

October 2008

**progress through
participation**

epoa news

The Official Newsletter of the Eastern Property Owners' Association
Garden City, New York 11530
www.gcepoa.org



**President's Message
by Dennis Donnelly**

**Public Meeting October 14 at Garden City Library
Updates on all Issues, including St. Paul's**

Where Do We Go From Here?

The issue of what to do with the St. Paul's Main Building and Ellis Hall has consumed the agenda of the Board of Trustees for the last six months. The EPOA has attempted, through the joint conference committee (JCC) of property owners' associations, to broker a compromise with the Central & Western POAs on the questions to be presented to the public for a poll on St. Paul's. After numerous meetings and discussions, the EPOA and the Estates POA could not get the other POAs to agree to any compromise language at all. This resulted in the issue being referred back to the Trustees, who ultimately will decide the issue.

The Mayor's Committee on St. Paul's issued a report culminating 18 months of study and negotiations on this issue. The Committee's report outlines three (3) possible options for St. Paul's. Option A is to lease the property to AvalonBay, which would restore the building and provide apartments for rent. Option B is to demolish the Main Building and Ellis Hall at a cost of \$5.8 million. Option C is mothballing the Main Building at a cost of \$13.9 million.

Let's take a look at each option as outlined by the Mayor's Committee:

A) AvalonBay would take a 99-year lease on the property and they would renovate the building and provide rental units. This option would cost Village residents no money and it would eliminate the annual maintenance costs of about \$200,000. The playing fields, Cluett Hall and the cottages are not part of this deal and they would remain with the Village. In addition, there would be no monetary impact on Village services, i.e. Police, Fire, Public Works, etc.

B) Demolition would eliminate the Main Building and Ellis Hall and restore the property to a park-like condition.

**Save the Date:
Tuesday, Oct 14
Garden City Library
Lower Level
7:30 pm**

**Fire Dept Chief James
Meehan to Speak**

Updates on all Issues

—ALL INVITED—

[Read this Newsletter for Details](#)

**Newsletter Editor
Christine Mullaney**

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St. Paul's Debate Continues

Mayor Bee and I would like to extend our thanks to Dennis Donnelly and the EPOA and Estates POA board members who worked so hard to put together a reasonable compromise on the poll questions. We are truly saddened by the position of the West and Central that there should be only one poll question: yes or no on the Avalon-Bay proposal. As the President's Message states, there are no alternatives to these options but more expense, delays and further building deterioration. By opposing the three question poll, the Central and Western POAs are effectively disenfranchising their residents. Now the Board of Trustees will have to find another way to gauge residents' sentiments on this issue.

Village administrator Bob Schoelle, former mayor Hal Hecken and I attended the Town of Hempstead's "scoping session" on the HUB development. There were well over 100 attendees from the surrounding communities. The great majority of people spoke in favor of a significant affordable housing component. I spoke in favor of affordable housing on this site and against the 500,000 sq. ft. of proposed retail development. Although the HUB developers claim it is not needed for their project, I still reiterated that a

Trustees' Update



by Nicholas
Episcopia

light rail system through GC would be a disaster for our residents and the business community. We continue to monitor this situation closely, and have retained special counsel to aid us in this matter. The next step will be a series of traffic, water and environmental studies. The process will take several years at least.

Trustee Gerry Lundquist (West) continues to represent GC at the "CARE" Committee. Though there have been articles stating the MTA has no money for this project, LIRR officials still claim it is necessary for access to the railroad's Grand Central connection. GC continues to cooperate with our neighbors in opposing this project.

Depositions of Trustees and Village officials in the "P" Zone litigation have been completed and the Village has moved to dismiss the suit. We

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cannot tell when the new judge in the case will rule, but counsel tells us we have a good case.

Counsel also advises that we have a good case in the Genesco suit. On advice of counsel we have turned down a settlement offer and the company has now moved to dismiss our suit. Genesco is the company that purchased the entity which caused the groundwater pollution in the West. The plume goes southwest toward the GC Country Club.

The 92,000 sq. ft. office building on the south side of Stewart Avenue and the 25 townhomes on the north side (called the 500 Stewart projects) have received all necessary

approvals from the Planning Commission, Architectural Design and Review Board (ADRB), Nassau County and the GC Board of Trustees (BOT). The Village will retain the buffer strip separating the townhouses from Raymond Ct.

