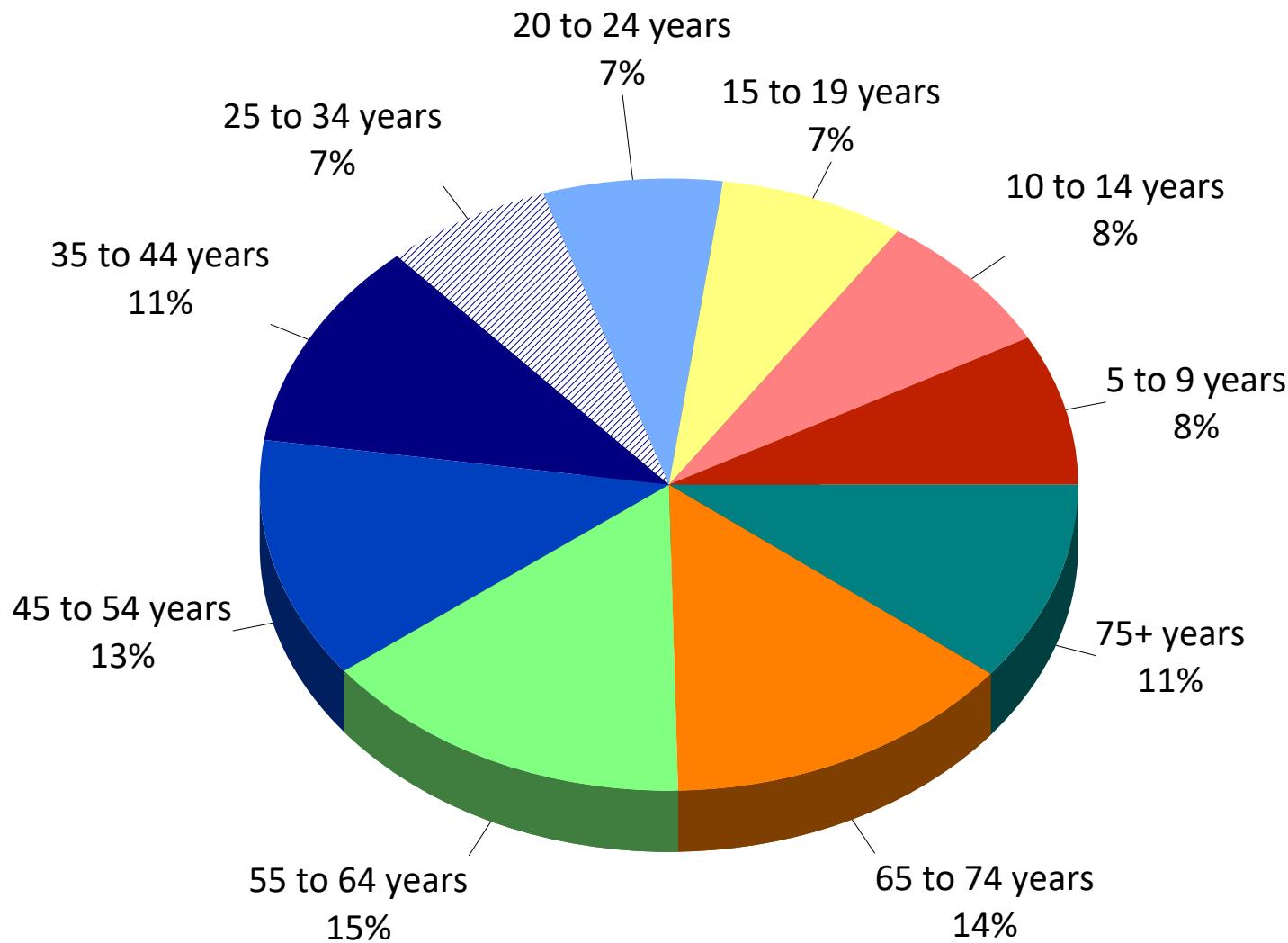
# Q18. How likely would you be to support allowing groups/teams from outside of Garden City to pay higher fees to rent an indoor pool to help cover the costs of operations?

by percentage respondents (excluding "not provided")



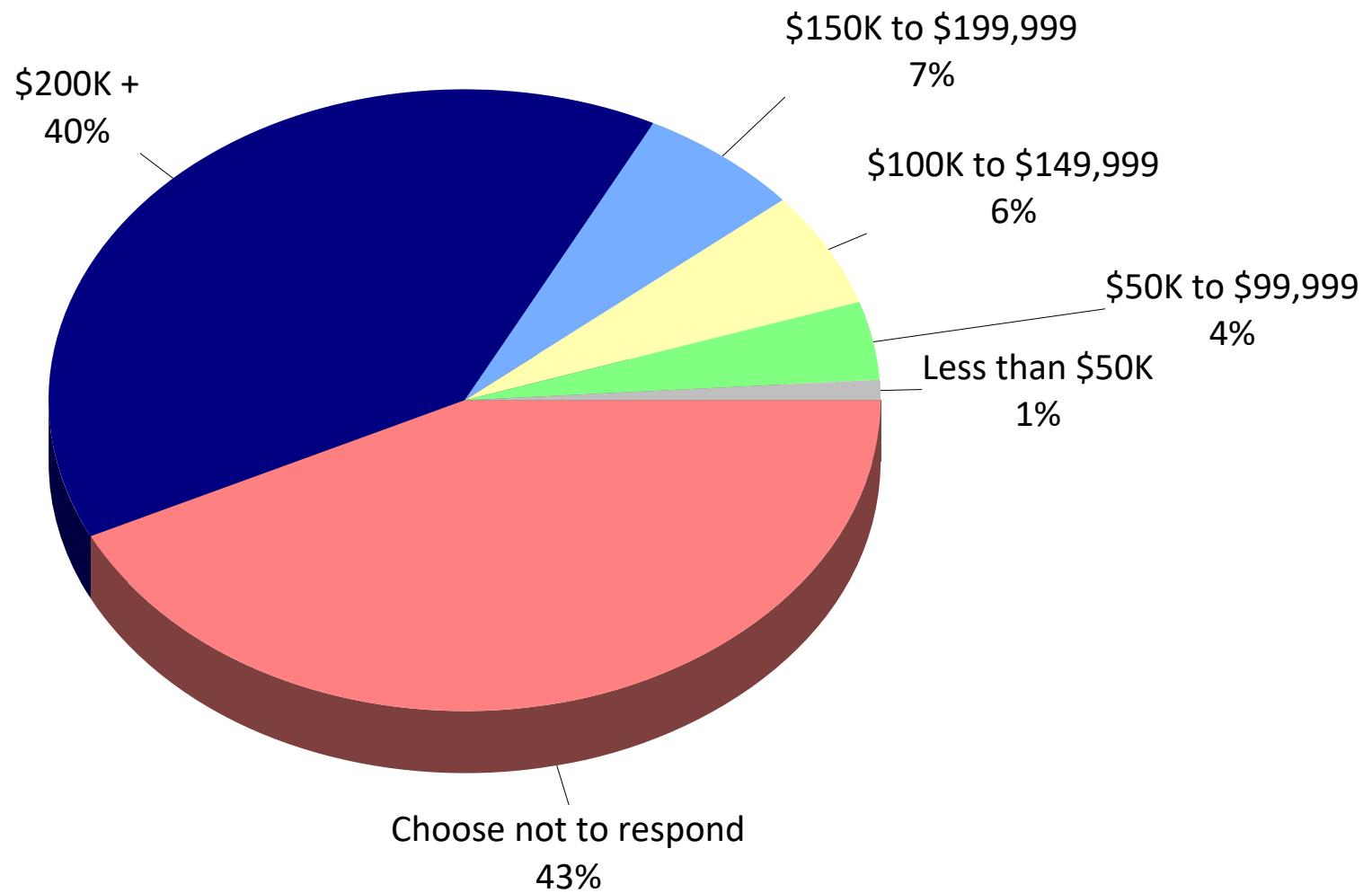
# Q19. Demographics: Ages of Household Members

