

LEEWAY OVERLEE CIVIC ASSOCIATION (LOCA)
Minutes of General Membership Meeting
Wednesday, April 3, 2024, 7-8:50 pm
Langston Community Center (LCC)/LAC Studios,
5722 Langston Blvd., Arlington, VA 22207

Also by ZOOM <https://us06web.zoom.us/j/84453069118?pwd=K2NCAcDCjyNhHM7Qzy1HXOtGJi0q5t.1>

LOCA Announcements and Reports

1. Officer Reports: LOCA President Jean Henceroth called the meeting to order shortly after 7 p.m. and, following distribution of the updated agenda¹, called on LOCA officers

¹ **Agenda:**

Officer Reports and Updates

- **Secretary's report**: Review and Approval of Minutes of last meeting (02/27/2024) -- Ladd Connell
- **Treasurer's report & Financial update**: Jennifer Michener
- **By-Laws Update**: Ladd Connell, Secretary

7:30 Save Lee Center Update

Speaker: George May, PE

Deputy Director, DES Facilities and Engineering, Arlington County

George has generously offered to speak to our General Meeting about the potential evaluation of Lee Center to determine its future; the following is the line item in draft Arlington County FY2025 Budget, Page 1027:

Lee Community Center Study \$250,000

This project will study options for the Lee Community Center, which is partially utilized for a single art program use which will be relocated in calendar year 2025. The building was constructed and altered at a time before modern accessibility standards were adopted and does not allow for compliant, internally accessible movement between the various built areas. Additionally, the facility has remaining asbestos containing materials, an HVAC system past its useful life, non-compliant restrooms, aging windows, and a non-compliant elevator. The study will provide a conceptual cost estimate for work needed to reopen the existing building or portions of the building to public use standards, or alternatives for other uses, with no increase to the existing footprint of 12,000 square feet (SF).

Announcements: Jean Henceroth, President

LOCA Elections

- o To be held at next General (Annual) Meeting on Wednesday, June 5
- o Tonight, president will appoint Nomination Committee, three individuals who will select (or ask for volunteer) candidates for offices:
 - o President
 - o Vice President
 - o Treasurer
 - o Secretary
 - o ArNAC (Arlington Neighborhood Advisory Committee) Representative
 - o ACCF (Arlington County Civic Federation "CivFed") – two delegates and two alternate delegates for a total of four (In addition to President and Vice President)

LOCA Committees: Any Volunteers?

- o Survey
- o IT
- o Membership
- o Newsletter
- o Annual Yard Sale
- o Pollinator Garden Maintenance

LOCA Annual Yard Sale Update: Rob Swennes

DATE: Saturday, June 1, 2024

for their reports. LOCA Secretary Ladd Connell summarized the Minutes of the last meeting, held Feb. 7, 2024. The main item of discussion had been the Langston Community Center (LCC)/LAC Studios and its uses, and the featured speaker had been County Board member Susan Cunningham. The Minutes were approved. LOCA Treasurer Jenni Michener reported² a decline in LOCA's net assets of \$214.33 to \$1,973.13, reflecting the expense of printing the LOCA newsletter exceeding dues received.

2. Bylaws Changes: Mr. Connell then presented proposed changes to LOCA's bylaws, which had been distributed prior to the meeting via LOCA's Facebook page and in hard copy to those attending in person. He explained that this would be the first of two votes at successive meetings required to approve the changes. Changes were proposed to

LOCA Annual Meeting:

DATE: Wednesday, June 5 TIME: 7:00 – 8:45 PM
 LOCATION: To be determined
 AGENDA: To include:
 Officer elections
 By-Laws amendment approval
 Committee assignments

² TREASURER'S REPORT, LEEWAY OVERLEE CIVIC ASSOCIATION
 April 3, 2024

STARTING BALANCE	ENDING BALANCE
\$2,187.44	\$1,973.11
INCOME	
Dues vis Paypal transfer	\$47.76
TOTAL INCOME	<u>\$ 47.76</u>
EXPENSES	
April Payment to Welsh Printing	\$262.09
TOTAL EXPENSES	<u>\$262.09</u>
NET CHANGE IN ASSETS:	-214.33
BALANCE (Last report's total, plus income, less expenses)	<u>\$1,973.11</u>
CHECKING ACCOUNT:	
Checking balance as of last statement of 3/31/2024:	\$2,187.44
Pending Check, 190	\$262.09
Pending deposits 4/3//24	47.76
BALANCE as of 4/3/2024	\$1,973.11

