

Memo to: Ocean Park Civic League  
From: Executive Board and East Stratford Road Committee  
Date: March 8, 2005  
Subject: 3608 E. Stratford Rd. Property

**History:**

The property located at 3608 E. Stratford Road was originally titled from the Ocean Park Civic League to the Ocean Park Volunteer Fire Department on December 7, 1961 with the proviso that should OPV Fire Department discontinue use of this property, it would revert to the Ocean Park Civic League (Deed book 719; page 59). Time has passed and the property was not used by the Ocean Park Volunteer Fire Department and the Ocean Park Civic League has taken steps to have the property put into the OPCL name. At the current time, Attorney Jones has all the necessary notarized documentation which he will need to present to City to have the title changed to OPCL.

Pioneer Title Schedule B dated December 11, 2003 states: Assessment for 2003-2004: Land \$125,000; Building \$21,600. Total Assessment \$146,600.00. The property is Tax Exempt.

**Tax Information:**

OPCL does not need to file a tax return as long as the income is below \$10,000. Over that amount, we would file a return, and show expenses and still pay nothing. It would not compromise our tax exempt status unless we used the funds for some personal reason.

**Objective:**

The OPCL Executive Board formed the East Stratford Road Committee and tasked it to determine the number of "opportunities" which existed regarding the property and present these to the Board. The President and Executive Board would then present the report to the membership for discussion and disposition.

In the meantime, the City has examined the property and has given us until June 7, 2005 to make corrections to violations regarding the roof, windows and to paint the exterior. Costs for these repairs currently run at approximately \$12,000 to \$14,500. ~~—~~

**Suggestions:**

Following are the various suggestions for the best use of the property:

1. Keep the property which would mean we have to make the repairs at \$12,000 - \$14,500. We would not be in a position "to do nothing" because of the violations. The rent currently is \$450.00 per month. In the future, the rent needs to be increased slightly.
2. Tear the building down (Cost approx. \$8,000-\$10,000) and build a park. Lack of parking would mean that it would be a "walk to" park.

3. Tear the building down and build a Community Center/Town Hall which would encompass a day-care facility. **Problems** with this: not enough parking, cost of liability insurance, cost to remove building, cost to rebuild at approximately \$100-\$150 per square foot, organizational/administrative problems, etc. **Up side:** place to have community meetings, parties, etc.
4. Remove the tenant and close down the property.
5. Sell the property and give some of the proceeds to the Rescue Squad.
6. Donate the property to the Rescue Squad as is.
7. Use the property as a "Bargaining chip" with the city when the Pleasure House Point project is announced. Suggested by Chris Hendricks.
8. Swap the property with another owner in the area for more desirable open space property.
9. Mike Wills suggested exchanging with an owner of property near the current Rescue Squad to provide additional space for the new squad building.
10. Other suggestions:

**General Expenses:**

The following has been submitted by Anne Kane who is the Tenant Liaison for the property:

Repairs:	2001	\$1195.30	Roof, siding repairs and other misc. items
	2002	\$ 876.49	Roof repairs and hot water heater replacement
	2003	\$ 0	No repair expenses
		\$346.00	Insurance (liability only)
	2004	\$916.58	Tenant decided repairs i.e. painting, landscaping and other misc. items. Tenant will get approval for any expenditures in the future.
		\$306.00	Insurance—following State audit our rate went down.
		\$200.00	Title search

**\*\*\*The Committee suggests that we make the repairs and keep the tenant until the Pleasure House Point project has been resolved. We request that \$14,500 be approved for repairs.**

Memo to: The Ocean Park Civic League Board

From: The East Stratford Road Committee

Date: February 7, 2005

Subject: E. Stratford Rd. Proposals

Following are a list of the various proposals that came up at meetings. These are meant to trigger discussion and before we go too much further, we believe these should be proposed to the Community at large. One caveat: Ocean Park Civic League is a non-profit organization and this must be remembered when we discuss these recommendations. The maximum amount of income we are able to accept is: \$ (Anne Kane knows the number).

1. Leave the building as is but make necessary repairs—i.e. fix roof, new windows, paint the outside, etc. Basic repairs to keep the property looking acceptable. Quote should be in your hands for these repairs—approx.. \$10-12K. We are not in the position “to do nothing”. If we leave the building as is but with repairs, we should continue to rent it but at a higher rental rate--\$900/mo—this number needs discussion and we should remember that there approximately 1,000 sq. ft. of living space.
2. Tear the building down and make a park.
3. Tear the building down and build a Community Center/Town Hall which would encompass a day-care facility. Problems with this—not enough parking, cost of liability insurance, cost to remove building approx. \$8,000, cost to rebuild at approximately \$125-150K per square foot, etc. Up side—place to have community meetings, parties, etc. BUT parking is still a problem.
4. Use the property as a “bargaining chip” with the City when the Pleasure House Point project is announced. Suggested by Chris Hendricks.
5. Sell the property and give some of the proceeds to the Rescue Squad. Also, I believe we would face tax implications for this possibly.
6. Donate the property to the Rescue Squad.
7. Osprey Point—we need to make sure the City doesn’t see this as Ocean Park open space. We need to discuss this.
8. Other suggestions:

Anne Kane has given us a list of general costs to run the property—these are: insurance, taxes, repairs, others ?

Susan