

Excerpt January 17, 2019 Board of Trustees Meeting
Village of Garden City

2. A Resolution seeking a viable use of the St. Paul's buildings, noting past efforts of the Village to achieve a consensus on this topic, and identifying the goals and current status of this Board in achieving same. This Resolution proposes to alert the public to the intention of this Board to seek uses for St. Paul's that will generate some income, attract Village residents, and preserve significant portions of the exterior and interior structures.

On motion of Trustee Minuto the following resolution was offered:

RESOLUTION NO. 17-2019

RESOLVED, this Board is cognizant that, through numerous Boards and Commissions, made up of numerous Trustees, residents and taxpayers, the Village has struggled for over 25 years to reach a consensus on what to do with the St. Paul's School buildings; and

WHEREAS, the Village's efforts to secure such a consensus have included, during the past 25 years, numerous meetings, polls and surveys to try to solve the "St. Paul's" issue; and

WHEREAS, it is the opinion of this Board that there is virtually no solution that has not already been talked about or considered or that would provide a unanimously accepted solution; and

WHEREAS, this Board nevertheless continues to seek a viable use of the former St. Paul's School; and

WHEREAS, in the interests of accuracy and transparency, this Board wishes the public to be aware of its goals and steps taken towards those goals;

NOW THEREFORE, IT IS UNANIMOUSLY RESOLVED that this Board shall continue to seek a viable use of the St. Paul's buildings, and that "viable use" shall mean a use that will result in a building that generates some revenue to offset costs, has uses that are attractive to residents, and includes preservation of significant portions of the exterior and interior for historical and architectural purposes; and

IT IS FURTHER AND UNANIMOUSLY RESOLVED that this Board believes it to be in the public interest that certain facts, together with this Board's views about the St. Paul's Main Building, Cluett Hall and Fieldhouse, be more widely circulated to the public as follows:

1. That though some may disagree, it is the opinion of this Board that there is no overwhelming public consensus of what to do with the building.
2. Very broadly speaking, absent demolition, there are three paths often expressed by members of the public, with overlap and alternatives offered by proponents of each path, within each path: (a) to do nothing, which leaves the issue for the

future; (b) to undertake some financial burden (on an undefined level) for a use as a recreation/community based center that benefits a significant sector of our population in some manner, and (c) save the building with historical preservation as the priority, without regard to cost or potential uses.

3. That use of the building as an educational facility, a library or as a new Village Hall is not (in our view) reasonable and has been considered numerous times by prior Boards of Trustees, and this view is based upon several factors; First, it is against state law to utilize education system money for historical preservation purposes; Second, moving Village Hall and/or the Library would not result in uses which generate revenue; Third, the proceeds of sale of those two parcels of land where they currently reside would not come anywhere near paying for the costs of rehabilitating St. Paul's; and Fourth, any potential sale of the current premises of the Library and Village Hall would also result in arguments over what to allow as acceptable uses where the Library and Village Hall now sit.
4. There are no pools of grant money or historical funds that could come anywhere near paying the costs of what is required to restore the building. For those limited grants that are available, they generally require historical accuracy in rehabilitation - driving up costs, or they require that the buildings be open to the public at large and access and use cannot be limited to just residents of Garden City when state or federal grant money is deployed.

IT IS FURTHER UNANIMOUSLY RESOLVED that the public be advised that the concept that we are currently analyzing is not a "sports arena." It is a plan, still only in concept, to create a community center which does include sports uses but will also include vast improvements to Cluett Hall for performance/dance/music space and preserving or creating other spaces in the Main Building to benefit as many interests as we can justify or make reasonable sense in terms of a viable building; and

IT IS FURTHER UNANIMOUSLY RESOLVED that the public be advised that this Board acknowledges and wishes to make clear to the public that the costs and expenses to preserve and rehabilitate the 120,000+ square foot Main Building into anything are substantial, that these costs and expenses existed 25 years ago, it is true today and these facts will be true tomorrow. Nevertheless, this Board will continue to pursue its inquiries and ideas to achieve the goal of a viable use as defined above.

The vote on the foregoing resolution was as follows:

AYES: 8
NOES: 0

The resolution was declared adopted.