

PORT WASHINGTON POLICE DISTRICT

Located at 500 Port Washington Boulevard, Port Washington, the current headquarters is undersized, antiquated and not capable of adequately serving the community and its' police officers. The original building, built in 1958, no longer suits the needs of a modern police force.

The District began research in the 1990's that determined a new facility was required. Careful evaluation was completed for the renovation of the existing building, constructing a new facility on the present site, expanding the current property size, and analysis of relocating to various locations within the District's service area. After years of diligent research analyzing all viable options for renovation versus new construction for the Headquarters building, the Port Washington Police District is presenting a bond referendum for a new facility located at 128 Main Street, Port Washington.

The new project location located in the heart of Main Street, will provide a permanent presence downtown as well as near the train station. The facility will be designed to improve operations of the Port Washington Police District, to better serve the residents while providing them with community spaces and greater access to the District.

The bond would fund the cost of building a new Port Washington Police headquarters that would address the inadequacies of the existing building. The new headquarters would bring the Port Washington community a modern police headquarters that meets the needs of today's officers and the public.

The focus for building a new Police Headquarters would be to target the following areas that significantly impact the Police District and the community it serves:

Capacity and Storage

- The existing building is located on a 0.7 acre lot which lacks parking for staff members, District vehicles and police fleet leaving the District to park vehicles at remote sites, necessitating additional security and maintenance spending. This results in limited public parking spaces for community residents to visit the station to file police reports.
- The existing building was designed to accommodate 35 offices and staff. The current police force is composed of 63 sworn officers and 20 civilians. To accommodate the growth in staff, the District has converted garage space into storage rooms and existing closets into offices. The new facility will provide offices and space for all staff members that are compliant with the Building Code of New York State.
- The building does not contain sufficient storage space for police functions due to the conversion of storage areas into makeshift offices.
- Offices within the existing building are overcrowded and shared which inhibits privacy and efficiency of workers.
- The existing building lacks space for community events, public meetings, and hands-on training. The new facility will be designed to include a multi-purpose room for community group events, community engagement and space for hands-on training of the officers. By providing internal space for officer training, the officers can train in their response area during shifts.

Health and Safety

- The building is non-compliant with the Americans with Disability Act (ADA), a federal law required for all public buildings. At the time of construction of the original building, the ADA did not yet get passed into law. The Act established building standards to ensure public buildings are accessible to persons with disabilities. The current station does not meet the standards required by the ADA.
- The existing building, 1story with a basement, does not contain an elevator.
- Access to detainee processing areas requires multiple sets of stairs; this is a violation of the current Department of Corrections (DOC) guidelines and poses significant safety hazards to the officers and detainees.
- The existing building contains insufficient toilet facilities for both genders, per the Building Code of New York State. The toilet facilities in the basement of the existing buildings requires constant maintenance, limiting the insufficient toilet facilities in the building even further.
- The building was not designed to accommodate female officers. The female officers and staff utilize locker storage that was placed within an existing utility room.
- Existing building does not comply with the Department of Labor (DOL) policy on the rights of employees to express breast milk (Section 206-c of the New York State Labor Law).

Response and Operations

- The new building will be centrally located in the heart of the response area, improving response times, resident access and improving safety.
- The new site will allow for on-site parking for all District vehicles, including spots designated for visitors and direct access to Main Street for pedestrian access. The existing building is located on a 5-lane, double yellow line Boulevard, which limits walkability to the Station.
- The existing building features antiquated technology that does not serve the needs of a 21st century police District, causing many electrical issues and hazards within the current space.
- The existing building has exceeded its useful life and needs constant costly maintenance and repairs.
- The new facility will be built to the latest International Energy Conservation Code, with the District considering incorporating additional green building practices to reduce the effects of the construction and building operations on the environment. The building systems (HVAC, plumbing, and electrical) will be designed to optimize energy performance and reduce overall building operating costs.
- The new facility will contain upgraded evidence processing areas.
- The new facility will contain wellness areas for officers who may need to decompress from a tough call, or stressful situations. The goal of the wellness rooms is to provide the officers with resources to practice selfcare and manage stress to allow them to efficiently do their duty as officers and reduce the statistics rates of mental health issues for first responders.

- The new facility will include fitness facilities to allow officers to train and improve their overall health and wellbeing. Fitness facilities promote regular exercise which aids in reducing stress, maintaining peak physical conditions, and aids in reduction of physical injuries.

The District is utilizing portions of its own Capital Reserve Funds to aid in lowering the costs of the overall project, including the land acquisition. The District is seeking bond approval from the Town of North Hempstead in the value amount of \$32 million, with an average tax impact on a home currently assessed at \$852,000 (median Port Washington home value) is \$376.78 per year for 30 years.

PETER A. BEE*
RICHARD P. READY
KENNETH A. GRAY
WILLIAM C. DEWITT
ANDREW K. PRESTON**
STEPHEN L. MARTIR**
DEANNA D. PANICO

* ALSO ADMITTED IN FL
** ALSO ADMITTED IN NJ

BEE READY LAW GROUP, LLP

170 Old Country Road, Suite 200
Mineola, New York 11501
T. 516-746-5599 -- F. 516-746-1045
www.beereadylaw.com

SENIOR ASSOCIATE:
RHODA Y. ANDORS

ASSOCIATES:
PETER J. OLIVERI, JR.
THEODORE GORALSKI
MORGAN A. CLINE
JASON P. BERTUNA
**CHRISTOPHER J. NEUMANN
KEVIN SIMMONS

May 31, 2024

Via First Class Mail and Electronic Mail

Steven Pollack
Director of Governmental Research
Town of North Hempstead – Finance Department
220 Plandome Road
Manhasset, NY 11030

William J. Jackson, Esq.
Hawkins Delafield & Wood, LLP
7 World Trade Center
250 Greenwich Street, 41st Floor
New York, NY 10007

Re: Clarification of Port Washington Police District's Bond Report

Dear Mr. Pollack and Mr. Jackson:

Please accept this letter as a clarification to the District's Bond Report with respect to the average tax impact relative to the median home value (please see the last paragraph of the bond report).

In preparing the draft Bond Report, the District obtained information from the Town's financial vendor, indicating that the average tax impact of the requested bond on the median price of a home (\$852,000) is \$376.78. The District included this information in the last paragraph of its Bond Report which the District adopted on May 24, 2024 and which was subsequently provided to the Town. However, on May 28, 2024, the District received revised tax impact information from the Town's financial vendor. Fortunately, this revised information reduces the tax impact on the median valued home from \$376.78 to \$150.71. I understand this explanation is sufficient and that an amended report is not required.

Very truly yours,


William C. De Witt

WCD:mgf

cc: Chief Robert Del Muro
Port Washington Police District
500 Port Washington Blvd.
Port Washington, NY 11050
(Via Electronic Mail Only)