

TOWN OF BABYLON

2020-2024 Consolidated Plan

FY 2021

Annual Action Plan Substantial Amendment
Section 108 Loan



Prepared by:
Department of Community Development
47 West Main Street – Suite 1
Babylon, New York 11702

Town of Babylon
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Comment Period
February 17, 2022 – March 18, 2022

Town of Babylon

2020-2024 CONSOLIDATED PLAN 2021 ACTION PLAN SUBSTANTIAL AMENDMENT Section 108 Loan

The Town of Babylon requests to borrow \$2,963,000 through the Section 108 Loan Guarantee program for the construction of two greenhouses and a middle, connecting building at Geiger Memorial Park, a 23.4 acre public park located at W 23rd Street, in the Hamlet of Wyandanch, NY 11798.

Several years ago the Town of Babylon developed a long term, multi phased plan to renovate an existing park location known as Geiger Park. This endeavor began with the creation of a modern spray park facility, pavilion building, and new playground which was completed in 2012. The next phase was to create the Carlls River Botanical Garden which encompasses 10 acres on the west side. The Town has not only aesthetically improved the site but ecologically changed the environment for the park's wildlife inhabitants. We restored the Carlls River and the surrounding wetland, planted hundreds of native plants/trees, and installed a storm water retention area. Visitors to the park can traverse the many walking paths surrounded by rose gardens, evergreen trees, rhododendron and azalea collections, apple orchard, organic vegetable and cottage gardens, to name a few. In addition all vegetables harvested in the garden are donated to a local soup kitchen and veterans groups.

The next phase of the Geiger Botanical Garden project will include construction of a 2200 sq ft. "Main House" along with (2) 1600 sq ft. "Greenhouses". The total facility will be 5400 sq ft. In addition, the Town will construct a new parking area and create the main entrance for the Botanical Garden along Long Island Avenue.

The Greenhouses will be the main hub for growing plant material to be used throughout the Town, in addition to a practical educational facility for the aforementioned tours/programs. There will be no fees associated with entrance to the facility.

Sources and Uses

Uses of Funds		Sources of Funds	
Facility Construction	\$2,673,740	Section 108 Loans	\$2,963,000
Section 108 Fee (2%)	\$59,260	Town of Babylon Serial Bonding (this will cover remainder of project)	\$1,410,358
Debt-Service Reserve Fund	\$230,000		

Information on Organizational Arrangements

The Town of Babylon will be the owner and developer of the public improvements and public facilities. It will coordinate a public procurement process to select the contractor to complete the improvements and construct the facility.

The Town of Babylon has overseen the revitalization of Geiger Park thus far, which has included:

- Remediation of Department of Public Works pad site

- Addition of spray park
- Ballards, fencing, bridges, benches
- Pavings and new parking lot
- Addition of botanical garden

Information for Financial Underwriting

- Total project development cost: \$4,084,098
- Section 108 funds will go towards the construction costs of building the facility, towards the 2% financing fee, and towards the collateral reserve account.
- Operating expenses are estimated to be \$750 per month in utilities, and \$16,854.40 per month in monthly payroll amounts.
- The repayment source for the loan is the annual Community Development Block Grant.
- Proposed Section 108 Principal Only Repayment Schedule (maximum of 20 years, each year in \$1k increments):

Payment Year	- Total Annual Payment	- Principal Paid per payment
- 1	- \$230,000	- \$141,000
- 2	- \$230,000	- \$145,000
- 3	- \$230,000	- \$150,000
- 4	- \$230,000	- \$154,000
- 5	- \$230,000	- \$159,000
- 6	- \$230,000	- \$164,000
- 7	- \$230,000	- \$168,000
- 8	- \$230,000	- \$174,000
- 9	- \$230,000	- \$179,000
- 10	- \$230,000	- \$184,000
- 11	- \$230,000	- \$190,000
- 12	- \$230,000	- \$195,000
- 13	- \$230,000	- \$201,000
- 14	- \$230,000	- \$207,000
- 15	- \$230,000	- \$213,000
- 16	- \$230,000	- \$220,000
- 17	- \$119,000	- \$115,000

- For the collateral for the Section 108 guaranteed financing, in addition to the pledged CDBG funds, we propose that we open a debt-service reserve fund, as we did for our most recent Section 108 loan. One total annual payment will be held in this fund.

Information for Program Requirements

This project will increase the livability, provide recreational and educational opportunities, promote ecological awareness and healthy living, and provide opportunities for economic renewal and growth in a community that is economically distressed. These objectives are outlined in the Town’s most recently completed consolidated plan. Securing the loan will further advance the Wyandanch Rising initiative: a comprehensive neighborhood revitalization strategy as mentioned in the 2020-2024 Consolidated Plan.

Among the benefits expected to be achieved through the improvements to the park are:

Educational Benefits:

The Main House will serve as an educational facility with a focus on basic horticulture. The Town will host class trips/programs for school age children ranging from elementary school through high school. These trips and programs will coincide with the school curriculum. A second educational program will be created for adults. This program will focus on basic landscaping/horticulture skills such as seasonal pruning, vegetable growing, and container planting, just to name a few. Lastly, the Town will conduct special educational events that will be available to the general public. Again, these events will focus on specific horticultural skills.

Recreational Benefits:

The greenhouse will provide opportunities for recreation, and augment the quality of life for participating residents place. The redeveloped Geiger Memorial Park plus greenhouse within walking distance from the downtown has increased recreational opportunities of its residents, thereby benefiting the community. Providing residents' access to a network of parks will increase the overall livability of the area.

The entire complex will be available for community events such as farmers markets, craft fairs, concerts and other special events such as photo shoots, given the proximity to the Town's botanical garden.