The owners of the former gas station site on Franklin and 7th St. have received the necessary variances to move forward with their proposal. It will consist of a 23,000 sq. ft. 3 story building. There will be 14 apartments and ground floor retail space. This project still needs approval from the Planning Commission, ADRB, and the BOT.

EPOA Launches Web Site

The EPOA has launched a Web Site—www.gcepoa.org—with up-to-date information on all current issues facing the Village of Garden City. With 40 percent of the Village population living in the East, the EPOA believes that accurate, timely information is vital to maintaining good government. The Web site provides a central source of frequently updated information that supplements its newsletters and postcards. It also creates a forum for interacting with the community. Residents may submit questions and comments directly to the EPOA through its automated online system.

“Progress through participation” has never been easier. Please visit today!

Congratulations

to John Mortensen, a 2008 graduate of GCHS, currently studying applied economics and management at Cornell University. John was the winner of a \$1000 scholarship from the EPOA, awarded in recognition of John’s work with special needs children and his many extracurricular activities. The EPOA focused its scholarship search on residents of the East who demonstrated some form of community service. John was very appreciative of the scholarship, which he has applied toward books and supplies. Thank you to all applicants for participating.

In Our Schools

Please consult the Web site—www.gardencity.k12.ny.us—of the Garden City School District for the latest news on what’s happening in our schools, including the selection of the Garden City Middle School as a National Blue Ribbon School of Excellence.

Laura Brown is our school board representative from the East. She may be contacted directly at brownl@gcusd.net.

Streets and Traffic Update

by Walter McKenna

According to the Department of Public Works, the water main replacement has been completed in the Franklin Court area, along with the replacement of sidewalks and curbs. In the coming weeks they will be raising the manholes and the final step will be to re-pave Franklyn Court as well as Meadow Street between Franklin Avenue and Franklin Court East.

The next water main replacement will be on Linden Street and Russell Road, between Old Country Road and Bayberry Avenue. As this project is in the bidding stage, work in this area is not expected to begin until early 2009.

Should you have any questions or concerns regarding streets and traffic issues within the Village, please feel free to write to me at:

EPOA
P. O. Box 7525
Garden City, NY 11530
Attn: Walter McKenna
Streets & Traffic

or

via the EPOA Web site at www.gcepoa.org in the "Contact" area.



SCHOOL IS OPEN – PLEASE DRIVE SAFELY AND OBSERVE THE VILLAGE SPEED LIMIT OF 30 MPH .

Cultural & Recreation News

by Andrew deLannoy

The long awaited, newly installed Platform Courts at Community Park are open! The new clubhouse will be open for business shortly. This is a tremendous improvement for Community Park. The one item yet to be finished is Athletes' Square, which will complete the park's improvements with picnic tables, benches, and unique paver paths.

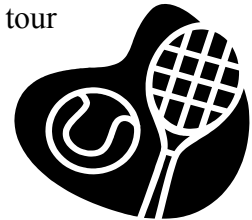
Throughout last spring and summer the Recreation Department sponsored several trips for seniors, receiving enthusiastic reviews. On September 23, seniors traveled to West Point and lunched at the Hotel Thayer. Here are just



a few of the trips for seniors planned for October:

Oct 7—Manhattan Cruise and tour of the Forbes Museum

Oct 21—United Nations tour
Many more trips are planned. Check in the Recreation Office in the Cottages at St. Paul's.



The Recreation Department is offering a new "Mommy and Me" yoga program starting on Wednesdays. Each class is 55 minutes and the program runs for 12 weeks. Additionally, the popular exercise class for seniors will continue at the St. Paul's Senior Center, on Mondays, Wednesdays, and Fridays 10 am to 11am. Registration for all fall recreational programs is well underway. Consult your Fall edition of *Leisure Times* for programs, schedules and registration fees or visit the Recreation Office.

Our dedicated Recreation staff always welcomes your feedback on programs, facilities and customer service. Drop by the Cottages or call us at 465-4075.

