



TARRYWILE
PARK &
MANSION

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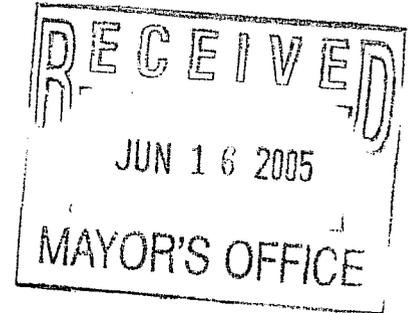
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June 15, 2005

Mark S. Boughton, Mayor
City of Danbury
155 Deer Hill Avenue
Danbury, CT 06810



RE: Anderson Montessori School

Dear Mayor Boughton:

This letter is written with regards to the Anderson Montessori School located at 5 Mountainville Rd. As you know this building and property are owned by the City of Danbury and are part of the Tarrywile Park property. The current tenant, Ms. MaryBeth Garavel, will not be renewing her lease when it expires at the end of June 2005, as she is retiring. It will be with great sadness that MaryBeth will no longer be renting the building, as she has been a fixture within the Park since the City purchased the property in 1985. MaryBeth has owned the school for the past twenty-seven years. As a matter of fact, the Anderson Montessori school has existed in the same location since it's inception in 1963 when Mrs. Jane Annabelle opened it.

Over the years, general repairs have been made to the building. Several years ago, the City connected the building to City water and sewer, enlarged the front parking area and driveway and completed some drainage work as well. The Tarrywile Park Authority replaced the roof in the mid-1990s and recently upgraded the electrical panel. The interior of the building was painted and updated with new carpeting by a group of Montessori parents three years ago. While this work has made for better use of the building, it is now in need of several additional repairs. The aging furnace needs to be replaced, the exterior needs to be painted and the soffit boards and vents need to be replaced. There is also tree work that needs to be done in order to allow more sunlight in to keep moss from growing on the outside of the building and roof.

The current use of the building is for a nursery school. The prospective tenant would be moving her present nursery school into this facility as of July 1st 2005. This same use scenario would allow us to rent the building immediately without losing any income by a change in use. With our extremely tight budget stretched to its limits, the Authority does not have the money to repair and replace the above mentioned items. If the repairs are not made, we believe that the prospective tenant will not be able to meet the requirements for licensing her nursery school and would in turn not rent the building. If we do not rent the building we will not receive the anticipated income that this building would generate, which is a necessary part of our ability to keep this Park running on a day to day basis.

Over the past several years, when the temperature went below 20 degrees, Ms. Garavel would close the school because the aging furnace would not allow her to keep the interior temperature at the

state-mandated 68 degrees. She had approached the Authority last fall about repair items that her insurance company was requiring before renewing her policy. These items included the electrical panel, exterior paint and soffit work. At that time, I approached Rick Palanzo who toured the building with me and I also spoke with Rick Gottschalk regarding which repairs the City would be required to do under the lease with Ms. Garavel. All of the items listed above are more of an improvement nature rather than of a general maintenance as the lease calls for.

The Authority at that time upgraded the electrical panel, as the insurance company had required. We had also included the exterior painting in the recent paint bid but didn't have enough money in the line item to complete the school building at that time.

The estimates to complete the work that needs to be done are as follows:

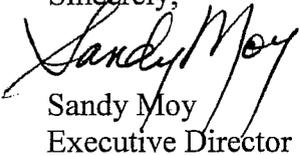
1. \$3,825.00 Furnace replacement – (as quoted by The Otto Co.) The furnace quoted is the biggest one that is compatible with the current duct work and is listed at 92% efficiency.
2. \$3,500.00 Exterior painting - (as quoted by the contractor who recently completed City bid contract at Tarrywile Mansion, Carriage House and Gatehouse).
3. \$1,500.00 Soffit and vent work - Labor and material.
4. \$??????? Tree work - No cost estimate available. Possible inkind service from City Tree Department. Had approached D.J. Frinder about this job last fall.

Total estimate for repairs at this time is \$8,825.00 plus the cost of the tree work. This does not include any unforeseen costs involved if the work on the soffit boards shows any further deterioration to the boards underneath.

Therefore, the Tarrywile Park Authority requests your help in the above mentioned repairs as we look to the City to provide the necessary funding to make these repairs. This building is a viable rental unit within the Park and once the maintenance issues are resolved will provide the Authority with continuing rental income. The rental income as of July 1st, 2005 will be \$1,000 per month.

We hope you will look kindly upon our request. And as always we thank you for your continued support of Tarrywile Park. Together we can work to transform this Park into a real jewel in the City's Park system. If you need any further information, please contact me.

Sincerely,



Sandy Moy
Executive Director