



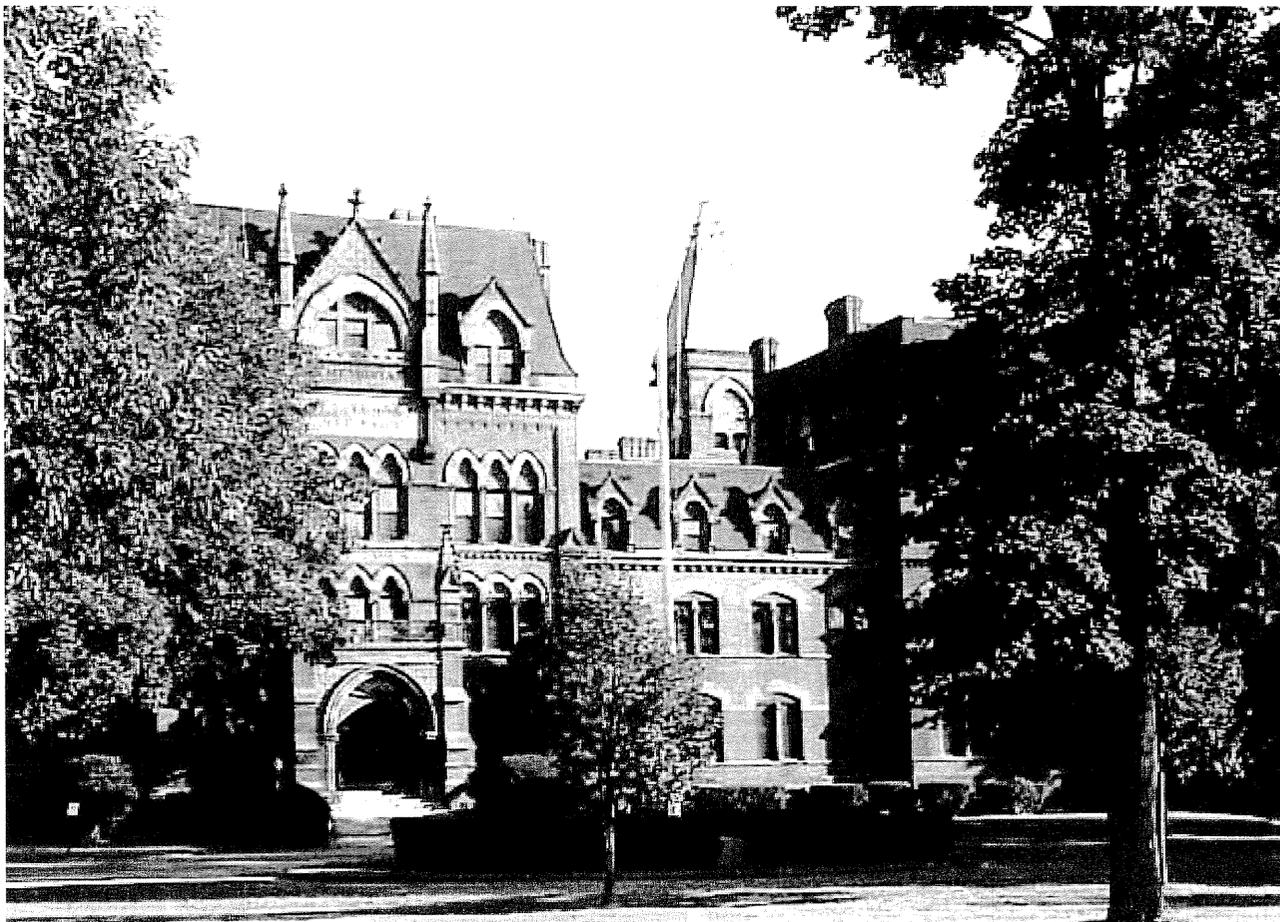
VILLAGE FACTS

PUBLISHED PERIODICALLY BY THE VILLAGE OF GARDEN CITY, NEW YORK

A MESSAGE FROM THE BOARD OF TRUSTEES:

*In July 2002, your Board of Trustees issued a Village Facts for the purpose of presenting residents, particularly those new to Garden City with a chronology of the important events that have transpired with regard to St. Paul's Historic Main Building. This issue is an update on that information and includes cost ranges for the various alternatives that the Village Board is examining for the future of the Main Building. We encourage you to read this Village Facts and to attend the Public Forum that will be conducted on **November 13, 2003**, at 8:00 p.m. in the Auditorium of the Garden City Middle School to discuss public and private uses and to solicit your valued input on this major decision.*

*Mayor Barbara K. Miller
and
Board of Trustees*



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 (100,000 square foot area above ground level)/Ellis Hall and Cottages (approx. 10 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.

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

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 (100,000 square foot area above ground level)/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 the 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 Conditions Survey and Program Study of the Historic Main Building/ten acre site at a cost of \$92,900 (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 Conditions Survey and Program Study of the Historic Main 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 multi-purpose 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 fees;
- \$3.5 million (B); Cost of new free standing fire house;
- \$23 million: Cost of A and B above; does not include demolition of cottages (\$232,670) and demolition of Ellis Hall (\$408,600).

- EYP presentation to Board of Trustees and public at Board of Trustees' Meeting on July 18th.
- Discussions continue with EYP to explore modifications to the Main Building that would allow for the relocation of Village Hall at that location and reduce costs from the EYP estimate. After the preparation of more detailed cost estimates of the expenses involved, the Board of Trustees abandoned the idea of converting the building to a Village Hall. Focus went to taking steps to prevent further deterioration of the building (August-September).
- The Board engages EYP to do a survey of the sloped and flat roof areas and to open probes and patches as necessary to document conditions that will be addressed in subsequent restoration/renovation projects at a cost not to exceed \$86,370 (October).
- New York Roofing Company is engaged to provide labor and materials to make priority repairs to the roof of the Main Building at a cost not to exceed \$20,000 (October).

- A Work Session is conducted between the Village Board and several members of the former Mayor's Committee (October).
- Trustee Negri recommends that the Board consider moving the Public Library into a 50,000 sq. ft. portion of the Main Building (November).
- Mayor Lewis appoints a Committee of Trustees Mauk (Chair), Bee and Negri to examine possible alternatives for the future of the Main Building, e.g., Public Sector Development as a Public Library/Community Center; Private Sector Development as multi-family residential or assisted living; and demolition as a final resort (December).

