

March 2018

Dear Sunrise Terrace Residents,

On January 17th, the Board of the Sunrise Terrace Association (STA) held a meeting at the Town of Dickinson Hall to discuss the current conditions of the Sunrise Terrace Center. In attendance were our Town Supervisor, Mike Marinaccio, along with Steve Rafferty and Joel Kie. Twenty-five residents of Sunrise Terrace attended. At that meeting, the attendees were presented with the results of Delta Engineer's audit of the structural condition of the building and an estimate from a contractor for remedy. A full reading of the reports can be found on the Sunrise Terrace FaceBook page.

The consensus of that meeting revealed that the residents and Town officials wished that the STA move forward with trying to secure funding to seek repairs for the Center. This presents the STA with some significant challenges.

First and foremost, the STA Board needs to confirm that this is a goal of the residents. Our recent membership drive only resulted in approximately one third of our residents wishing to participate. If we are to demonstrate our resolve in saving the Center, we will need to actively engage more residents. In other words, we will need definitive action from more than a third of the residents. We are aware of the generosity that the community has shown in the past when it was needed. The outpouring for contributions for the repair of the roof is the most recent example. The current need is far greater.

In short, the foundation of the Center is failing causing the walls to fall well off of center. The wall facing the playground, according to the engineers, has moved three inches while the wall facing Terrace Drive has moved one inch. This movement has also affected the roof trusses causing a significant bowing in of the roof adding further stress to the walls. The engineering report on this alone has cost \$3,200 and the preliminary estimate just for the temporary shoring would be almost \$18,000, and would only be to temporarily ensure the building does not collapse. The preliminary estimate for repairs is \$82,000, but does not include any contingency funds. Unless these complete repairs are made (estimate of \$82,000), we are unable to use the Center. Residents must also know that should the building collapse, we would be responsible for the demolition and removal. Two estimates put the cost of demolition between \$11,000 and \$14,500 which does not include re-seeding (estimated at another \$2,000) or the cost of asbestos remediation which would be determined at the time of discovery. As you can imagine this is a daunting undertaking to try to grapple with.

We are seeking to assess if you are willing to actively assist the STA Board in trying to save the Center. Our first goal is to seek contributions toward the permanent repair of the Center. We are hoping to get at least 50% of our 300+ residents to contribute toward this goal. If we are successful in demonstrating that the community is truly committed to this, our attempts to seek outside assistance would be greatly strengthened.

To this end, the STA Board is asking that you consider a donation to the STA in the amount of \$100, \$300, \$500, \$1,000 or other another amount that you feel that you could share. All funds for the

purpose of seeking repairs would be placed in a capital fund designated for this sole purpose. Contributions would be kept strictly confidential. We will be seeking collections through April 30, 2018.

This is an important first step. If we find the support of the Sunrise Terrace residents, the STA Board is committed to work with the Town Supervisor to pursue a plan that includes seeking funding from local grants and assistance through our elected officials. However, it cannot be stressed enough that the commitment from the residents has to be demonstrated.

Please consider helping to save the Center. It has stood since the mid 1950's as a truly rare gem for our community. This building has welcomed countless events for our youth, a place to come together for our families, a place to celebrate with our friends and a symbol to those of us who have called Sunrise Terrace our home.

If you have any questions regarding this capital fund drive or wish to assist in any other way, please contact any of the officers of the Sunrise Terrace Association Board below.

President:	Kim Olson	607-761-6468
Vice-President	Tytus Haller	607-205-0365
Secretary	Susan Haas Wurth	607-723-7176
Treasurer	Kathy Groover	607-343-4242

Thank you from your Sunrise Terrace Association Board.

DONATION TO THE CENTER CAPITAL FUND

Detach and send to Kathy Groover at 20 Sunrise Drive, Binghamton, New York 13905

Name of Contributor: _____

Address: _____

Telephone: _____

Email: _____

Amount to Contribute: _____ \$100.00 _____ \$300.00 _____ \$500
_____ \$1,000 _____ Other

If you wish to assist in this on-going effort, please indicate by checking Yes! _____. You will be notified of meetings regarding the Center moving forward.