- Article IV, Section 3: Allow payments to the Civic Federation to be made by the date required, rather than in June: “The Treasurer shall disburse ~~during June~~ of by the date required each year to the Arlington County Civic Federation the amount set by that Federation as the annual membership fee of the Association.”
- Article VI, Section 2: Changed (referring to the roles of LOCA’s President) “spokesman” to “spokesperson,” so the reference is gender-neutral.
- Article VI, adding a new Section 6, to allow for additional officers to be elected or invited, and for them to join LOCA’s executive committee, with the goal of being able to 1) share the workload, 2) have back-up, 3) get more active participation from LOCA residents, and 4) clarify succession, in the event of multiple Vice Presidents:
- “Section 6. Additional officers may be elected to support and assist the work of the officers as may be necessary or useful. In the case of election of additional Vice Presidents, one shall be designated as First Vice President to clarify who shall succeed the President in event of a vacancy in the office of the President. In the case of other officers, they shall be designated as “Assistant,” i.e. Assistant Treasurer or Assistant Secretary. They shall also serve on the Executive Committee. Additional officers may be also be elected or invited as Executive Committee members at-large or to lead committees or working groups, whenever the officers determine it useful to advance the work of the Civic Association.”
- Article VII, Section 1: Here and in other sections, changed references from “Neighborhood Conservation Advisory Committee (NCAC)” to “Arlington Neighborhoods Advisory Committee (ArNAC).”
- Article VIII, Section 3: Changed the terms of elected LOCA offices from one year to two years, to provide for greater continuity and reduce the time and effort devoted to finding candidates and holding elections: “The elected Executive Committee officers shall be installed before the close of the meeting at which they are elected and shall serve for ~~one (1)~~ two (2) years or until their successors are elected.”
- Article VIII, Section 4: New text allows for officers to fill multiple roles in the event of a vacancy, except that the President may not serve simultaneously as Treasurer, and to remove the successive term limit for Vice Presidents: “No member shall hold more than one Executive Committee office at a time, except on an interim basis in the event of a vacancy, and provided that the President may not serve simultaneously as Treasurer. No member should hold the office of President ~~or the office of Vice President~~ more than two two-year terms (or four years) in succession.” This also clarifies that the successive term limit for the office of President is four years; it had previously been set at two.

3. A question was raised regarding Article IX on Vacancies and Removals. After some discussion, it was agreed to establish a committee, including Mr. Connell, to review the

text³ and propose possible changes. Additional changes were proposed and accepted to add to Article XIV, Section 4, the words “credit card or electronic payments” after “signed” to allow for these other means of disbursements besides check. With those changes, Mr. Swennes moved that the proposed bylaw amendments be approved; this was seconded and passed unanimously.

Featured Speaker: George May, Arlington Department of Environmental Services (DES)

4. Ms. Henceroth then introduced George May, Arlington County DES Deputy Director for Facilities and Engineering (703-228-4440), and Katie O'Brien, DES Communications and Engagement Manager (kobrien@arlingtonva.us; 703-228-4952). Mr. May noted that Leeway Overlee had already succeeded in having \$250,000 allotted in the County's Capital Improvement Plan (CIP) budget to assess what would be required to allow the building to be granted a new use permit and certificate of occupancy. This would not address alternative uses, but the minimum needs to maintain the current structure. “This building is on borrowed time,” he noted. He explained that the air conditioning had been installed in 2000, and that the County can't get parts for it. Most A/C components are created for an expected life of 20-25 years. If those fail, LCC would no longer qualify for occupancy. Another issue that would be addressed is accessibility to comply with the Americans with Disabilities Act (ADA). Currently, LCC's entrances and stairs do not qualify as compliant. Mr. May explained that the County would hire a consultant engineering firm from its short-list of pre-qualified firms. “The consultant will give us a report of what it takes to bring building to current standards.”

5. Mr. May noted that the budget for the review was added by the County Manager's office. The County Board still needs to approve the funding for the new Capital Improvement Plan (CIP) for the fiscal year beginning July 1, but this was expected. Once this was confirmed, it would take six to nine months to get the report of what it will take for code compliance. His office will most likely issue a Request for Proposals.

³ Section 1. If any Executive Committee office other than that of President becomes vacant by reason of death, incapacity, resignation, retirement, disqualification, removal, or any other cause, the Executive Committee shall appoint a successor to serve for the unexpired term. The appointed successor officer shall be confirmed by the members at the next general meeting of the Association. Vacancies in the delegation to the Civic Federation or in the representation to the ArNAC shall be temporarily filled in a similar manner.