President's Message continued from page 1

C) Mothballing would render the Main Building safe but unusable for any purpose at a cost of \$13.9 million. This option, according to the Mayor's Committee's report, should not be considered due to its extensive cost and lack of final disposition of the property. The annual maintenance costs of about \$200,000 would continue to apply to the mothballed building and there is no viable plan for the building's use.

It seems to me that AvalonBay or demolition are the only viable options. When the EPOA first took a position on St. Paul's years ago, we stated we would like to see the property developed by a private company that would restore the property and create income for the Village while costing nothing. The AvalonBay proposal, the only viable bidder from the private sector, does not exactly meet those goals but it costs the taxpayers of the Village nothing. If you are adverse to AvalonBay, then demolition seems to be the only viable solution. If demolition was the final outcome at a cost of \$5.8 million, the Village could then contemplate what to do with the land. If you ever considered mothballing at \$13.9 million, we could demolish the building and build a \$10 million community center or anything else we might want to build.

The single most important aspect of all three issues is your input. We will be conducting an opinion poll of our residents in the East to gauge what the public wants. Please voice your opinion. Read up on the issue on our Web Site at www.gcepoa.org and within the pages of this Newsletter.

Progress Through Participation!!!

***St. Paul's coverage continues on page 6 with questions to Trustee Lamberti and his answers.
St. Paul's time-line begins on page 9.***

Library News by Libby Huschle

The Library Board of Trustees welcomed the new director, Margaret Cincotta, at its September board meeting. Ms. Cincotta's appointment becomes effective on October 13. She is replacing Alan Roeckel, who retired in June. Ms. Cincotta most recently served as director of the North Merrick Public Library, and brings over 30 years of library experience to her new position.

Over 700 residents participated in the library's summer reading group, making it a very successful program. In fact, general library usage improved over the summer.

Registration for the fall "Babysitting

Workshop" begins on October 7. The two sessions will be after school on October 28 and November 5.



If you are a homebound resident of Garden City and unable to visit the library, let us bring the library to you. There is no charge for this service and no age restrictions. Senior citizens without private transportation are also eligible. You do need a valid library card. Please call Martin Bowe, homebound service coordinator, at 742-8405 with any questions.

The Library BOT recently met with the Citizens' Budget Committee and assured the Committee that the Board is committed to managing costs.

www.nassaulibrary.org/gardenc

At a special meeting on July 29, 2008, the directors of the EPOA met to discuss the Report of the Mayor's Committee on St. Paul's. Following are the directors' questions submitted to Trustee Thomas Lamberti, chairman of the Mayor's Committee, and his responses.

1. Why were the proposals to the Albanese Organization and a coalition of the Canus group and the Committee to Save St. Paul's not considered?

The proposals submitted by the Albanese Organization and Canus/Committee to Save St. Paul's (CSSP) were thoroughly evaluated by the Mayor's Committee.

The Albanese Organization proposal required a Village subsidy of \$19.25 million. Albanese was invited to continue in the selection process by submitting a revised proposal, for which the Village requested standardized assumptions regarding new construction, public space, and payments to the Village. The Albanese Organization, in its letter of May 22, 2007 to the Village Administrator, declined to submit revised plans.

The Canus proposal was thinly-capitalized, with no developer equity in the project to cover cost overruns and a requirement that the project receive \$2.5 million in grant funding. In addition, the Canus/CSSP capital structure subjected the Village to the risk that it could lose control of the property in the event of default, as 80% of the project's financing was to be provided by a lender. Of equal importance, the project relied on Village "rent" in the amount of \$962,000 per year for 14,500 square feet of community space, or \$66 per square foot. This proposed rent was well above market rate, estimated at \$30 per square foot, and had the net effect of a financial subsidy of \$527,000 in the first year. Assuming market rate rent escalation of 3% per year, the proposed rent would remain above a market rate rent for the first 27 years of the lease.

2. Did Eskar International, Ltd. respond to the RFP and if so what was the reason for not considering their proposal?

Eskar International responded to the RFP with joint venture partner Litas Investing Co. and architect Bernard Marson. Their final proposal as submitted on January 26, 2007 was thoroughly evaluated by the Mayor's Committee, and it was determined that the proposal did not adequately meet the standards set forth in the RFP with respect to project feasibility and developer experience and track record. The developer, Eskar International, is a UK-based firm that has not completed any projects in the United States. The local investor partner, Litas Investing Co., Inc., also lacked recent experience; the proposal cited three Litas projects which were commenced in the 1970's and 1980's. No construction manager had been selected. The architect, Bernard Marson, had completed some relevant projects; however the development team as a whole lacked relevant experience and had never worked together before. Further, the management consortium, which would consist of Eskar and Litas, had no experience managing upscale residential properties.