by percentage of persons in the household



# Q20. Demographics: Household Income

by percentage of respondents



2

## Tabular Data

**Q1. How would you characterize your attachment to or appreciation of the St. Paul's Main Building?**

Q1. Your attachment to or appreciation of St. Paul's

Main Building	Number	Percent
Appreciation for its broad historical significance	541	22.9 %
Appreciation for its architectural character	794	33.7 %
Appreciation for its connection to Village history	575	24.4 %
Other	158	6.7 %
All of the above	623	26.4 %
<u>None</u>	832	35.3 %
Total	3523	

**Q2. The recent recreation survey and other public engagement efforts indicated community support for the amenities listed below that could be included in a project at the St. Paul's Main Building Community Center and are compatible with the existing footprint. Please choose your top THREE choices to include in a St. Paul's project.**

Q2. Top choice	Number	Percent
Fitness studios/rooms	120	5.1 %
Event hall	334	14.2 %
Playground (indoor)	100	4.2 %
Golf simulator	19	0.8 %
Performance stage/theater	164	7.0 %
Arts & crafts studios	33	1.4 %
Fitness equipment/fitness center	209	8.9 %
Teen center	73	3.1 %
STEM/STEAM/Maker Space (access to 3D printers, electronics, woodworking tools, sewing machines, etc.)	91	3.9 %
Meeting space	45	1.9 %
Childcare space	61	2.6 %
Inclusive/adaptive space	39	1.7 %
Other	192	8.1 %
<u>None chosen</u>	878	37.2 %
Total	2358	100.0 %

**Q2. The recent recreation survey and other public engagement efforts indicated community support for the amenities listed below that could be included in a project at the St. Paul's Main Building Community Center and are compatible with the existing footprint. Please choose your top THREE choices to include in a St. Paul's project.**

Q2. 2nd choice	Number	Percent
Fitness studios/rooms	90	3.8 %
Event hall	196	8.3 %
Playground (indoor)	82	3.5 %
Golf simulator	34	1.4 %
Performance stage/theater	269	11.4 %
Arts & crafts studios	71	3.0 %
Fitness equipment/fitness center	163	6.9 %
Teen center	98	4.2 %
STEM/STEAM/Maker Space (access to 3D printers, electronics, woodworking tools, sewing machines, etc.)	102	4.3 %
Meeting space	104	4.4 %
Childcare space	49	2.1 %
Inclusive/adaptive space	42	1.8 %
Other	14	0.6 %
<u>None chosen</u>	1044	44.3 %
<b>Total</b>	<b>2358</b>	<b>100.0 %</b>

**Q2. The recent recreation survey and other public engagement efforts indicated community support for the amenities listed below that could be included in a project at the St. Paul's Main Building Community Center and are compatible with the existing footprint. Please choose your top THREE choices to include in a St. Paul's project.**

Q2. 3rd choice	Number	Percent
Fitness studios/rooms	71	3.0 %
Event hall	134	5.7 %
Playground (indoor)	72	3.1 %
Golf simulator	55	2.3 %
Performance stage/theater	135	5.7 %
Arts & crafts studios	96	4.1 %
Fitness equipment/fitness center	116	4.9 %
Teen center	135	5.7 %
STEM/STEAM/Maker Space (access to 3D printers, electronics, woodworking tools, sewing machines, etc.)	117	5.0 %
Meeting space	164	7.0 %
Childcare space	76	3.2 %
Inclusive/adaptive space	82	3.5 %
Other	28	1.2 %
<u>None chosen</u>	1077	45.7 %
<b>Total</b>	<b>2358</b>	<b>100.0 %</b>

**SUM OF TOP 3 CHOICES**

**Q2. The recent recreation survey and other public engagement efforts indicated community support for the amenities listed below that could be included in a project at the St. Paul's Main Building Community Center and are compatible with the existing footprint. Please choose your top THREE choices to include in a St. Paul's project. (top 3)**

Q2. Sum of Top 3 Choices	Number	Percent
Fitness studios/rooms	281	11.9 %
Event hall	664	28.2 %
Playground (indoor)	254	10.8 %
Golf simulator	108	4.6 %
Performance stage/theater	568	24.1 %
Arts & crafts studios	200	8.5 %
Fitness equipment/fitness center	488	20.7 %
Teen center	306	13.0 %
STEM/STEAM/Maker Space (access to 3D printers, electronics, woodworking tools, sewing machines, etc.)	310	13.1 %
Meeting space	313	13.3 %
Childcare space	186	7.9 %
Inclusive/adaptive space	163	6.9 %
Other	234	9.9 %
<u>None chosen</u>	878	37.2 %
Total	4953	

**Q3. The features in the list below also received considerable community support but would require building modifications or could be constructed at a different location. Please indicate how important each of these features is to your household. (without "not provided")**

(N=2358)

	Very important	Somewhat important	Not important	Not interested/do not support
Q3-1. Indoor lap/competition pool	13.5%	19.8%	15.6%	51.1%
Q3-2. Indoor warm water therapy pool (exercise classes, physical therapy)	10.7%	18.7%	17.5%	53.0%
Q3-3. Indoor activity pool (shallow water play areas for kids, slides)	8.0%	15.0%	19.1%	57.9%
Q3-4. Indoor field space	23.0%	22.3%	11.2%	43.5%
Q3-5. Indoor courts/gymnasium	29.6%	23.4%	7.6%	39.4%
Q3-6. Indoor track	20.7%	23.6%	13.1%	42.7%
Q3-7. Other	51.5%	8.7%	2.0%	37.8%

**Q3a. Please choose your top THREE choices from Question 3 to include in a St. Paul's project.**

Q3a. Top choice	Number	Percent
Indoor lap/competition pool	248	10.5 %
Indoor warm water therapy pool (exercise classes, physical therapy)	114	4.8 %
Indoor activity pool (shallow water play areas for kids, slides)	62	2.6 %
Indoor field space	300	12.7 %
Indoor courts/gymnasium	234	9.9 %
Indoor track	124	5.3 %
Other	59	2.5 %
<b>None chosen</b>	<b>1217</b>	<b>51.6 %</b>
<b>Total</b>	<b>2358</b>	<b>100.0 %</b>

