

# Scribblings



---from the Rocky Mountain Philatelic Library

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## WHAT'S NEW WITH THE RMPL?

It has been some time since we have published an issue of the SCRIBBLINGS. We feel that we should let you know what has been happening with the RMPL since the March-April issue.

We have searched diligently for a new location. We made an offer on a building Amherst Street on the south edge of the University Hills Shopping Center but after some second thoughts on what we could afford and the cost of remodeling we withdrew our offer. We would have been in over our head.

We did find a location that we really wanted and submitted a bid which was not the high bid on the building. The building was located near So. Fox Street and W. Cornell. This is about 5 blocks north of the Cinderella City Shopping Center. The building had about 3000 square feet of space and had ample off street parking available. All we would have had to do was to clean the carpet, knock a hole in one wall, and move in.

The building was listed at \$140,000 and we made a contract offer of \$120,000. We also told the real estate salesman that, if necessary, we would go as high as \$125,000; but, unfortunately it sold at \$128,500. Most of us felt that we had stretched ourselves to the limit and would not have been able to go any higher, even if we had the opportunity.

We have had other locations presented to us for consideration that we might be able to afford, but in most cases the building was eliminated because of safety reasons, far-out locations, building construction, space, parking, or price. As we indicated in the previous issue of SCRIBBLINGS "we must have a location that would be safe for our volunteers" and "it must be in a safe section of the city so that members will feel comfortable when they come to use the facility" even for night meetings. We have tried to keep the search limited to locations that are reasonably centrally located to the east and west, but we may have to expand our search to other locations.

We had considered a location about 3 blocks East of Colorado Boulevard on East Colfax. This was a location that we could afford but had no off-street parking and the available on-street parking, sparse at best, was limited to 2 hours. In

addition to the parking problem, the building was really too small. We could "make do" for a short time. We may make a real "low-ball" offer after looking at it again. It would be a very tight fit, unquestionably, but at least we would be "up and running." We would continue to look for a more suitable place! Despite the address, investigations indicate that the Colfax and Colorado Boulevard area has far fewer problems than either east or west of this location, so give us your input!

As indicated in the last SCRIBBLINGS we are looking for something with about 2000 square feet of usable space. We have almost eliminated the possibility of leasing space because the going rate in today's market for suitable space is about \$6-\$7 per square foot. Multiply 2000 square feet by \$7 and you find it would be costing us about \$14,000 per year and they want us to sign for 3 years.

Your RMPL Board is becoming more and more frustrated in our efforts to reopen the RMPL. We need your input and we need your help in finding a new location. We must find something soon!!!

A special note should be made of the efforts of our RMPL Secretary, Bill Dunn, who has been spearheading the location search. He has spent many hours in this frustrating job. Thanks, Bill!

## RMPL FINANCIAL STATUS

Many of you responded to our requests for contributions to the RMPL Building fund and we thank you sincerely for each and every penny. In case you were not contacted, or perhaps not in a position to contribute at the time you were contacted, we would be most happy to receive anything you might be able to give now. We feel that we were moderately successful in our Fund drive, but we are still far short of being in a comfortable position to compete in today's inflated commercial real estate market. We could probably make a \$50,000 down payment on a building at the present time.

Securing a loan for the additional money necessary to buy a building appears to be a real challenge. Most commercial lending agencies look at us as a poor risk because of a lack of substantiated income and the short term of existence of the organization. If we were to be

approved, the rate of interest would be extremely high - probably 11% - and that is so costly.

As a result of this problem we are looking at financing from within the organization. Currently it appears that we would be able to come up with an additional \$50,000 at about 8%. Unfortunately, buildings like we want, and in the neighborhoods that are acceptable, don't sell for \$100,000.

Again, we must thank Bill Dunn for his efforts in the Building Fund Drive. He has devoted many hours toward this.

If you have any ideas that would help us, we would appreciate your input. Call Don Beuthel at 303-755-9328 or Bill Dunn at 303-321-8746.

If you feel that you might be able to help with the internal financing by adding to the money available for the loan, please contact the above numbers, also.

### **SILENT AUCTION RESULTS**

Many of you contributed items for the silent auction which we held at ROMPEX. We thank you for your contributions. We are most pleased to report that in spite of a lack of publicity and a shortage of donated items, we cleared slightly over \$1000 for the Building Fund. Thanks go to all participants. The Board has not decided, but we may try it again at ROMPEX next May so start gathering items that you might want to donate so that they are ready when we announce the details.

### **DONATIONS CONTINUE**

Even though we are not open for business we continue to receive offers of donated material and naturally we accept these donations if it is material that we need. Recently we have received shipments from Sherman Lee Pompey of Albany, OR, from Don Smith of Jamestown, PA, and from Dan Seigle of New York, NY. We thank them most sincerely.

### **RMPL IS STILL ALIVE !!!**

We deeply regret that the RMPL has not been available for use by the membership for such a long period of time. The Board of Directors is committed to continue to search for a location and to consider all reasonable means of re-opening the RMPL so that we all will have the benefit of the use of the material that we have gathered. We have been and will continue to do everything that we can do to continue the fine start that we had. The RMPL is not dead - it is in a dormant state, just waiting to emerge to the active status we all want, in the new location.

For RMPL members - as indicated in the last issue, "Rest assured that the duration of your membership will be extended appropriately to compensate for the time that we have been closed. Additional membership renewals are not being sent out until we have the library open and available for your use." Meanwhile, we thank you for your patience and if you have any ideas, we would be most happy to listen.

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Editor

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