3. If AvalonBay walks away from the project at any point prior to the completion of the project, based on the proposal, what legal option would the Village have to force them to complete the project or abandon the agreement?

The Village should obtain performance and payment bonds to insure completion of the project and payment of subcontractors and materialmen.

4. Assuming the project is completed, would it be legally possible for the property to be converted into condominiums? What approval authority does the Village of Garden City have in this process, if any?

The project cannot become a condo, because condos must have a fee (ownership) interest in the underlying land. There are a few exceptions to this which required State legislation, which, in this case, would not be granted without the consent of the Village as the fee owner.

5. While we realize that the PILOTs were negotiated by AvalonBay, so that during the PILOT period they could generate a particular yield on the project, what percentage of estimated full taxes do the PILOT amounts represent by year and what negotiations were made to increase the PILOT amounts by year, aside from the reduction of the PILOT period from 35 years to 20 years?

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AvalonBay's proposed 20-year PILOT ranges from 5% to 18% of full taxes, which are estimated assuming a base of \$927,000 per year escalating at 5% per year. AvalonBay originally proposed a 35-year PILOT and subsequently proposed a 25-year PILOT. [Mr. Lamberti included an attached spreadsheet comparing 20-year, 25-year and 35-year PILOTS and estimated full market taxes. It can be found on our Web site, www.gcepoa.org]

The Committee's goal was to put the property on the tax rolls as early as possible to generate full taxes. As shown on Attachment A, as a result of reducing the PILOT term from 35 years to 20 years, the sum of payments over the first 35 years of the project increased from \$14.5 million to \$56.6 million.

6. If AvalonBay wanted to sell the building and the ground lease, could they do this? And what legal options are available to the Village to stop this from happening if it were not in the best interest of Garden City?

The lease would have to address the sale of the building and the ground lease. AvalonBay will undoubtedly want permission to do this. The Village will seek to place restrictions and safeguards on any transfer.

7. As best we can see, the project as presented to your findings does not directly speak to a key issue that needs to be understood by the public. This issue is any increase of taxes to the residents of Garden City as a result of moving forward with this project, particularly during the PILOT period.

Has the committee reviewed or analyzed the additional costs that the Village of Garden City will incur in relation to providing the following services to the AvalonBay property and its residents and if so could you please provide its findings?

A) Sanitation & Recycling

B) Police Services

C) Fire Department Services

D) Other Village Administrative services that will be needed to monitor or manage a project of this magnitude.

The Village does not anticipate any need to increase taxes as existing staffing levels and equipment would accommodate the services required under the AvalonBay proposal. There would be an increase to the Incorporated Village's disposal cost at the incinerator for rubbish and garbage collected at St. Paul's which is unknown at this time.

8. In reference to the services listed above, will there be any need to increase personnel to provide these services, be it for staffing or workload reasons or in accordance with any of the labor contracts associated with the employees that provide these services?

No.

9. With regard to the Police and Fire Department, would they be in need of or required to secure additional apparatus to support the additional residential building in the Village?

No.

10. Would AvalonBay be paying prevailing rates for Water Services provided by the Village? If not, what has been negotiated with regard to this service?

AvalonBay would be paying the standard water consumption charge.

11. What study was performed to determine the amount of students to the school district the new apartments would generate, as well as the additional costs to the district, especially during the PILOT period?

The Village did not perform an independent school impact analysis. AvalonBay performed an analysis of school impact based on current Garden City multi-family properties of comparable size (50+ units). The analysis was completed by Cameron Engineering based on information from the Garden City School District. AvalonBay also completed an analysis of their other Long Island Properties for comparison.

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Using the Garden City average 0.03 students per unit, St. Paul's proposed 108 units would generate a total of 3-4 students.

