

# Scrubblings



---from the Rocky Mountain Philatelic Library

Vol. 4 - No. 1

CS27 Box 906, 8007 W. Colfax Ave., Denver, CO

March, 1996

## A HOME AT LAST!!

by Don Beuthel

The Board of Directors of the Rocky Mountain Philatelic Library is most pleased to announce that we have concluded negotiations and have signed the papers to purchase a building at 2038 So. Pontiac Way. The price on the building is \$127,000 not including the sales commission, inspection fees, etc. Including all of the additional costs and the new roof and interior renovation the total price is just under \$148,000 - about \$45 per sq. ft.

As you may recall we had several prime objectives to consider as we searched -- First was location. It had to be in a location that was safe - safe for the volunteers who staff the library and safe for persons who might be attending meetings at the library. We feel that this location far exceeds anything that we have been able to find. It is a good location. It is accessible from I-25 via Evans. It is accessible to I-225 via Iliff. It is not too far north of Hampden via Monaco or Quebec. It is not too far south of Parker Road via the same streets. The location is accessible via RTD bus route #21.

Second was size. This building has about 3300 sq. ft. of space which is almost 50% larger than our first location. This will give us room to expand for quite a few years to come as well as room for meetings.

Third was parking. This building is located on a 10000 sq. ft. lot so there is off-street parking available. In addition, there is unrestricted on-street parking.

Fourth was price. Here is where we have a little problem which Bill Dunn will discuss in the next article. Although it was more than we had hoped to pay, we felt that it was the best buy that we had been able to find taking into consideration the other three main considerations.

All in all, we are pleased that we will be able to re-open the RMPL in the foreseeable future. If you were to drive by to look at the building now I'm sure that you would be as underimpressed with it as we were at first sight. It will require a lot of work, just to get it into shape for us to move in and open for operation. Many of you will be asked to help provide some time and muscle to help to make it presentable and eventually to move all of our material from the storage area. We will have to replace the roof (about \$10,000) and we will have to go in and strip most of the interior to the bare floors and walls. We will have to replace the carpeting and paint the interior (and eventually the exterior). We have considered these costs as a part of our over-all planning. Your Board of Directors is committed to make this work. We want to have the RMPL available for your use - to make the RMPL the center of philatelic activity in the Rocky Mountain area.



## A LESSON IN FINANCES

by Bill Dunn

When the RMPL closed at the end of January, 1995, your Board of Directors began a new adventure - that of learning about commercial real estate, about which we knew nothing, since we all had done little more than purchase one or two residences. In the intervening year we learned a lot, principally that commercial ventures are entirely different than private homes.

We dealt with six different agents, and examined more than forty (Yes, 40!!) different properties. Of these, most were rejected for being too expensive, too small, too big, too far away, too cut up, in a bad section of town, no parking, insufficient floor strength, poor construction, trashed out, and more.

We made bids on three properties - one near University Hills Shopping Center, one near Cinderella Shopping Center, and the present property. Our bid on #1 was far below what it eventually sold for; #2 was sold for only \$3,500 more than our bid (which broke our hearts), and #3 has been accepted.

We learned that banks would not lend us much money at all, since we had such a small income, most of which was pretty tenuous. Secondly, although private home mortgages can be had at about 7%, commercial properties demand 10% or slightly above. Third, most commercial loans are written on a 5-year basis, with a balloon payment at the end, when they can call the full remaining loan amount, renew the loan at the same rate, or raise the rate. None of these options seemed like good business to the Board.

Therefore, we looked internally. Since February, 1995, your Board of Directors has given \$14,000 as cash gifts to the Building Fund, as our commitment to philately in the Rocky Mountain region. At present we have \$42,280 in our savings and checking accounts. We will receive an additional \$20,000 from the Board of Directors as a GIFT within two weeks. **FOR A TOTAL OF \$34,000 FROM THE BOARD OF DIRECTORS.**

But, this is a long way from the total amount necessary to buy the building, and pay for the necessary expenses prior to opening (see the money details elsewhere). So two Board members have put up about \$82,000 of their own money in two loans for 15 years at 8% interest, which is much lower than we could have obtained anywhere else.

