



VILLAGE FACTS

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ST. PAUL'S HISTORIC MAIN BUILDING UPDATE REPORT

A MESSAGE FROM THE BOARD OF TRUSTEES:

The main purpose of this Village Facts is to present residents, especially those new to the community, a chronology of the important events that have transpired with regard to St. Paul's Historic Main Building (including Ellis Hall and eight cottages) and the associated approximate ten acre site. The other approximate 38 acres of open playing fields that have been used by residents since 1993, when the Village purchased St. Paul's, will not be discussed.

The other reason for sending this Village Facts is to inform residents that the Board of Trustees is considering the possible move of all Village Hall functions to the Historic Main Building/ten acre site based on studies conducted over almost ten years and in particular the following compelling events/recommendations:

- **Judge Burke's ruling (5/01):** St. Paul's property must be for municipal use, it cannot be used for private operations; ruling upheld by Appellate Division (12/01) and NY State Court of Appeals refused to hear Village's appeal (6/02),
- **Mayor's Committee on St. Paul's** recommends "strongly against demolition of the Historic Main Building [and recommended] demolition of Ellis Hall and the Cottages in the best interest of the Village"(3/1/02, p.3), and
- **Einhorn, Yaffee Prescott (EYP),** an Architecture and Engineering consulting firm recommended by the Mayor's Committee on St. Paul's has informed the Board of Trustees of the serious condition of the Historic Main Building and stated publicly that they "fear that the roof, with its deterioration, will not make it through another winter" and "we cannot recommend a temporary or phased approach" (Ennis, 6/27/02; EYP 6/27/02 Report, Executive Summary).

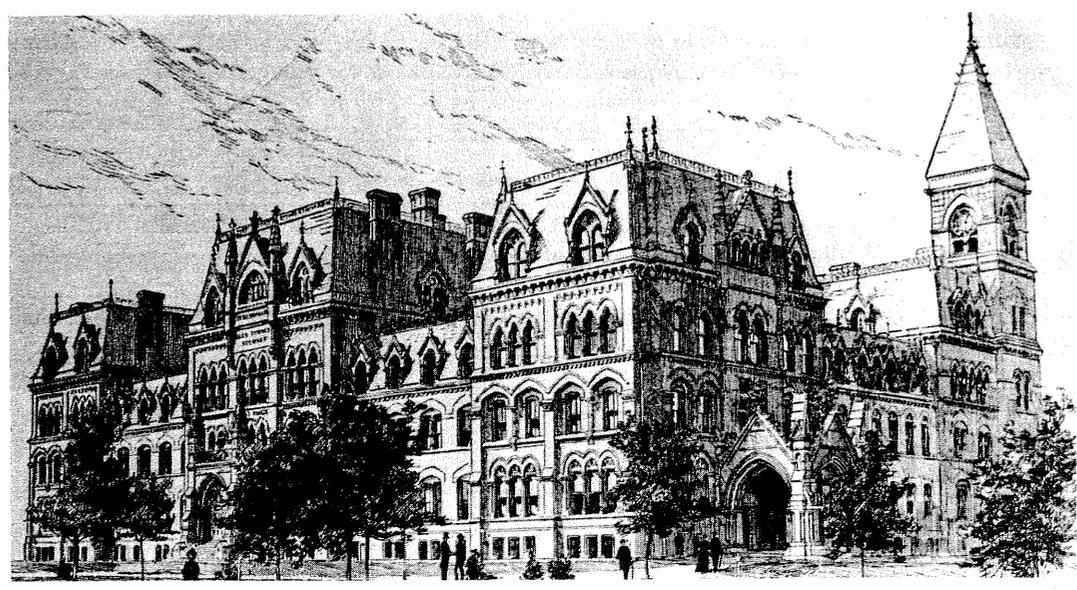
We want to offer a special thanks to all members of the Mayor's Committee on St. Paul's for the countless hours they spent since 1993 on this important issue. In particular, we want to acknowledge the exceptional leadership of former Mayor Brian Deveney who chaired the Committee since 1993. We also recognize the Committee for their selection of EYP as well as the Committee's careful analysis and synthesis of all data in bringing forth their recommendations to the Trustees.

We encourage residents to review the chronology of events and attend the 8:00 p.m. Thursday, July 18th Board of Trustees' meeting to be held at the Library where EYP will present an overview of the fit and cost for a possible relocation of Village Hall operations to the Historic Main Building/ten acre site. Your presence and questions are welcomed.

Robert H. Lewis, Mayor

Peter A. Bee
 Gerard P. Lundquist
 Barbara K. Miller

John L. Mauk
 Peter Negri
 Jon Segerdahl
 John J. Watras



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

1883

• St. Paul's School constructed.

1991

• School closes.

1992

• Board of Trustees develops a plan to acquire the approximate 48 acre site for \$7.25 million.