Garden City Multi-Family Units Students

Properties (50+units) per Unit

12 Hamilton Place 50 - -

111 Seventh Street 54 - -

365 Stewart Avenue 80 20.03

67 Hamilton Avenue 104 40.04

22-36 Hamilton/115-129 Second 104 160.15

Cherry Valley 192 40.02

Wyndham East/West 316 4 0.01

Total or Average 900 300.03

Using AvalonBay's 5 Long Island properties average of 0.16 students per unit. St. Paul's would generate 17-18 students.

Garden City Multi-Family Units Students

Properties (50+units) per Unit

Long Beach 109 - -

Glen Cove 256 40.02

Smithtown 312 570.18

Coram 450 470.10

Melville 494 1540.31

Total or Average: 1,621 2620.16

Based on data from both Garden City and AvalonBay properties, AvalonBay estimates a total of 8 students for St. Paul's 108 units. Per pupil costs for 2007-2008 totaled \$21,280 per student based on a total budget of \$90.4 million for 4,250 students, indicating a total cost of \$170,240 for 8 students.

12. At this point, are there any ongoing negotiations with AvalonBay or are they awaiting a decision by the Board of Trustees? If so, what points are being negotiated and will the results be reported to the public in an amended report of the Mayor's Committee?

There are no ongoing negotiations with AvalonBay.

13. Could future negotiations be held, and who could prompt such discussions?

Either party could request negotiations.

14. If the Board of Trustees voted down your committee's recommendation, what would the process be to consider the other two alternatives, demolition and mothballing, and would they be voted on immediately?

The Mayor's Committee's recommendation was that the AvalonBay Proposal should be presented to the public for "review, comment and vote." It did not recommend the form of the ballot or the voting process. This is a Board of Trustees' decision.

Thomas M. Lamberti

Chairman,

Mayor's Committee on St. Paul's

**The Report of the Mayor's Committee on St. Paul's is linked to on our Web site: www.gcepoa.org.
It is also viewable on the Village Web site—www.gardencityny.net—and at the GC Library.**

History of St. Paul's Since 1993

OVERVIEW

Finding a suitable but affordable public use for the main St. Paul's School building has been an unresolved issue since 1993. The following is a basic review of what has been done to find a use for the main building during the last 15 years.

Since 1993 eight Mayors and Boards of Trustees (BOT), the POAs and a myriad of professional engineers, architects, financial experts and consultants have searched for a viable solution with an eye towards public use.

The building, designed as a private boarding school, consists of common areas and small parlors and classrooms on the lower floors, and small dormitory rooms on the upper floors. It is essentially a wooden structure with brick veneer. The original design and construction poses serious obstacles to conversion for modern use.

None of the eight Mayors and BOTs have been able to justify the high cost to the taxpayers of any proposal for public use.

PURCHASE OF THE 48-ACRE CAMPUS

In early 1993, an \$8.5 million 20-year bond issue was approved by referendum. It covered the \$7.3 million purchase price for the entire 48-acre campus, closing costs and \$1.2 million required for initial capital repairs to the main building.

Of the 3,090 residents who voted, 2,726 voted for and 364 against the proposition, as recorded in the minutes of the Feb 4, 1993 BOT's meeting.

The primary goal of the purchase was to acquire the playing fields. There was no long-range plan in place for the use of the existing buildings. It was understood that a suitable use for the building would be determined later.

THE FIRST MAYOR'S COMMITTEE

After taking office, Mayor Allen Mathers appointed a Mayor's Committee, chaired by former Mayor Brian Deveney, to investigate the feasibility and cost of retrofitting the building for public use. The Committee members included Garden City residents, who were engineers, architects and financial and real estate experts.

Polise Engineering was retained to assess the

feasibility and cost of retrofitting the building for public use. In 1994 dollars, Polise Engineering estimated the cost of construction to be approximately \$18 million. The plan was put aside, and the Mayor's Committee was asked to explore other options for the building's use.

The Committee met with approximately 35 parties, including schools, catering operations, residential developers, assisted living companies and the Garden City Board of Education (BOE).

All but senior assisted living companies declined interest in the St. Paul's building due to the high cost of restoration, the difficulty in retrofitting the building to meet their modern needs, and/or because the Village clearly would not relinquish the playing fields.