Now for some checkbook math. We must pay about \$780 each month for the mortgage, about \$250 for utilities, about \$60 a month for a phone (commercial rates are higher than residential), \$30 for sewer and water, about \$90 for building and contents insurance, and we estimate about \$50 a month for operating expenses. That adds up to a little over \$15,000 a year or \$1,260 a month - every month. These we consider to be our "bare-bones" expenses. This does not allow for purchases of new shelves, acquisition of new material, new programs, or sprucing up the building.

So how can we pay this amount every month? 'Taint easy, friends! At the present time we feel that we can only count on membership dues bringing in about \$2,400 a year (or pay for 2 months of our yearly budget). We hope that the Silent Auction held at ROMPEX will bring in about \$1,200 (pays for 1 month). Three Board of



Directors members have made a permanent commitment of \$100 per month or \$1,200 per year for \$3,600 (pays for 3 months) along with 2 other members of the RMPL who have committed to \$100 per month each or \$2,400 per year (pays for 2 months). Hopefully we can count on ROMPEX and all eight other Denver area clubs to commit to another \$2,400 yearly (pays for 2 months). There may be miscellaneous income of about \$400 per year from use of the copy machine and sales of duplicate material. This still leaves us short by \$2,620, or a little more than 2 months where we will not be able to meet our bills.

We need to have some other people who will demonstrate their commitment to the RMPL by pledging a monthly amount to us. Wouldn't it be great if we found 3 more people at the \$100 per month level? But perhaps five or six of you would commit to \$50 a month or even \$25 a month to keep us even with the expenses. Call one of the Board Members and help us, PLEASE. Remember, we are a 501 (c) 3 organization (a public charity) and all gifts are deductible from Federal and State Income Tax.

Obviously, an additional source of income would be to increase our membership base. Talk to your philatelic friends and let them know what we have for them. We hope to double our membership within a year after we reopen. You can help with a little recruiting effort.

We are also exploring additional funds through philanthropic organizations, other money from the Tiffany Fund of the American Philatelic Society, other prominent philatelists, both local and national, but this will take considerable time with no assurances of receiving anything.

Again, please note in our financial statements that we have not made any provisions for expansion in the future. We are operating on bare-bones and desperately seeking help from each of you. We will be good stewards with money given to us. We are so close to becoming a living, active, operational philatelic library once again. We are committed to making this work! We hope we can count on you. We need your help! Make a commitment to the future of the RMPL today!

### **RMPL SILENT AUCTION AT ROMPEX**

You can see from the financial picture presented above how important the Silent Auction is in our plans. We hope that it will pay for one month of our bare-bones expenses. That is over \$1,200. Last year we cleared over \$1,000 from the auction because we had some very attractive donations.

I am asking that each you go through your surplus material and see if there is something that you can donate to be auctioned. Any type of philatelic material would be great. Several of you have already donated material that you specified to be used for the auction. This we appreciate! We will need quite a lot of material to meet our \$1,200 goal. Maybe you have an accumulation of stamps or a selection of covers that you don't want or need anymore. We need that material. Remember that the fair market value of the material can be used as a deductible donation on your Income Tax so that there is a benefit to you, and to the RMPL. We would like to have these prior to ROMPEX so that we can lot them properly, but if that isn't possible bring them to the RMPL table at ROMPEX. If you can't get the donation to us, we can make arrangements to pick up the material from you. If you have any questions about



donating to the Silent Auction call Don Beuthel at 755-9328.

If you do not have material to donate for the auction you can help by participating in the auction. The format will be similar to that used last year. We will have several of the better items available for bids for all three days of ROMPEX while others will be closed out daily at 5:00 PM. Check at the RMPL table at ROMPEX to see the lots and to make bids.