Section 2. Any elected officer may be removed from office for good cause shown by a two-thirds vote of the other members of the Executive Committee or by a two-thirds vote of the members at any meeting of the general membership. Any elected officer removed by vote of the Executive Committee may be reappointed by subsequent two-thirds vote of the members at a general meeting of the Association. Removal of any delegate to the Civic Federation or representative to the ArNAC shall be effected in a similar manner.

They have a list of six pre-qualified architects for task-orders when they have a specific job. They write criteria for delivery, ask for qualifications and experience for what is to be delivered, with a ceiling on the cost. The choice is based on the work that the architect will deliver. This would not include any estimates for amenities for new uses. “We do buildings. What goes in them is up to others.” In the meantime, the specialized artist facilities currently housed at LCC/LAC would be transferred to studios at 3700 S. Four Mile Run Drive. Without additional funding, following the move of the artist facilities, the most likely next step would be to “mothball the building.” This means closing it, and turning off the water supply, while keeping the fire alarm in service.

6. Ms. Henceroth clarified that for the building to survive, the assessment of code compliance costs was the first step. In 2019, Arlington County had done a comparable study, and had estimated that a total renovation would cost **\$4.5 million**. Some residents reacted, finding this number to be high. Others responded that many homes are adapted for accessibility: “They are able to be adapted. Where there’s a will, there’s a way.”

7. Ms. Henceroth underscored that the study would just assess the cost to make the building usable as is. She was having other conversations about what the building could be. Looking back, she noted that the building had been completely renovated in 2000. “We have detailed blueprints for all of that. It shows what is really good about this building.” At the same time, she had been talking with the County staff and Board regarding ideas. While the arts programs are leaving, getting brand new kilns at Four Mile Run, there is a need for arts facilities in N. Arlington. The natural light, thanks to the building’s large windows, lends itself to visual arts. Arlington’s Department of Parks & Recreation programs were for seniors (aged 55+), but the participants had stopped going when the programs got moved to locations further away.

8. Discussion of the building’s condition followed. Residents noted that there is an elevator, but it doesn’t work well. The last renovation [in 2000] was “half-baked,” not completed. Ms. Henceroth clarified that the main ADA concern is stairway down to the cafeteria that was added in 1957. There is ADA-compliant bathroom. She noted the building does have asbestos, but it does not have to be removed; it can simply be covered up. LOCA VP Mike Weinstein noted that the County should have options other than putting air conditioning back on the roof, as proposed in an earlier assessment. Would alternatives such as a ductless system or system on the ground be considered? Mr. May confirmed that yes, it could be whatever works for getting the building appropriate for its functions.

9. A resident asked whether the building could get protection via a historical designation. Ms. Henceroth said no. A few buildings in Plan Langston Blvd. (PLB) are designated historical. But the Langston Blvd. Alliance ran out of time and funds to

consider this. In the 1920s, this was one of six elementary schools built in Arlington, and this is the only one that survives. But such a designation limits what you can do with the building. And the building is owned by the County; there is no chance that the Board would designate it. That said, it is possible to underscore the historic value of the building in discussing it with County officials.

Future Uses of LCC

10. Residents asked about options for the building's renovation. Mr. May said that, yes, it could include solar and heat pumps. Concerning green space, Mr. May noted PLB maintains the existing acreage as County land, but how much is green is not stated. Ms. Henceroth noted that the park is the largest along Langston Blvd., and is heavily used, including by Rivendell School. The school had an agreement with the County that allows County programs to use Rivendell's basketball court, but for insurance and security purposes, a Rivendell employee has to be present. Ms. Henceroth noted that the County was still discussing tree canopy in PLB, and this park is important for that. William Barrett, the parent of a Rivendell student and Bluemont resident noted the Rivendell community was opposed to County taking away the green space.

11. Ms. Henceroth noted that while the County has beautiful facility at Lubber Run, community centers need to be in communities. It doesn't work to have all programs centralized. She invited residents to share ideas of programs they would like. The Civic Associations are supposed to be channels for communications between the County and community. [County Manager] Mark Schwartz and the County Board were surprised when they received letters. She did not anticipate the building having any single purpose space unless it were a computer room. Apart from that, she expected the space to be flexible for use by different groups/activities. She noted that the County wants housing. It was considering building up, potentially over the cafeteria [new part of the building], and could add more community space.

12. Discussion continued, with some residents who shared recollections of attending elementary school in the building, noting the wonderful light from the large windows, etc. Ms. Henceroth thanked participants for coming, and the meeting was adjourned at 8:50 p.m.

Submitted by:

Ladd Connell, Secretary