ASSISTED LIVING AT ST. PAUL'S

The Committee concluded that the economic feasibility of the restoration and redevelopment of the Main Building required a "market demand-driven enterprise," which proved to be the senior assisted living industry because, at the time, it was relatively new to Long Island.

A Request for Proposal (RFP) was issued to senior assisted living companies. Six proposals were returned. Extensive research and investigation was conducted on each company.

After 111 meetings, including 15 with the BOT, 25 presentations to the POAs, 2 with the School District, 5 inspections of assisted living facilities in Suffolk and Westchester counties and in Connecticut, 18 interviews with professional consultants and 19 interviews of firms that were interested in such a project, the Committee recommended that the Village retain Cluett Hall and the Field House, and allow the Main Building to be used as a senior assisted living facility.

Of the 6 proposals, all but CareMatrix and Kapson were eliminated. The BOT chose CareMatrix for further consideration. Approximately 500 residents attended a public information meeting on CareMatrix and the concept of senior assisted living at St. Paul's.

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ASSISTED LIVING v A HIGH SCHOOL

While the Trustees were considering the assisted living proposal, the GC Board of Education (BOE) reversed its original position and retained Polise Engineering to study the feasibility and cost of moving the high school into St. Paul's.

Many residents supported the concept of assisted living at St. Paul's, while others preferred the concept of the high school at St. Paul's.

The POAs conducted a public opinion poll on voting machines. A slightly higher margin of participants favored a public high school over an assisted living facility at St. Paul's.

PUBLIC HIGH SCHOOL AT ST. PAUL'S

The Board of Education eventually terminated its proposal for a number of reasons including: (1) the high cost; (2) capital budgets must be used to maintain and improve all buildings in the district, not one; (3) NYS Education Law prohibits spending education funds where the primary objective of the expenditure is for historic preservation; (4) the building cannot house the space required for the mandated departmentalized secondary education curriculum, or the size of our student body.

THE KENNY LAWSUIT

With the high school proposal eliminated, the Board of Trustees moved forward with the assisted living concept. In 1997, Messrs. Kenney and Rafferty filed suit against the Village to stop any movement towards the preservation of St. Paul's by means of privatization. While the litigation proceeded, nothing could be done.

In 2001, the Supreme Court ruled that private use of the building was prohibited without first seeking Home Rule Legislation from the NYS Legislature. Senator Hannon stated that he would not introduce such legislation unless he is shown that the majority of residents agree on a plan for the use of the building.

THE NEXT MAYOR'S COMMITTEE

Mayor Harold Hecken re-commissioned the Mayor's Committee to find a viable public use for the main building. Several members of what is now the present Committee to Save St. Paul's were added as members.

VILLAGE AND SCHOOL OFFICES

Under Mayor Robert Lewis, the firm of Einhorn, Yafee, Prescott [EYP] was retained to re-study the cost and feasibility of retrofitting the building to house Village Hall, Police and Fire headquarters, meeting rooms, recreation activities and the School Administration Offices, much the same as Polise had done in 1993.

EYP estimated the cost to be approximately \$46 million. This did not include soft costs for moving or project operating costs. To offset these costs, consideration was given to selling the existing buildings to be vacated by the Village and School District. For various reasons, this proved unfeasible and the EYP plan was rejected.

PUBLIC LIBRARY AT ST. PAUL'S

Under Mayor Barbara Miller, and led by then Trustee Peter Negri, moving the public library into St. Paul's School was proposed. The firm of Beatty Harvey developed a plan for historical preservation of the building and renovation of the lower floors to house the library and meeting rooms at an estimated cost of approximately \$40 million.

In an effort to lessen the cost, proponents changed the plan. The lower floors would be reserved for the library and other public use, and the upper floors would be brought up to code and offered to private developers for conversion into office space or apartments.

Bond counsel cautioned that municipal bonds cannot be issued for both the purpose of construction for public use and profit from private enterprise.

The proposal did not include a clear estimate of soft costs or future operating expenses, and there was no definitive plan for rezoning the existing library property so that it could be sold.

POAs SPONSOR PUBLIC OPINION POLL

After more than 10 years and an acrimonious debate over the library proposal, the four POAs sponsored a Village-wide public opinion poll that was tallied by the Adelphi University Business School. Of the 7,420 surveys mailed to GC residents, there was a 38 percent response rate.

