



DELAWARE SEASIDE RAILROAD CLUB

[www.delawareseasiderailroadclub.com](http://www.delawareseasiderailroadclub.com)

[dsrc@delawareseasiderailroadclub.com](mailto:dsrc@delawareseasiderailroadclub.com)

ISSUE #202

Editor - Bill Mixon

JUNE 2021

302-945-1627

P. O. Box 479, Ocean View, DE 19970

. A special WELCOME to new members: Ralf Meier and Eric Kiehne

## WE ARE MOVING!

The Delaware Seaside Railroad Club has been given notice our lease is being terminated, in accordance with a 90 day notice clause in that agreement.

Since the middle of April, we have had indications that this might be coming. Doc Dougherty, myself, and several others began a search for a new home. We have found a stand-alone steel building in Selbyville on Rt. 113 that we think will suit our needs, and the lease terms per Square foot are only slightly higher than our existing location, Although the new facility will offer us a total of 4,200 Square Feet, 1,200 Sq. Ft. larger than our total space now under lease.

Now, the reasons for this move is because the new owner of the building we are in, a realty investment group, has decide to attempt to lure a client that can pay their market price of \$15 per Sq. Ft. per year, plus a \$2.50 Per Sq. Ft. Maintenance Fee. We currently pay about \$6.86 psf. on our main display space, plus \$6 psf. in the additional 1,000 sf. space we use as a sales and workshop area. They quoted us a monthly rent more than twice what we are now paying, an amount the board felt we could not sustain. The current landlord now has a client that is committed to pay the market price, and the owners will begin demo and remodeling as soon as we are out.

The time line for the move gives us a target completion date of August 1st to be in the new building. We will close the club to visitors after July 3rd and we are permitted to begin our set-up in the new facility on the following Monday. We will likely move the sales area first, and all the cabinetry and lighting must be removed and installed in Selbyville. We will at the same time have teams of people prepping the large displays for transport. Doc has developed a plan to move the displays mostly intact or in as large sections as possible. The largest display being O gauge, will be broken down into two pieces at least. N gauge, HO and S will probably be transported as one unit.

All this means a very busy summer for the membership. We will need to enlist the help of as many of our team as possible. Jobs will range from simple packing up and labeling boxes with items from the sales area, loose items and all the trains from the displays, and removing of pictures and other décor from the walls, to actually helping to lift the displays onto wheeled carts to get them in position to slide them on to flat-bed trailers. We will take all our building supplies from the work room, including the racks they rest on. We will empty our club's covered trailer at the new facility to use it to transport the bulk of the boxed and smaller items, small displays, etc..

All this during the height of the summer!

Even though one bonus is the extra space we will have at the new location, we will also have heat and eventually Air Conditioning. We have to get HVAC folks in to inspect and advise us on the cost to get those systems operational, so if you are experienced with this type of work, let us know. Ideally, we would ask a local service company to donate their time as a named sponsor of the club.

We have a second Train Load Yard Sale planned for July 3rd. After that, the sales area will be ready to pack up and move. We will continue to keep everyone apprised of the schedule and work teams. Ideally, we would work 3 or 4 days each week in July to get the move done. I will ask each Gauge Chairman to set up his schedule of workers to get that display ready for the move. Others might join the General Packing Team for handling the overall equipment relocation. Doc and I will coordinate that team. I ask everyone to remember not to volunteer for a task requiring physical exertion unless you are certain you can do so safely.

Have a great June. Our new address will be 36668 Dupont Blvd., Selbyville, DE 19975..

*John Hodges*



**Michael Karas, a new member with his family from N.Y. and N.J.**



**Bill Ziegler welcomes us to our new Club House location at 36668 Dupont Blvd. (Route US 113 S), Selbyville, Delaware, DE 19975.**

D  
A  
V  
E  
S  
  
P  
H  
O  
T  
O  
S



**John Hodges and "Doc" Dougherty are planning the logistics for the move to the new Club House.**



**The display room at our new Club House location.**

Show your American Spirit by adding a flag car to your layout.



American Flyer S-gauge Hopper



WalthersProto HO 85' ACF UP Heritage Series



Lionel 1943 Spirit of Union LED Flag Boxcar

The American Flag on moving vehicles such as trains should be placed so the field of stars is facing in the direction of forward motion.