

H. Town of Wawayanda – Senior Center Addition (X323)

March 23, 2011

General Project Plan

- Grantee:** Town of Wawayanda (“Wawayanda” or the “Town”)
- ESD Investment:** A grant of up to \$50,000 to be used for a portion of construction costs for a senior center.
- Project Location:** Route 284, Slate Hill, Orange County
- Project Completion:** June 2011
- Grantee Contact:** John R. Razzano, Supervisor
80 Ridgebury Hill Road
Slate Hill, New York 10973
Phone: 845-355-5703 Fax: 845-355-8614
- Project Team:**
- | | |
|--------------------|----------------|
| Project Management | Jessica Hughes |
| Affirmative Action | Helen Daniels |
| Environmental | Rachel Shatz |

Project Description:

Background

Wawayanda is a rural-suburban community located in western Orange County, approximately seventy miles from New York City and twenty-five miles from Newburgh. Incorporated in 1849, its roots lie in agriculture, and today the Town is a mix of suburban and rural residents. The Town is located within the Newburgh Primary Metropolitan Statistical Area and the Hudson Valley New York State Department of Labor Market Region. According to the 2006 Census, there are just over 7,000 residents.

Previously, on July 17, 2008, the ESD Directors approved a \$50,000 grant to the Town for a portion of the cost of construction of a community youth center (project V740). To date, none of the money has been disbursed. Since the original grant was approved, the Town, for various reasons, decided that it would rather pursue an addition to the Wawayanda Senior Center (the “Senior Center”). An addition would not only be a significant cost savings to the Town by enlarging its existing facility rather than constructing an entirely new one, but it would benefit a broader range of people and uses within the Town, while also preserving more of its park land. The project sponsor, Senator Bonacic, is in support of the project scope change.

Wawayanda owns and maintains the Senior Center, which is home to the Slate Hill Pacers (the “Pacers”), its senior citizen group, which was formed in the 1960s and is open to all seniors, both residents and non-residents. The Pacers have met in various locations as the group has grown over the years. Currently, the Senior Center’s allowable occupancy rate of 89 individuals is no longer large enough to accommodate the Pacers’ current membership of 135 people, and has ultimately resulted in a moratorium on accepting new members. The occupancy restriction also

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prevents the entire group from being able to assemble at the same time for meetings, senior luncheons and a variety of activities which are all vital social interaction opportunities for the Town's aging population. Additionally, the Senior Center is used for various events held throughout the year that benefit the entire community. An addition to the Senior Center will not only accommodate the needs of the Pacers, but the entire community as well, providing the additional space it needs without requiring the Town to maintain or heat and cool two buildings.

The Project

The \$552,500 project involves the construction of a 2,741-square-foot addition to the existing Wawayanda Senior Center and will include a vestibule area, meeting room, folding partition, speaker's platform, kitchenette, two handicapped accessible restrooms, storage closets, an unfinished basement, and a covered porch entrance. The project will be funded by ESD's grant, Town equity and grants from the Orange County Office of Community Development ("OCOCD"), the New York State Department of State ("NYSDOS") and the Dormitory Authority of the State of New York ("DASNY"). A general construction contract was bid and awarded to Alston Roberts Inc. of Monroe, New York. Other parts of the project will be completed by Town municipal workers. The project is scheduled for completion in June 2011.

Upon completion of the project, the Grantee will furnish a final report describing the impact and effectiveness of the project.

Financing Uses	Amount	Financing Sources	Amount	Percent
Building Construction	\$552,500	ESD Grant	\$50,000	9%
		NYSDOS Grant	15,000	3%
		DASNY Grant	50,000	9%
		OCOCD Grant	110,000	20%
		Town Equity	327,500	59%
Total Project Costs	\$552,500	Total Project Financing	\$552,500	100%

Statutory Basis – Community Capital Assistance Program:

The project was authorized in accordance with Chapter 84 of the Laws of 2002 and reappropriated in the 2010-2011 New York State budget.

Disclosure and Accountability Certifications:

The Grantee has provided ESD with the required Disclosure and Accountability Certifications. The Grantee reported the following under Section V (A) – Conflict of Interest:

“John Razzano is signing as the Supervisor of the Town of Wawayanda, not personally or for any other Town Board Member.”

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The Grantee reported the following under Section V (B) – Good Standing:

“The Town is involved in a lawsuit pertaining to a Water and Sewer District. It was also involved in a few small legal proceedings relating to zoning. These have been resolved in favor of the Town. The Town is in good standing and these legal proceedings have no relationship with the grant.”

The Disclosure and Accountability Certifications, while disclosing the above, do not indicate that the Grantee has any other current conflict of interest or good standing violations, and therefore, staff recommends that the Corporation authorize the grant to the Grantee as described in these materials.

Attachment: ESD Directors’ Materials dated July 17, 2008