### **VOLUNTEERS NEEDED!!**

We do not know the exact date that the previous owner will vacate the building. He has a maximum of 60 days for which he is paying \$25 per day. After that time he will be paying us \$90 per day. We anticipate that he will be out before the 60 days, probably closer to 30 days, but we don't know for sure.

As soon as he is out we can get the contractor started rebuilding the roof and we can start to work on stripping the interior- removing a few non-load-bearing walls, clearing out any carpeting he has left, and possible lighting improvements. We will paint the interior before we carpet the whole interior. We will be needing help with all of this inside work. If you think you might be available and willing to help please call Jack Willard at 355-5394.

After we get the interior redone we will need help on MOVING DAY - first moving the shelves, desks and tables; then moving in all of the boxes of stored material. Of course we don't have any idea when this day will be yet. After we get the material moved to the new location we will need a lot of help to unpack and put the material on the shelves.

If you might be willing to help with the moving of all of the stored material to the new library location please call John Broberg at 751-7882. If you want to help with the unpacking and shelving call Ellengail Beuthel at 755-9328. We will contact you as soon as we know the dates. These are jobs that we can't do by ourselves. We will need your help!!

After we get the material unpacked and on the shelves we are going to need a crew of volunteers to keep the library open. We had a good group before and we hope that many of them would be willing to continue at our new location; but, we need to have more volunteers on a regular weekly basis for this purpose because several of the previous group have moved away and because we hope to be open more days each week. The more volunteers we have, the more days we can keep the library open. Previously each volunteer worked a 3 or 4 hour shift on one day each week. Will you be willing to give us this form of support? If you think that you would be interested in this on a regular basis or as a substitute please call Don Beuthel at 755-9328. Probably this will not start until after the first part of July.

### **DONATIONS TO RMPL CONTINUE**

Even though we have been inactive for over a year, people interested in the RMPL continue to donate philatelic material to the library. Recently we have received boxes of material from Dan Seigle of New York City and Sherman Pompey of Albany, Oregon. Frederick Mayer of Denver donated 9 boxes of material. All of these boxes



remain unopened in storage. When we can reopen the library, it will seem like Christmas morning with all of the boxes full of goodies to be opened and processed. We have received a donated copy of "U.S. Newspaper and Periodical Stamps" from Richard Whitesell who has an APO address. We received about 10 years of Linn's from Gil Sousa of Aurora. These will be searched for articles for the Vertical File (clippings). Bill Dunn was able to secure the donation of a copy machine from Jay Balans Print Shop. We thank him very much.

We have received several communications regarding the status of the library and the donation of philatelic literature to the library. I had to respond that currently we were temporarily in storage, but were accepting material. We did not hear from them again. They will be contacted as soon as we reopen. In the meantime we are still accepting donations of any philatelic literature in anticipation of moving into our new building. About the only material that we really don't need is copies of the American Philatelist after 1950.

What philatelic literature can you donate to improve our collection?

## RMPL WISH LIST

We would love to improve our computers. They are operative, but terribly limited in capacity. Do you know of a company who is willing to donate their "out-of-date" or out-grown IBM compatible computer system? We can them a good home.

Other items that we would like to have when we move into the new building include the following ---

- VCR
- Vacuum Cleaner (in operating condition)
- Small refrigerator
- Mint U.S. stamps for mailings (including precancelled and special use stamps - we can get a permit to use them)
- A "Book Truck" (a cart for moving books)
- A mobile TV and Video cart
- A truck to use during moving our shelves, desks, and boxes
- A modem (with enabling software)
- A phone answering machine
- A paint spray gun to use during remodeling
- A large locking cabinet (for "Locked Case" literature material)

## RMPL BOARD OF DIRECTORS

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*Scibblings* is published bi-monthly by the Rocky Mountain Philatelic Library, CS27 Box 906, 8007 W. Colfax Av. Lakewood, CO 80215.

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Editor

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