**Q3a. Please choose your top THREE choices from Question 3 to include in a St. Paul's project.**

Q3a. 2nd choice	Number	Percent
Indoor lap/competition pool	99	4.2 %
Indoor warm water therapy pool (exercise classes, physical therapy)	147	6.2 %
Indoor activity pool (shallow water play areas for kids, slides)	88	3.7 %
Indoor field space	220	9.3 %
Indoor courts/gymnasium	361	15.3 %
Indoor track	128	5.4 %
Other	15	0.6 %
<b>None chosen</b>	<b>1300</b>	<b>55.1 %</b>
<b>Total</b>	<b>2358</b>	<b>100.0 %</b>

**Q3a. Please choose your top THREE choices from Question 3 to include in a St. Paul's project.**

Q3a. 3rd choice	Number	Percent
Indoor lap/competition pool	122	5.2 %
Indoor warm water therapy pool (exercise classes, physical therapy)	92	3.9 %
Indoor activity pool (shallow water play areas for kids, slides)	112	4.7 %
Indoor field space	136	5.8 %
Indoor courts/gymnasium	183	7.8 %
Indoor track	289	12.3 %
Other	30	1.3 %
<u>None chosen</u>	1394	59.1 %
Total	2358	100.0 %

**SUM OF TOP 3 CHOICES****Q3a. Please choose your top THREE choices from Question 3 to include in a St. Paul's project. (top 3)**

Q3a. Sum of Top 3 Choices	Number	Percent
Indoor lap/competition pool	469	19.9 %
Indoor warm water therapy pool (exercise classes, physical therapy)	353	15.0 %
Indoor activity pool (shallow water play areas for kids, slides)	262	11.1 %
Indoor field space	656	27.8 %
Indoor courts/gymnasium	778	33.0 %
Indoor track	541	22.9 %
Other	104	4.4 %
<u>None chosen</u>	1217	51.6 %
Total	4380	

**Q4. OPTION A (Adaptive Reuse): How likely would you be to support a project that preserves the exterior of the St. Paul's Main Building in its current form with some changes and upgrades to the interior?**

Q4. How likely would you be to support a project that preserves exterior of St. Paul's Main Building in its

current form	Number	Percent
Very likely	645	27.4 %
Somewhat likely	295	12.5 %
Neutral	163	6.9 %
Somewhat unlikely	57	2.4 %
<u>Will not support</u>	1198	50.8 %
Total	2358	100.0 %

**Q5. OPTION B (Partial Replacement): How likely would you be to support a project that involves preserving selected sections and architectural features (interior and exterior) of the St. Paul's Main Building in their current form while replacing or expanding other parts with new construction?**

Q5. How likely would you be to support a project that involves preserving selected sections & architectural features of St. Paul's Main Building in their current form while replacing or expanding other parts with new

construction	Number	Percent
Very likely	455	19.3 %
Somewhat likely	289	12.3 %
Neutral	208	8.8 %
Somewhat unlikely	127	5.4 %
<u>Will not support</u>	1279	54.2 %
Total	2358	100.0 %

**Q6. OPTION C (Mothballing): How likely would you be to support a project that involves preserving the entire exterior of the St. Paul's Main Building with new roof, gutters, leaders, repointing and masonry repairs, windows and doors, landscaping and irrigation and partial paving. Interior work will only include abatement and partial interior demolition (of deteriorated areas) and interior structural repairs including temporary lighting and power. The building is refurbished on the exterior and will remain unfinished in the interior.**

Q6. How likely would you be to support a project that involves preserving entire exterior of St. Paul's Main Building with new roof, gutters, leaders, repointing & masonry repairs, windows & doors, landscaping &

irrigation & partial paving	Number	Percent
Very likely	151	6.4 %
Somewhat likely	180	7.6 %
Neutral	216	9.2 %
Somewhat unlikely	230	9.8 %
<u>Will not support</u>	1581	67.0 %
Total	2358	100.0 %

**Q7. Based on your personal preference, please rank your three options below:**

Q7. Top choice	Number	Percent
Adaptive Reuse-Preserve exterior of St. Paul's Main Building in its current form with some changes & upgrades to the interior	642	27.2 %
Partial Replacement-Preserve selected sections & architectural features (interior & exterior) of St. Paul's Main Building in its current form while replacing or expanding other parts with new construction	405	17.2 %
Mothballing-Preserve entire exterior of St. Paul's Main Building with new roof, gutters, leaders, repointing & masonry repairs, windows & doors, landscaping & irrigation & partial paving. Interior work will only include abatement & partial interior demolition (of deteriorated areas) & interior structural repairs including temporary lighting & power. The building is refurbished on exterior & will remain unfinished in the interior	123	5.2 %
<u>None chosen</u>	1188	50.4 %
<b>Total</b>	<b>2358</b>	<b>100.0 %</b>

**Q7. Based on your personal preference, please rank your three options below:**

Q7. 2nd choice	Number	Percent
Adaptive Reuse-Preserve exterior of St. Paul's Main Building in its current form with some changes & upgrades to the interior	402	17.0 %
Partial Replacement-Preserve selected sections & architectural features (interior & exterior) of St. Paul's Main Building in its current form while replacing or expanding other parts with new construction	512	21.7 %
Mothballing-Preserve entire exterior of St. Paul's Main Building with new roof, gutters, leaders, repointing & masonry repairs, windows & doors, landscaping & irrigation & partial paving. Interior work will only include abatement & partial interior demolition (of deteriorated areas) & interior structural repairs including temporary lighting & power. The building is refurbished on exterior & will remain unfinished in the interior	130	5.5 %
<u>None chosen</u>	1314	55.7 %
<b>Total</b>	<b>2358</b>	<b>100.0 %</b>

**Q7. Based on your personal preference, please rank your three options below:**

<u>Q7. 3rd choice</u>	<u>Number</u>	<u>Percent</u>
Adaptive Reuse-Preserve exterior of St. Paul's Main Building in its current form with some changes & upgrades to the interior	51	2.2 %
Partial Replacement-Preserve selected sections & architectural features (interior & exterior) of St. Paul's Main Building in its current form while replacing or expanding other parts with new construction	139	5.9 %
Mothballing-Preserve entire exterior of St. Paul's Main Building with new roof, gutters, leaders, repointing & masonry repairs, windows & doors, landscaping & irrigation & partial paving. Interior work will only include abatement & partial interior demolition (of deteriorated areas) & interior structural repairs including temporary lighting & power. The building is refurbished on exterior & will remain unfinished in the interior	750	31.8 %
<b>None chosen</b>	<b>1418</b>	<b>60.1 %</b>
<b>Total</b>	<b>2358</b>	<b>100.0 %</b>