The detailed results showed that a substantial majority of residents who responded did not want to pay for converting the St. Paul's building for

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public use, and favored either privatization or demolition. A very small minority favored stabilization or mothballing.

In a sudden move, Mayor Barbara Miller, Trustees Peter Negri, Jon Segerdahl and John Watras, with Mayor Miller voting twice, designated the entire St. Paul's campus, including the buildings, as "dedicated parkland." By law, "dedicated parkland" cannot be converted to private use without the express permission of the New York State Legislature.

OTHER OPTIONS ONCE CONSIDERED

Proposals have been made to retrofit the building for a recreation center, an indoor swimming pool and/or ice skating rink, a physical fitness center with an indoor track, a youth center, a senior citizen center and public meeting rooms. It has been determined that it would be cost-effective to demolish the existing building and construct a new one to house such facilities.

Estimated revenues from a number of other suggestions would not appreciably offset the cost of retrofitting for these proposals.

CURRENT MAYOR'S COMMITTEE

Mayor Gerard Lundquist appointed the current Mayor's Committee on St. Paul's, consisting of Trustees Peter Bee, John Mauk and Thomas Lamberti, and resident experts in the fields of engineering, architecture, real estate and finance: James Carney, Robert Davis and Cosmo Veneziale. They have been assisted by the consulting firm of Karen Backus & Associates. Upon becoming Mayor, Peter Bee resigned and appointed Trustee Gerard Lundquist in his place. Since then Trustee John Mauk resigned from the Committee and Mayor Bee appointed Trustee Lamberti to serve as Chair.

The Committee was charged with the task of exploring the feasibility of saving the building by privatization at little or no cost to the taxpayers.

Former Trustee Peter Negri, along with Thomas Poole and Edward Keating, filed suit against the Village and Backus Associates, claiming that the parkland designation rendered the study illegal. The Supreme Court found otherwise, and the Committee resumed its work. When it was determined that it might be feasible for privatization to save

the building at little or no cost to taxpayers, the Committee recommended to the full BOT that they go forward with a second phase of the study. A detailed Request for Proposal (RFP) was issued.

After serious review all but three applicants were eliminated because they either did not meet the stringent requirements of the RFP, and/or did not have the financial resources or measured experience to complete a project of this complexity and magnitude.

The three remaining proposals were the Albanese Corporation's plan for condominiums, AvalonBay's for rental apartments and The Committee to Save St. Paul's (CSSP) plan for public/private use, which included conversion of part of the building into apartments. All three applicants were given nearly a year to refine their proposals and financial plans.

Eventually Albanese withdrew and the CSSP was unable to show a viable financial plan that would guarantee completion of their project.

In an effort to bring the St. Paul's matter to conclusion, in October, 2007, upon the recommendation of the Mayor's Committee and Backus Associates, the current BOT voted to eliminate the CSSP plan and further explore AvalonBay's proposal, since only AvalonBay presented the financial resources to complete the project at little or no cost to the taxpayers.

Out of courtesy to the CSSP, the Trustees did not present a side-by-side presentation to the public that would have showed why the CSSP's plan was financially unworkable and could leave the taxpayers at risk if the project could not be completed.

FINAL DECISION HAS YET TO BE MADE

The full BOT received the report and recommendations of the Mayor's Committee and Backus Associates. They are reviewing the AvalonBay proposal that has been presented to them and have not entered into a final contract, which still must be negotiated.

The BOT has made no decision to accept AvalonBay or demolish the building, which the Mayor's Committee found to be the only remaining options for St. Paul's. The Committee found mothballing to be a waste of time and money.

A public opinion poll will show which of the three the residents prefer.

Save the Date: Tuesday, October 14, 7:30 pm
EPOA Public Meeting
Garden City Library, Lower Level

Featured Speaker: James Meehan,
Chief, Garden City Fire Department

Learn about Important Issues
Confronting the Village
including
Development and St. Paul's
All Invited to Listen and be Heard

epoa news

Eastern Property Owners' Assoc., Inc.
P. O. Box 7525
Garden City, New York 11530

DATED MATERIAL

Or Current Resident