1993

- Special referendum vote, 88% of voters approves the purchase of the entire St. Paul's complex (approx. 48 acres).
- Mayor Mathers appoints Mayor's Committee; former Mayor Deveney chairs Mayor's Committee on St. Paul's to find a use for the Historic Main Building/Ellis Hall and Cottages (approx. ten acres).
- Engagement of consulting firms for Structural Engineering (Thomas A. Polise, Consulting Engineers and DeSimone, Chaplin & Dobryn).

1994

- 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.
- Board of Trustees directs Mayor's Committee to explore another appropriate use for the Historic Main Building.
- Mayor's Committee meets with more than 35 parties who indicated interest in the building for commercial, cultural, educational and/or residential uses (September-December).

1995

- Mayor's Committee concludes that the economic feasibility of the restoration and redevelopment of the Historic Main Building required a "demand-driven" enterprise. The viable industry that expressed interest in the Historic Main Building was the senior assisted living industry (July).
- Mayor's Committee sends Requests For Proposals (RFP) to senior assisted living organizations (October).

1996

- Mayor's Committee receives six proposals from various senior assisted living organizations.
- The Board of Education, having responded negatively to previous requests, expresses interest in the entire St. Paul's/ approx. 48 acres for a High School.
- Joint Work Session of Board of Education and Board of Trustees (June).
- Board of Education terminates its study of a High School at St. Paul's.
- Mayor's Committee recommends concept of senior assisted living as the most beneficial and desirable use of the Historic Main Building/ten acre site.
- 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 (October/November).
- Mayor's Committee presents two proposals (CareMatrix Corporation and Kapson Senior Quarters/ Albanese Development Corporation) to the Board of Trustees for their review (December).
- 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:
 - Retains 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;
 - Allows the Historic Main Building/ten acre site to be used for its best and most beneficial use, a senior assisted living facility and allows the possible removal of Ellis Hall and eight cottages.

1997

- Two senior assisted living organizations (CareMatrix and Kapson) present to the Board of Trustees.
- Board of Trustees hold Public Information Meeting at the Garden City High School - approximately 500 residents attend.
- Two families sue to prevent the Village from leasing the Main Building/ten acre site for a senior assisted living facility (December).

1998

- Various motions and depositions begin in the lawsuit against the Village's lease of St. Paul's building/ten acre site.
- Village and CareMatrix enter into an agreement (March/ April).

1999

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

2000

- Village declared CareMatrix in default, based on the lessee's failure to obtain zoning changes and failure to enter into a more comprehensive lease agreement.
- Lawsuit trial begins in Nassau County Supreme Court before the Honorable Justice Burke (June).
- Mayor Hecken reactivates the St. Paul's Mayor's Committee to continue their work.

2001

- Mayor's Committee on St. Paul's sends out Requests For Proposals for a conditional study of the Historic Main Building/ten acre site.
- 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 (May).
- Village appeals the decision to the Appellate Division of the New York Supreme Court (June).
- Mayor's Committee on St. Paul's receives and reviews five proposals for a conditional study of St. Paul's Historic Main Building/ten acre site; recommends Einhorn Yaffee Prescott (EYP) Architecture and Engineering PC to the Board of Trustees.
- Board of Trustees authorizes the engagement of EYP to perform a conditional survey and program study of the Main Historic Building/ten acre site (June).
- Appellate Division affirms Justice Burke's ruling (December).

2002

- Village appeals the ruling of the Appellate Division to the New York State Court of Appeals at no additional expense to the Village (February).
- EYP sends the condition survey and program study of the Main Historic Building/ten acre site to the Board of Trustees (March).
- Mayor's Committee on St. Paul's provides final report to the Board of Trustees (March).
 - 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 increase use of interior for use by residents.
- Board of Trustees authorizes \$22,770 to EYP to perform a cost and fit analysis (feasibility study) to re-locate Village Hall functions within the St. Paul's Historic Main Building/ten acre site (May).
- The New York State Court of Appeals refuses to hear an appeal by the Village in the lawsuit over the St. Paul's property (June).
- EYP presentation to Trustees and residents at a Special Board of Trustees' Meeting (June 27) 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 (June).

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 approx. 45,000 GSF (basement, 1st and 2nd floors); remaining unused areas approx. 80,000 GSF- (mainly 3rd and 4th 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 multipurpose rooms (1st and 2nd 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 1st floor rooms;
 - Departments requiring public visitation (e.g., Business Office, Recreation, Police and Court) are located on the 1st. 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 fee;
 - \$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).
- EYP presentation to Board of Trustees and public at Board of Trustees' Meeting on July 18th at 8:00 p.m. to be held at the Garden City Library.



ST. PAUL'S UPDATE REPORT: HISTORIC MAIN BUILDING

- Possible relocation of Village Hall operations to the St. Paul's Historic Main Building.
- EYP Presentation at the Board of Trustees Meeting to be held at the Garden City Library lower meeting room on, Thursday, July 18, 2002 8:00 p.m.

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