**SUM OF TOP 3 CHOICES****Q7. Based on your personal preference, please rank your three options below: (top 3)**

<u>Q7. Sum of Top 3 Choices</u>	<u>Number</u>	<u>Percent</u>
Adaptive Reuse-Preserve exterior of St. Paul's Main Building in its current form with some changes & upgrades to the interior	1095	46.4 %
Partial Replacement-Preserve selected sections & architectural features (interior & exterior) of St. Paul's Main Building in its current form while replacing or expanding other parts with new construction	1056	44.8 %
Mothballing-Preserve entire exterior of St. Paul's Main Building with new roof, gutters, leaders, repointing & masonry repairs, windows & doors, landscaping & irrigation & partial paving. Interior work will only include abatement & partial interior demolition (of deteriorated areas) & interior structural repairs including temporary lighting & power. The building is refurbished on exterior & will remain unfinished in the interior	1003	42.5 %
<b>None chosen</b>	<b>1188</b>	<b>50.4 %</b>
<b>Total</b>	<b>4342</b>	

**Q8. Did you select the "Will Not Support" answer option presented in questions 4-7?**

Q8. Did you select Will Not Support answer option

presented in Questions 4-7

	Number	Percent
Yes	1726	73.2 %
No	632	26.8 %
Total	2358	100.0 %

**Q8a. Please indicate why you selected the "Will Not Support" answer option presented in questions 4-7.**

Q8a. Reasons why you selected Will Not Support

answer option presented in Questions 4-7

	Number	Percent
Don't care about the building	335	19.4 %
Cost of renovation/Village can't afford	803	46.5 %
Renovated building won't be useful to us	345	20.0 %
Existing footprint will not support community needs	168	9.7 %
Village already has all needed spaces	308	17.8 %
Village could not handle this type of project	452	26.2 %
None of these options apply	432	25.0 %
Other	614	35.6 %
Total	3457	

**Q9. 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 operating costs of the building?**

Q9. 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

	Number	Percent
Very likely	434	18.4 %
Somewhat likely	256	10.9 %
Neutral	191	8.1 %
Somewhat unlikely	137	5.8 %
Will not support	1193	50.6 %
<u>Not provided</u>	147	6.2 %
Total	2358	100.0 %

**WITHOUT NOT PROVIDED**

**Q9. 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 operating costs of the building? (without "not provided")**

Q9. 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

	Number	Percent
Very likely	434	19.6 %
Somewhat likely	256	11.6 %
Neutral	191	8.6 %
Somewhat unlikely	137	6.2 %
<u>Will not support</u>	1193	54.0 %
Total	2211	100.0 %

**Q10. What do you estimate is the current market value of your home?**

<u>Q10. Estimated current market value of your home</u>	Number	Percent
\$500K-\$1.0M	363	15.4 %
\$1.0M-\$1.5M	899	38.1 %
\$1.5M-\$2.0M	549	23.3 %
\$2.0M-\$2.5M	165	7.0 %
\$2.5M-\$3.0M	100	4.2 %
\$3.0M+	61	2.6 %
<u>Not provided</u>	221	9.4 %
Total	2358	100.0 %

**WITHOUT NOT PROVIDED****Q10. What do you estimate is the current market value of your home? (without "not provided")**

<u>Q10. Estimated current market value of your home</u>	Number	Percent
\$500K-\$1.0M	363	17.0 %
\$1.0M-\$1.5M	899	42.1 %
\$1.5M-\$2.0M	549	25.7 %
\$2.0M-\$2.5M	165	7.7 %
\$2.5M-\$3.0M	100	4.7 %
\$3.0M+	61	2.9 %
Total	2137	100.0 %

**Q10a. \$500K-\$1.0M Home Market Value: Would you support this level of Village tax increase?**

(N=363)

	Yes	No	Not provided
Q10a-1. \$68M (Option A-Adaptive Reuse)/\$698 per year of potential tax increase 15-yr. bond/\$480 per year of potential tax increase 30-yr. bond	32.0%	54.5%	13.5%
Q10a-2. \$83M (Option B-Partial Replacement)/\$854 per year of potential tax increase 15-yr. bond/\$587 per year of potential tax increase 30-yr. bond	19.8%	59.8%	20.4%
Q10a-3. \$35M (Option C-Mothballing)/\$362 per year of potential tax increase 15-yr. bond/\$249 per year of potential tax increase 30-yr. bond	20.7%	59.0%	20.4%

**WITHOUT NOT PROVIDED****Q10a. \$500K-\$1.0M Home Market Value: Would you support this level of Village tax increase? (without "not provided")**

(N=363)

	Yes	No
Q10a-1. \$68M (Option A-Adaptive Reuse)/\$698 per year of potential tax increase 15-yr. bond/\$480 per year of potential tax increase 30-yr. bond	36.9%	63.1%
Q10a-2. \$83M (Option B-Partial Replacement)/\$854 per year of potential tax increase 15-yr. bond/\$587 per year of potential tax increase 30-yr. bond	24.9%	75.1%
Q10a-3. \$35M (Option C-Mothballing)/\$362 per year of potential tax increase 15-yr. bond/\$249 per year of potential tax increase 30-yr. bond	26.0%	74.0%

**Q10b. \$1M - \$1.5M Home Market Value: Would you support this level of Village tax increase?**

(N=899)

	Yes	No	Not provided
Q10b-1. \$68M (Option A-Adaptive Reuse)/\$1,048 per year of potential tax increase 15-yr. bond/\$721 per year of potential tax increase 30-yr. bond	31.5%	51.8%	16.7%
Q10b-2. \$83M (Option B-Partial Replacement/\$1,280 per year of potential tax increase 15-yr. bond/\$881 per year of potential tax increase 30-yr. bond	26.4%	56.4%	17.2%
Q10b-3. \$35M (Option C-Mothballing)/\$543 per year of potential tax increase 15-yr. bond/\$374 per year of potential tax increase 30-yr. bond	20.6%	59.7%	19.7%

**WITHOUT NOT PROVIDED****Q10b. \$1M - \$1.5M Home Market Value: Would you support this level of Village tax increase? (without "not provided")**

(N=899)

	Yes	No
Q10b-1. \$68M (Option A-Adaptive Reuse)/\$1,048 per year of potential tax increase 15-yr. bond/\$721 per year of potential tax increase 30-yr. bond	37.8%	62.2%
Q10b-2. \$83M (Option B-Partial Replacement/\$1,280 per year of potential tax increase 15-yr. bond/\$881 per year of potential tax increase 30-yr. bond	31.9%	68.1%
Q10b-3. \$35M (Option C-Mothballing)/\$543 per year of potential tax increase 15-yr. bond/\$374 per year of potential tax increase 30-yr. bond	25.6%	74.4%

**Q10c. \$1.5M - 2.0M Home Market Value: Would you support this level of Village tax increase?**

(N=549)

	Yes	No	Not provided
Q10c-1. \$68M (Option A-Adaptive Reuse)/\$1,397 per year of potential tax increase 15-yr. bond/\$962 per year of potential tax increase 30-yr. bond	33.2%	51.4%	15.5%
Q10c-2. \$83M (Option B-Partial Replacement)/\$1,707 per year of potential tax increase 15-yr. bond/\$1,175 per year of potential tax increase 30-yr. bond	27.1%	55.7%	17.1%
Q10c-3. \$35M (Option C-Mothballing)/\$724 per year of potential tax increase 15-yr. bond/\$498 per year of potential tax increase 30-yr. bond	20.0%	60.3%	19.7%

