

**Minutes of the meeting of the  
Ocean Park Civic League  
Thursday, May 6, 2004**

The meeting was called to order at 7 p.m. but president Bill Sykes. The first order of business was a discussion of the property at 3608 E. Stratford Road. Title is in the process of reverting to OPCL. Currently there is a structure on the property, which is being rented. Currently, the city of Virginia Beach has nominal responsibility for the property. However, the structure is in such state as to require an estimated \$25K-\$40K for exterior repair and an assessment has not been made of costs to refurbish the interior, which likely does not meet code in its present condition. Present income from the property yields approximately \$1,400 per annum. The following options regarding the property follow:

Option 1 -- Remodel the present structure. Known requirements include new siding, new roof, new windows and framing, HVAC, stucco repair. Estimate for this is \$25,200 as presented by Andy Broyles. Estimate does not include hidden damage nor interior repairs. Later in the meeting, it was pointed out that termite damage was a certainty and the structural framing was no doubt compromised. Continuing to rent would also include the overhead cost of insurance.

Option 2 -- Demolish the present structure and build a multi-purpose structure which could function as a business on a daily basis and a meeting and conference center for the OPCL. This would require rezoning from the property's present R5D status. A day-care center was mentioned as a possible use for the building.

Option 3 -- Sell the property. Present market conditions suggest a \$225K-\$235K sale price.

Concern was expressed regarding the variances required to execute Option 2, citing the fact that OPCL often objects to developers' requests for variances. Another observation was made that OPCL does not need to be in the landlord business, an objection to Option 1. Further objection was made to Option 1, in that future maintenance would create a money drain. It was noted that Option 2 would have the benefit of uniting the community. From the floor came Option 4 -- Demolish the current structure and plant grass with the intent of revisiting the future development at a later date. A second call from the floor asked to sell the property and use the money for the civic league. Motion was made and seconded to form a committee to conduct further study and refine plans for future development.

Second on the agenda was an update on the PHP proposal. Bill Sykes reported that Stanley Tseng still has an option to buy and develop the property. He has hired another architectural firm to present another plan to the city. OPCL has enlisted the sponsorship of councilman Louis Jones in petitioning the city to use city funds to purchase some or all of the property as open space. Both Tseng and Jones have awaited the outcome of the recent city elections to present their points to council. Tseng is expected to present his plan to OPCL prior to presenting to the city. Meantime, the city's open space fund is dwindling. In a further development, another party has proposed a plan to spread 400 residential units plus commercial development throughout the 69 acres, with a buffer surrounding the whole.

Chris Hendricks then brought up the newly reinstated OPCL Newsletter as a means to attract,

inform and retain members of the organization. After a year-long hiatus, the newsletter will resume under the direction of Carol Collins and Jean Sleeman. Their recent efforts were acknowledged. Hendricks made a call for members to contribute written submissions to future issues.

Tim Solanic announced that the Website has been revamped and is now online. Also, the Live Oak Sapling Preservation effort continues. A count has been made of the existing live oaks in the Shore Drive corridor, the city has designated the live oak as the city tree and over 800 live oak saplings have been transplanted. The Website will have future information on the sapling transplantation effort. Chris Wood has made the initial \$1,000 contribution to form the Live Oak Preservation Foundation.

Anne Kane presented the Treasurer's Report. There is over \$2,900 in the checking account and \$11,500 in the savings account. Income derives from rental of the East Stratford property, dues, donations and advertisers. Expenses include printing costs, repairs to the rental property. There was a question from the floor as to why the dues had doubled from \$5 to \$10 per year at a time that OPCL is seeking to enlarge their membership.

The vote scheduled to select a name for the newly revived newsletter was postponed until the next meeting, as the list of submissions was not available sat this meeting.

The slate of officers for the 2004-2005 year was presented. Chris Hendricks, President; Dave Metzger, Vice President; Anne Kane, Treasurer; Susan Spears and Grace Moran, co-Secretaries; Stuart Terrel, Northside Representative; John Wigmore, Southside Representative. There were no nominations from the floor. The slate of proposed officers was accepted unanimously.

Note was made of the handicapped-accessible walkways the city has introduced to the bayfront. The Albemarle access is complete and one is underway for Sandalwood. A need for someone to place the meeting notice signs was expressed and Dave Metzger agreed to handle the responsibility. It is said that the city plans to furnish city approved signs for this purpose.

Chris Hendricks offered an overview of his vision for OPCL in the coming year. Anne Kane announced the city's plan to hold a meeting in the Planning Department conference room regarding the bike lanes across the Lesner Bridge Monday, May 10 at 5 p.m. Tim Solanic added that there would also be a meeting in the Bayside Rec Center on Thursday, May 12 at 7 p.m.

Meeting was adjourned at 8:30 p.m.

Hope this is okay, Anne. Would you mind correcting my errors and filling in the blank last names if you can?

Thanks a mil.

Regards,  
Grace