2003

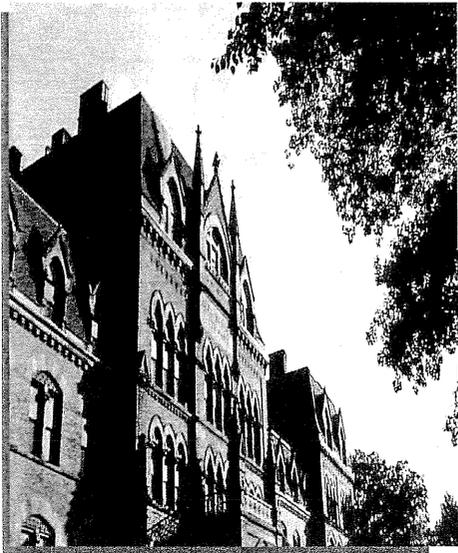
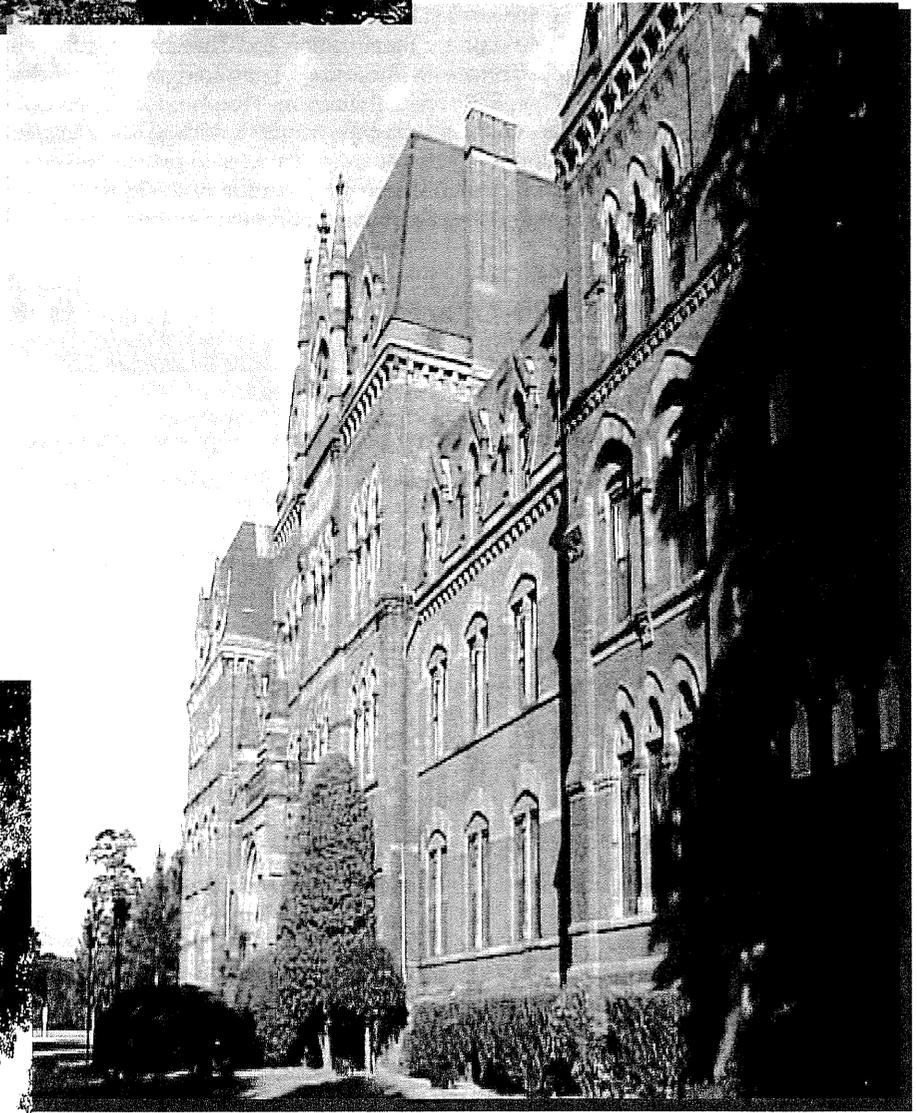
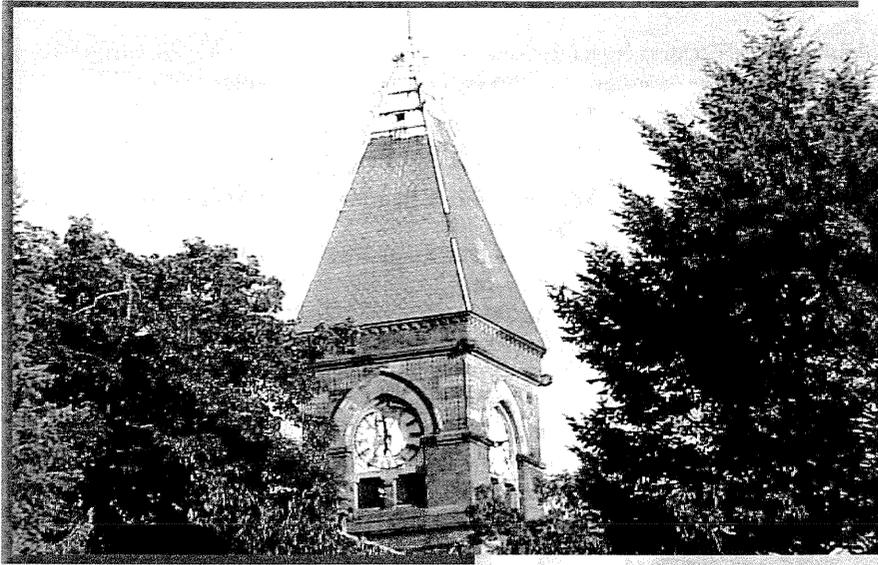
- Board authorized spending an amount of up to \$10,000 in consultant fees to the St. Paul's Committee to verify the cost of moving the Library into St. Paul's (February).
- EYP provides a "Priority Roof Repairs Documentation Report" summarizing that their findings confirm the need for complete replacement of the roof and masonry work throughout the complex.
- Received a report, based on the collaboration of EYP and Beatty, Harvey & Associates, Architects "The Garden City Library at St. Paul's", estimating a cost of \$26.6 million to locate the Public Library into 50,000 square feet of the building. This report came about as a result of input, comments and suggestions from the Committee (April).
- The Committee submitted its report on three alternatives to Mayor Miller. Copies were sent to the Property Owners' Associations and placed on file at the Reference Desk of the Public Library. The following matrix addresses the elements which are being examined by the Board. The Public Information Committee, Trustees Segerdahl (Chair), members Mauk and Watras, is charged with developing a Village Facts and if at all possible, publish it prior to the summer (May).
- EYP submits fee proposal for preparation of construction documents (drawings and specifications) for the roof repair/replacement project for St. Paul's Main Building \$685,000 (13.5% of constructions costs of \$6,704,369) (June).
- EYP is charged with providing current data for Stabilization and Threshold for the Village Facts. Feedback requested of two versions of a Village Facts from Board of Trustees without consensus being reached (July).
- Waiting for verified EYP data based on 9/03 for Stabilization, Threshold and Demolition and Library (September).
- The Village Administrator is charged with updating the July 2002 Village Facts through September 2003.
- A Request for Information (RFI) is issued by the Board of Trustees to private developers. This will enable the Board to determine if there are any proposed uses which will maximize the preservation of the Main Building including but not exclusive to residential, cultural and recreational development or any combination of public and private use. The due date is October 31, 2003 (September).