**WITHOUT NOT PROVIDED****Q10c. \$1.5M - 2.0M Home Market Value: Would you support this level of Village tax increase? (without "not provided")**

(N=549)

	Yes	No
Q10c-1. \$68M (Option A-Adaptive Reuse)/\$1,397 per year of potential tax increase 15-yr. bond/\$962 per year of potential tax increase 30-yr. bond	39.2%	60.8%
Q10c-2. \$83M (Option B-Partial Replacement)/\$1,707 per year of potential tax increase 15-yr. bond/\$1,175 per year of potential tax increase 30-yr. bond	32.7%	67.3%
Q10c-3. \$35M (Option C-Mothballing)/\$724 per year of potential tax increase 15-yr. bond/\$498 per year of potential tax increase 30-yr. bond	24.9%	75.1%

**Q10d. \$2.0M - 2.5M Home Market Value: Would you support this level of Village tax increase?**

(N=165)

	Yes	No	Not provided
Q10d-1. \$68M (Option A-Adaptive Reuse)/\$1,746 per year of potential tax increase 15-yr. bond/\$1,201 per year of potential tax increase 30-yr. bond	46.1%	37.6%	16.4%
Q10d-2. \$83M (Option B-Partial Replacement)/\$2,134 per year of potential tax increase 15-yr. bond/\$1,468 per year of potential tax increase 30-yr. bond	39.4%	44.8%	15.8%
Q10d-3. \$35M (Option C-Mothballing)/\$905 per year of potential tax increase 15-yr. bond/\$623 per year of potential tax increase 30-yr. bond	22.4%	55.2%	22.4%

**WITHOUT NOT PROVIDED****Q10d. \$2.0M - 2.5M Home Market Value: Would you support this level of Village tax increase? (without "not provided")**

(N=165)

	Yes	No
Q10d-1. \$68M (Option A-Adaptive Reuse)/\$1,746 per year of potential tax increase 15-yr. bond/\$1,201 per year of potential tax increase 30-yr. bond	55.1%	44.9%
Q10d-2. \$83M (Option B-Partial Replacement)/\$2,134 per year of potential tax increase 15-yr. bond/\$1,468 per year of potential tax increase 30-yr. bond	46.8%	53.2%
Q10d-3. \$35M (Option C-Mothballing)/\$905 per year of potential tax increase 15-yr. bond/\$623 per year of potential tax increase 30-yr. bond	28.9%	71.1%

**Q10e. \$2.5M - \$3.0M Home Market Value: Would you support this level of Village tax increase?**

(N=100)

	Yes	No	Not provided
Q10e-1. \$68M (Option A-Adaptive Reuse)/\$2,095 per year of potential tax increase 15-yr. bond/\$1,441 per year of potential tax increase 30-yr. bond	45.5%	39.4%	15.2%
Q10e-2. \$83M (Option B-Partial Replacement)/\$2,561 per year of potential tax increase 15-yr. bond/\$1,762 per year of potential tax increase 30-yr. bond	38.4%	47.5%	14.1%
Q10e-3. \$35M (Option C-Mothballing)/\$1,086 per year of potential tax increase 15-yr. bond/\$747 per year of potential tax increase 30-yr. bond	25.3%	55.6%	19.2%

**WITHOUT NOT PROVIDED****Q10e. \$2.5M - \$3.0M Home Market Value: Would you support this level of Village tax increase? (without "not provided")**

(N=100)

	Yes	No
Q10e-1. \$68M (Option A-Adaptive Reuse)/\$2,095 per year of potential tax increase 15-yr. bond/\$1,441 per year of potential tax increase 30-yr. bond	53.6%	46.4%
Q10e-2. \$83M (Option B-Partial Replacement)/\$2,561 per year of potential tax increase 15-yr. bond/\$1,762 per year of potential tax increase 30-yr. bond	44.7%	55.3%
Q10e-3. \$35M (Option C-Mothballing)/\$1,086 per year of potential tax increase 15-yr. bond/\$747 per year of potential tax increase 30-yr. bond	31.3%	68.8%

**Q10f. \$3.0M + Home Market Value: Would you support this level of Village tax increase?**

(N=61)

	Yes	No	Not provided
Q10f-1. \$68M (Option A-Adaptive Reuse)/\$2,444 per year of potential tax increase 15-yr. bond/\$1,682 per year of potential tax increase 30-yr. bond	42.6%	42.6%	14.8%
Q10f-2. \$83M (Option B-Partial Replacement)/\$2,988 per year of potential tax increase 15-yr. bond/\$2,056 per year of potential tax increase 30-yr. bond	27.9%	54.1%	18.0%
Q10f-3. \$35M (Option C-Mothballing)/\$1,267 per year of potential tax increase 15-yr. bond/\$872 per year of potential tax increase 30-yr. bond	19.7%	60.7%	19.7%

**WITHOUT NOT PROVIDED****Q10f. \$3.0M + Home Market Value: Would you support this level of Village tax increase? (without "not provided")**

(N=61)

	Yes	No
Q10f-1. \$68M (Option A-Adaptive Reuse)/\$2,444 per year of potential tax increase 15-yr. bond/\$1,682 per year of potential tax increase 30-yr. bond	50.0%	50.0%
Q10f-2. \$83M (Option B-Partial Replacement)/\$2,988 per year of potential tax increase 15-yr. bond/\$2,056 per year of potential tax increase 30-yr. bond	34.0%	66.0%
Q10f-3. \$35M (Option C-Mothballing)/\$1,267 per year of potential tax increase 15-yr. bond/\$872 per year of potential tax increase 30-yr. bond	24.5%	75.5%

**Q11. Based on the information in Questions 10a-f, what is the highest level of annual Village property tax increase you would support to fund this project?**

Q11. Highest level of annual Village property tax increase you would support to fund this project	Number	Percent
\$1,500+	311	13.2 %
\$1,000	391	16.6 %
\$750	173	7.3 %
\$500	193	8.2 %
Would not support any tax increase	1173	49.7 %
<u>Not provided</u>	117	5.0 %
Total	2358	100.0 %

**WITHOUT NOT PROVIDED**

**Q11. Based on the information in Questions 10a-f, what is the highest level of annual Village property tax increase you would support to fund this project? (without "not provided")**

Q11. Highest level of annual Village property tax increase you would support to fund this project	Number	Percent
\$1,500+	311	13.9 %
\$1,000	391	17.4 %
\$750	173	7.7 %
\$500	193	8.6 %
Would not support any tax increase	1173	52.3 %
Total	2241	100.0 %

**Q13. Which of the following options describes your interest in indoor swimming pools and programs?**

Q13. Your interest in indoor swimming pools & programs	Number	Percent
Recreational	635	26.9 %
Competitive	238	10.1 %
Exercise	620	26.3 %
<u>Not interested</u>	1429	60.6 %
Total	2922	

**Q14. Are you a current member of the outdoor Garden City Pool? If yes, what type of membership do you have?**

Q14. What type of membership do you have	Number	Percent
Individual	60	2.5 %
Senior	273	11.6 %
Family	618	26.2 %
None/not a member	1287	54.6 %
<u>Not provided</u>	120	5.1 %
Total	2358	100.0 %