Future development of the site is expected to include a Japanese garden with Koi pond, wedding garden and bird sanctuary with educational signs installed along the walking paths.

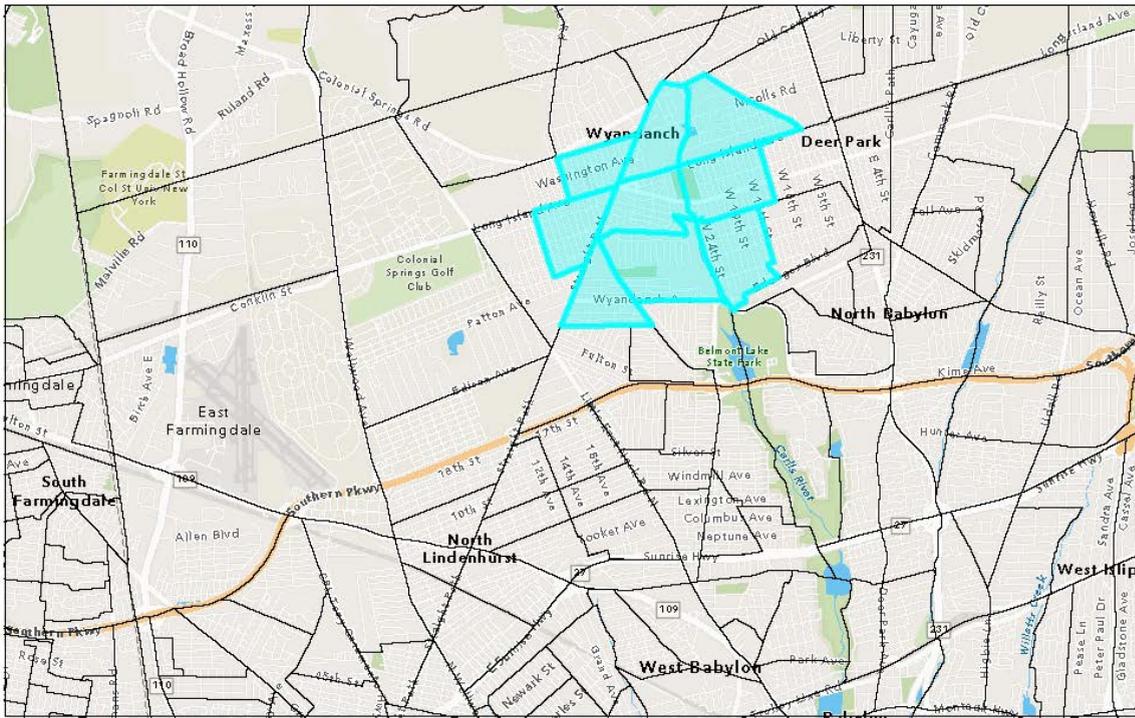
Livability Benefits:

- Improve the quality of life for residents by providing opportunities for recreation, and informal education
- Strengthen the community and create a sense of pride
- Bring nature and recreational opportunities into an underserved community that currently lacks recreation areas
- Promote creativity for adults and children by providing a venue for artistic expression in the form of live musical performances

Census Info & maps:

Wyandanch is predominantly an African American community, with 77% of residents identifying themselves as African American and approximately 16% of residents identifying themselves as Hispanic or Latino. While Wyandanch is surrounded by more affluent communities, a study conducted by Suffolk County listed it as the most economically distressed community on Long Island. The Town is presently coordinating a transformative mixed-use, mixed-income transit oriented redevelopment of Wyandanch over a 50 acre targeted area. The plan involved the construction of over 800 units of housing, 120,000 square feet of commercial space, a new public plaza, and several new community facilities. Geiger Memorial Park is located less than a quarter of a mile from the Wyandanch train station, and its revitalization served as a key facet of the Town's development plan for Wyandanch.

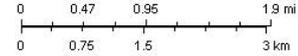
Low- and Moderate-Income Data, based on 2011-2015 ACS 5-year Estimates



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LMISD by Block Group

1:72,224



Esri, HERE, Garmin, SwireGraph, METI/NASA, USGS, EPA, NPS, USDA

U.S. Department of Housing and Urban Development, Web App Builder for Esri, HERE, Garmin, SwireGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

DRAFT

Tract	Blckgrp	Low	Lowmod	Lmmi	Lowmodu	Lowmod_	uclowmod	ucLowmoc	MOE_Low
122406	1	440	740	1205	1405	52.67	975	69.4	+/-24.91
122406	2	845	1205	1425	1715	70.26	1205	70.26	+/-27.58
122501	1	640	730	1120	1195	61.09	855	71.55	+/-30.04
122501	2	695	950	1265	1545	61.49	1000	64.72	+/-19.61
122501	3	875	960	1120	1280	75	1010	78.91	+/-27.66
122601	1	310	915	1635	2340	39.1	1210	51.71	+/-12.09
122602	1	660	940	1420	2535	37.08	970	38.26	+/-12.86
122704	1	555	720	755	1100	65.45	730	66.36	+/-38.73
122705	2	185	650	790	1155	56.28	660	57.14	+/-21.56
		LMI Number:	54.7302	percent					

PUBLIC COMMENT

A public notice has been placed in the Suffolk edition of Newsday on February 17, 2022, Noticia newspaper on February 17, 2022, the online edition of Able newspaper and a public hearing is scheduled for February 22, 2022 informing the general public regarding the DRAFT 2021 Annual Action Plan Substantial Amendment. The DRAFT is available for review on the Town of Babylon’s website (www.townofbabylon.com) and available in hard copy by calling the Department of Community Development 631-957-0351. Copies of the DRAFT 2021 Annual Action Plan Substantial Amendment are also available for review at all Town of Babylon Libraries and the Town Clerks Office.

_____comments were received