ALTERNATIVES FOR THE FUTURE OF THE ST. PAUL S BUILDINGS

PROGRAM	COST: INITIAL IMPROVEMENTS					COST: ADDITIONAL OBLIGATIONS			
	Area Affected	Sq. Ft.	Amount in Millions	Obligation	Avg. Annual Tax Increase*	Maintenance	Sq. Ft.	Amount	Obligation
STABILIZATION	Roof +Upper Masonry, Windows, only	N/A	\$6-7	Village	\$64-75	Village	100,000	?	Village
THRESHOLD USE**	Roof+Main Floor Interior	?	\$10-12	Village	\$107-128	Village	50,000+/-	?	Village
LIBRARY/CMTY CTR.**	Parts of Main Building	50,000	\$26+	Village	\$257	Village	50,000+/-	?	Village
CONDOMINIUM***	Main Building Replacement Additional Total	TBD		Developer	None	Developer	None	N/A	Developer
ASSISTED LIVING ***	Main Building Replacement Additional Total	TBD		Developer	None	Developer	None	N/A	Developer
DEMOLITION****	All Structures	135,000	\$4+	Village	\$58	Village	10 Acres	TBD	Village

* Reflects the amount that Village taxes may be expected to increase from the present level on the average household during each year of the life of a development bond. The life of a bond for all Village programs would be 15 years, except for demolition, which would be 10 years.
 ** Subject to re-zoning. *** Subject to re-zoning and enactment of Home Rule Legislation. ****Does not include re-development of Open Space.
 TBD - To Be Determined.

- The Board of Trustees will conduct a Public Forum on November 13, 2003 at 8:00 p.m. in the Garden City Middle School Auditorium to discuss the uses and allow the residents to comment and ask questions. Consultants will be present. (It is hoped that these discussions will lead the Board to a decision which will provide an acceptable solution for this issue of vital importance to our Village.) The Public Forum will be continued to another evening if necessary.





ST. PAUL S UPDATE REPORT: HISTORIC MAIN BUILDING

- Presentation on Public and Private Uses at a Public Forum to be held at the Garden City Middle School Auditorium on **Thursday, November 13, 2003 8:00 p.m.**

INCORPORATED VILLAGE OF GARDEN CITY
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