**WITHOUT NOT PROVIDED**

**Q14. Are you a current member of the outdoor Garden City Pool? If yes, what type of membership do you have? (without "not provided")**

Q14. What type of membership do you have	Number	Percent
Individual	60	2.7 %
Senior	273	12.2 %
Family	618	27.6 %
<u>None/not a member</u>	1287	57.5 %
Total	2238	100.0 %

**Q15. If Garden City were to develop an indoor swimming pool or aquatic center, how likely are you to purchase an annual membership?**

Q15. How likely are you to purchase an annual membership if Garden City were to develop an indoor swimming pool or aquatic center

	Number	Percent
Very likely	423	17.9 %
Somewhat likely	261	11.1 %
Neutral	213	9.0 %
Unlikely	1357	57.5 %
<u>Not provided</u>	104	4.4 %
Total	2358	100.0 %

**WITHOUT NOT PROVIDED**

**Q15. If Garden City were to develop an indoor swimming pool or aquatic center, how likely are you to purchase an annual membership? (without "not provided")**

Q15. How likely are you to purchase an annual membership if Garden City were to develop an indoor swimming pool or aquatic center

	Number	Percent
Very likely	423	18.8 %
Somewhat likely	261	11.6 %
Neutral	213	9.4 %
<u>Unlikely</u>	1357	60.2 %
Total	2254	100.0 %

**Q16. What is the HIGHEST level of annual Village property tax increase (based on a 20-year bond) you would support to have an indoor swimming pool facility?**

Q16. Highest level of annual Village property tax increase you would support to have an indoor swimming pool facility

	Number	Percent
\$800 (per year)	152	6.4 %
\$600 (per year)	116	4.9 %
\$400 (per year)	222	9.4 %
\$200 (per year)	305	12.9 %
None	1456	61.7 %
<u>Not provided</u>	107	4.5 %
Total	2358	100.0 %

**WITHOUT NOT PROVIDED**

**Q16. What is the HIGHEST level of annual Village property tax increase (based on a 20-year bond) you would support to have an indoor swimming pool facility? (without "not provided")**

Q16. Highest level of annual Village property tax increase you would support to have an indoor swimming pool facility

	Number	Percent
\$800 (per year)	152	6.8 %
\$600 (per year)	116	5.2 %
\$400 (per year)	222	9.9 %
\$200 (per year)	305	13.5 %
<u>None</u>	1456	64.7 %
Total	2251	100.0 %

**Q17. How likely would you be to support allowing people who do not live in Garden City to pay higher fees to join or use an indoor pool to help cover the costs of operations?**

Q17. How likely would you be to support allowing people who do not live in Garden City to pay higher fees to join or use an indoor pool to help cover

<u>operation cost</u>	Number	Percent
Very likely	416	17.6 %
Somewhat likely	184	7.8 %
Neutral	174	7.4 %
Unlikely	1456	61.7 %
<u>Not provided</u>	128	5.4 %
Total	2358	100.0 %

**WITHOUT NOT PROVIDED**

**Q17. How likely would you be to support allowing people who do not live in Garden City to pay higher fees to join or use an indoor pool to help cover the costs of operations? (without "not provided")**

Q17. How likely would you be to support allowing people who do not live in Garden City to pay higher fees to join or use an indoor pool to help cover

<u>operation cost</u>	Number	Percent
Very likely	416	18.7 %
Somewhat likely	184	8.3 %
Neutral	174	7.8 %
Unlikely	1456	65.3 %
Total	2230	100.0 %

**Q18. How likely would you be to support allowing groups/teams from outside of Garden City to pay higher fees to rent an indoor pool to help cover the costs of operations?**

Q18. How likely would you be to support allowing groups/teams from outside of Garden City to pay higher fees to rent an indoor pool to help cover operation cost

	Number	Percent
Very likely	526	22.3 %
Somewhat likely	257	10.9 %
Neutral	199	8.4 %
Unlikely	1248	52.9 %
<u>Not provided</u>	128	5.4 %
Total	2358	100.0 %

**WITHOUT NOT PROVIDED**

**Q18. How likely would you be to support allowing groups/teams from outside of Garden City to pay higher fees to rent an indoor pool to help cover the costs of operations? (without "not provided")**

Q18. How likely would you be to support allowing groups/teams from outside of Garden City to pay higher fees to rent an indoor pool to help cover operation cost

	Number	Percent
Very likely	526	23.6 %
Somewhat likely	257	11.5 %
Neutral	199	8.9 %
<u>Unlikely</u>	1248	56.0 %
Total	2230	100.0 %

**Q19. Counting yourself, how many people in your household are...**

	Mean	Sum
number	2.82	6308
5-9 years	0.22	497
10-14 years	0.22	487
15-19 years	0.21	464
20-24 years	0.19	434
25-34 years	0.19	423
35-44 years	0.32	707
45-54 years	0.36	795
55-64 years	0.42	945
65-74 years	0.40	890
75+ years	0.30	666

**Q20. What is your annual household income?**

Q20. Your annual household income	Number	Percent
Less than \$50K	24	1.0 %
\$50K to \$99,999	94	4.0 %
\$100K to \$149,999	144	6.1 %
\$150K to \$199,999	154	6.5 %
\$200K+	931	39.5 %
<u>Choose not to respond</u>	1011	42.9 %
Total	2358	100.0 %

**WITHOUT CHOOSE NOT TO RESPOND****Q20. What is your annual household income? (without "choose not to respond")**

Q20. Your annual household income	Number	Percent
Less than \$50K	24	1.8 %
\$50K to \$99,999	94	7.0 %
\$100K to \$149,999	144	10.7 %
\$150K to \$199,999	154	11.4 %
\$200K+	931	69.1 %
Total	1347	100.0 %

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## Survey Instrument

MAYOR  
MARY CARTER FLANAGAN

TRUSTEES  
BRUCE J. CHESTER  
JUDY COURTNEY  
EDWARD T. FINNERAN  
MICHELE BEACH HARRINGTON  
VINNY MULDOON  
JESSICA TAI  
BRUCE A. TORINO

VILLAGE ADMINISTRATOR  
RALPH V. SUOZZI

INCORPORATED

VILLAGE OF GARDEN CITY  
351 STEWART AVENUE  
GARDEN CITY, N.Y. 11530

WEBSITE: GARDENCITYNY.NET  
TELEPHONE (516) 465-4000  
FAX (516) 742-5223



Dear Garden City Resident:

The next step in our work on St. Paul's is to collect additional input from every resident in the Village regarding your ideas and preferences about the St. Paul's Main Building ("Main Building"). To collect that information, enclosed is a survey for your review and completion. Please complete the survey within the next two weeks.

This survey has three purposes: (1) to identify what you would like the Village to do with the Main Building; (2) to determine what programs/offerings you would like to see in the Main Building; and, (3) to understand what you are willing to pay for a project at the Main Building. In addition, if you don't support any of the options presented, you can indicate that in several questions. There is also an open-ended question for you to share any other suggestions you may have.

We are looking forward to hearing from you in order to make the most informed decisions about this critical project. The survey should take about 15 minutes to complete and your responses will be kept confidential. ETC Institute, an independent consulting company, will compile the data and BCI will thereafter analyze it for us. The results will be shared with the Board of Trustees and all residents.

Once completed, please return your survey in the enclosed postage-paid envelope addressed to ETC Institute, 725 W. Frontier Circle, Olathe, KS 66061. **Please complete the survey within the next two weeks.**

If you prefer to take the survey online, the address is [GardenCityStPaulsSurvey.org](http://GardenCityStPaulsSurvey.org).

We all know that the decision about what to do with the St. Paul's main building has been a long and difficult one. Nevertheless, we firmly believe that the results of this survey will guide the Board in developing a project that will garner the widespread support of our residents.

For more information, please send your inquiry to the St. Paul's mailbox at [stpaulsquestions@gardencityny.net](mailto:stpaulsquestions@gardencityny.net).

Sincerely,

Board of Trustees  
Village of Garden City

**GARDEN CITY**  
**ST. PAUL's SURVEY**  
**DEVELOPING ST. PAUL's**  
**AS A COMMUNITY CENTER**

The possibility of developing the St. Paul's Main Building as a Community Center for Garden City residents requires input and perspective from all Village residents. This survey is designed to solicit your input to assist the village in developing an informed plan. It should take about 15 minutes to complete.

Once completed, 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 attachment to or appreciation of 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) All of the above  
 (3) Appreciation for its connection to Village history       (6) None

**2. The recent recreation survey and other public engagement efforts indicated community support for the amenities listed below that could be included in a project at the St. Paul's Main Building Community Center and are compatible with the existing footprint.**

01. Fitness studios/rooms	08. Teen center
02. Event hall	09. STEM/STEAM/Maker Space (access to 3D printers, electronics, woodworking tools, sewing machines, etc.)
03. Playground (indoor)	10. Meeting space
04. Golf simulator	11. Childcare space
05. Performance stage/theater	12. Inclusive/Adaptive space
06. Arts and crafts studios	13. Other: _____
07. Fitness equipment/fitness center	

**Please choose your top THREE choices to include in a St. Paul's project using the numbers from the list above, or circle "NONE."**

1st: \_\_\_\_\_ 2nd: \_\_\_\_\_ 3rd: \_\_\_\_\_ None

**3. The features in the list below also received considerable community support but would require building modifications or could be constructed at a different location. Please indicate (by circling) how important each of these features is to your household.**

Proposed Feature	Importance			
	Very Important	Somewhat Important	Not Important	Not Interested/Do Not Support
1. Indoor lap/competition pool	4	3	2	1
2. Indoor warm water therapy pool (exercise classes, physical therapy)	4	3	2	1
3. Indoor activity pool (shallow water play areas for kids, slides)	4	3	2	1
4. Indoor field space	4	3	2	1
5. Indoor courts/gymnasium	4	3	2	1
6. Indoor track	4	3	2	1
7. Other: _____	4	3	2	1

**3a. Please choose your top THREE choices from Question 3 to include in a St. Paul's project using the numbers next to each option above, or circle "None."**

1st: \_\_\_\_\_ 2nd: \_\_\_\_\_ 3rd: \_\_\_\_\_ None

## Building Options

**OPTION A (Adaptive Reuse)** - preserving the exterior of the St. Paul's Main Building in its current form with some changes and upgrades to the interior (BALLPARK COST RANGE OF \$60M-\$75M, INCLUDING ABATEMENT\* COSTS) Estimated usable space of up to 25,000 square feet (remainder to be mothballed and semi-conditioned)

**OPTION B (Partial Replacement)** - preserving selected sections and architectural features (interior and exterior) of the St. Paul's Main Building in its current form while removing and replacing/expanding other parts with new construction (BALLPARK COST RANGE OF \$75M - \$90M, INCLUDING ABATEMENT\* COSTS)

Estimated usable space of 25,000 square feet of current/renovated space plus an additional 10,000 square feet of new space

**OPTION C (Mothballing)** - preserving the entire exterior of the St. Paul's Main Building with a new roof, gutters, leaders, repointing and masonry repairs, windows and doors, landscaping and irrigation and partial paving. Interior work will only include abatement and partial interior demolition (of deteriorated areas) and interior structural repairs including temporary lighting and power. The building is refurbished on the exterior and will remain unfinished in the interior (BALLPARK COST RANGE OF \$30M - \$40M, INCLUDING ABATEMENT\* COSTS)

\*Abatement refers to the reduction or removal of something, such as the process of removing, containing or reducing hazardous materials from a structure.

<b>Facilities and Spaces that could be included in Options A &amp; B</b>		<b>Activities and Events that could be included in Options A &amp; B</b>	
Fitness Studios	Event Hall	Fitness/wellness classes	Concerts/Performances
Playground (indoor)	Golf Simulator	Music Lessons	Arts & Crafts
Performance Stage/Theater	Arts & Crafts studios	Practice Space	Teen Programs
Fitness Center	Teen Center	Dance/Arts Theater	Before/After School Programs
STEM/STEAM/Maker space	Meeting Space	Childhood Enrichment	STEM/STEAM
Childcare Space	Senior Space	Summer Camp	Age 50+ Programs
Special Needs Rooms	Sensory/Inclusive Space	Village/Club Meetings	Special Needs and Adaptive Programs

<b>Additional Facilities and Spaces that could be included in Option B only</b>	<b>Additional Activities and Events that could be included in Option B only</b>
Indoor Courts/Gymnasium	Basketball/Tennis/Pickleball/etc.
Indoor Pool (costs not included in Ballpark estimates)	Swim lessons/water fitness/competitive swimming
Indoor Field Space	Soccer/Lacrosse/Field Hockey
Indoor Track	Indoor walking/jogging

Based on the information and descriptions above, please indicate your preferences in questions 4, 5, 6, and 7.

4. **OPTION A (Adaptive Reuse): How likely would you be to support a project that preserves the exterior of the St. Paul's Main Building in its current form with some changes and upgrades to the interior?**

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

5. **OPTION B (Partial Replacement): How likely would you be to support a project that involves preserving selected sections and architectural features (interior and exterior) of the St. Paul's Main Building in their current form while replacing or expanding other parts with new construction?**

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

6. **OPTION C (Mothballing):** How likely would you be to support a project that involves preserving the entire exterior of the St. Paul's Main Building with new roof, gutters, leaders, repointing and masonry repairs, windows and doors, landscaping and irrigation and partial paving. Interior work will only include abatement and partial interior demolition (of deteriorated areas) and interior structural repairs including temporary lighting and power. The building is refurbished on the exterior and will remain unfinished in the interior.

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

7. Based on your personal preference, rank the three options below.

1. **Adaptive Reuse** - Preserve the exterior of the St. Paul's Main Building in its current form with some changes and upgrades to the interior
2. **Partial Replacement** - Preserve selected sections and architectural features (interior and exterior) of the St. Paul's Main Building in its current form while replacing or expanding other parts with new construction
3. **Mothballing** - Preserve the entire exterior of the St. Paul's Main Building with new roof, gutters, leaders, repointing and masonry repairs, windows and doors, landscaping and irrigation and partial paving. Interior work will only include abatement and partial interior demolition (of deteriorated areas) and interior structural repairs including temporary lighting and power. The building is refurbished on the exterior and will remain unfinished in the interior

Please rank your three choices using the numbers next to each option above, or circle "Will not support any option."

1st: \_\_\_\_\_ 2nd: \_\_\_\_\_ 3rd: \_\_\_\_\_ Will not support any option

8. Did you select the "Will not support" answer option presented in questions 4-7?

(1) Yes [Please answer question 8a.]       (2) No

8a. Please indicate why you selected the "Will not support" answer option presented in questions 4-7. [Check all that apply.]

<input type="checkbox"/> (1) Don't care about the building	<input type="checkbox"/> (5) Village already has all needed spaces
<input type="checkbox"/> (2) Cost of renovation/Village can't afford	<input type="checkbox"/> (6) The Village could not handle this type of project
<input type="checkbox"/> (3) The renovated building won't be useful to us	<input type="checkbox"/> (7) None of these options apply
<input type="checkbox"/> (4) Existing footprint will not support community needs	<input type="checkbox"/> (8) Other: _____

9. 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 operating costs of the building?

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

#### Potential Village Tax and Cost Options

The information below presents a "*ballpark figure*" of potential costs for various options, as well as an estimated Village tax impact for your home (based on your estimated market value of your home). It is important to note that these costs are only approximations based on our current information and will be adjusted as we get more information. We believe they are directionally correct and are designed to give you an idea of what costs might be.

10. What do you estimate is the current market value of your home?

- (1) \$500K- \$1.0M [Answer only Question 10a.]
- (2) \$1.0M-\$1.5M [Answer only question 10b.]
- (3) \$1.5M-\$2.0M [Answer only question 10c.]
- (4) \$2.0M-\$2.5M [Answer only question 10d.]
- (5) \$2.5M-\$3.0M [Answer only question 10e.]
- (6) \$3.0M+ [Answer only question 10f.]

**10a. \$500K-\$1.0M Home Market Value**

Potential Cost to the Village (Average of Ballpark range)	Potential Tax Increase 15 Yr. Bond	Potential Tax Increase 30 Yr Bond *Would need NYS approval for this Bond	Would you support this level of Village tax increase?	
\$68M (Option A - Adaptive Reuse)	\$698 per year	\$480 per year	Yes	No
\$83M (Option B - Partial Replacement)	\$854 per year	\$587 per year	Yes	No
\$35M (Option C - Mothballing)	\$362 per year	\$249 per year	Yes	No

**10b. \$1M - \$1.5M Home Market Value**

Potential Cost to the Village (Average of Ballpark range)	Potential Tax Increase 15 Yr. Bond	Potential Tax Increase 30 Yr Bond *Would need NYS approval for this Bond	Would you support this level of Village tax increase?	
\$68M (Option A - Adaptive Reuse)	\$1,048 per year	\$721 per year	Yes	No
\$83M (Option B - Partial Replacement)	\$1,280 per year	\$881 per year	Yes	No
\$35M (Option C - Mothballing)	\$543 per year	\$374 per year	Yes	No

**10c. \$1.5M - 2.0M Home Market Value**

Potential Cost to the Village (Average of Ballpark range)	Potential Tax Increase 15 Yr. Bond	Potential Tax Increase 30 Yr Bond *Would need NYS approval for this Bond	Would you support this level of Village tax increase?	
\$68M (Option A - Adaptive Reuse)	\$1,397 per year	\$962 per year	Yes	No
\$83M (Option B - Partial Replacement)	\$1,707 per year	\$1,175 per year	Yes	No
\$35M (Option C - Mothballing)	\$724 per year	\$498 per year	Yes	No

**10d. \$2.0M - 2.5M Home Market Value**

Potential Cost to the Village (Average of Ballpark range)	Potential Tax Increase 15 Yr. Bond	Potential Tax Increase 30 Yr Bond *Would need NYS approval for this Bond	Would you support this level of Village tax increase?	
\$68M (Option A - Adaptive Reuse)	\$1,746 per year	\$1,201 per year	Yes	No
\$83M (Option B - Partial Replacement)	\$2,134 per year	\$1,468 per year	Yes	No
\$35M (Option C - Mothballing)	\$905 per year	\$623 per year	Yes	No

**10e. \$2.5M - \$3.0M Home Market Value**

Potential Cost to the Village (Average of Ballpark range)	Potential Tax Increase 15 Yr. Bond	Potential Tax Increase 30 Yr Bond *Would need NYS approval for this Bond	Would you support this level of Village tax increase?	
\$68M (Option A - Adaptive Reuse)	\$2,095 per year	\$1,441 per year	Yes	No
\$83M (Option B - Partial Replacement)	\$2,561 per year	\$1,762 per year	Yes	No
\$35M (Option C - Mothballing)	\$1,086 per year	\$747 per year	Yes	No

**10f. \$3.0M + Home Market Value**

Potential Cost to the Village (Average of Ballpark range)	Potential Tax Increase 15 Yr. Bond	Potential Tax Increase 30 Yr Bond *Would need NYS approval for this Bond	Would you support this level of Village tax increase?	
\$68M (Option A - Adaptive Reuse)	\$2,444 per year	\$1,682 per year	Yes	No
\$83M (Option B - Partial Replacement)	\$2,988 per year	\$2,056 per year	Yes	No
\$35M (Option C - Mothballing)	\$1,267 per year	\$872 per year	Yes	No

11. Based on the information in Questions 10a-f on the previous page, what is the highest level of annual Village property tax increase you would support to fund this project?

(1) \$1,500 or more       (3) \$750       (5) Would not support any tax increase  
 (2) \$1,000       (4) \$500

12. Please share any other comments you would like to make:

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#### Indoor Pool/Aquatic Center (COULD BE AT ST. PAUL'S OR ANOTHER LOCATION)

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 as well as how much residents are willing to spend on this type of facility. An indoor swimming pool could be developed in multiple different locations in the Village, including possibly at St. Paul's. This assumes a bond term of 20 years.

The costs listed below would be in addition to and completely separate from any costs for a St. Paul's project.

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

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

14. Are you a current member of the outdoor Garden City Pool? If yes, what type of membership do you have?

(1) Individual       (2) Senior       (3) Family       (4) None/Not a member

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

(4) Very likely       (3) Somewhat likely       (2) Neutral       (1) Unlikely

16. What is the HIGHEST level of annual Village property tax increase (based on a 20-year bond) you would support to have an indoor swimming pool facility? [Note - these costs would be separate from any St. Paul's costs.]

(1) \$800 (per year)       (3) \$400 (per year)       (5) None  
 (2) \$600 (per year)       (4) \$200 (per year)

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

(4) Very likely       (3) Somewhat likely       (2) Neutral       (1) Unlikely

18. How likely would you be to support allowing groups/teams from outside of Garden City to pay higher fees to rent an indoor pool to help cover the costs of operations?

(4) Very likely       (3) Somewhat likely       (2) Neutral       (1) Unlikely

#### Demographic Information

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

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

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

20. 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..  
Thank you!