

TUESDAY, September 21st

The Supreme Trustees convened in the Safe Deposit Vaults of the First National Bank of Omaha, Nebraska, the official depository of the Society, to perform the duties prescribed in Section 26, par. 1 of the by-laws. This function was performed in cooperation with the other members of the Supreme Board of Officers.

The meeting reconvened at the Home Office at 1:45 p. m.

A conference for this hour was arranged with Mr. Edward J. Sessinghaus of Omaha, the architect engaged to design the proposed National Headquarters Building. A picture, in color, of the Architects conception of the Building was on display in the meeting room. Mr. Sessinghaus was present.

Mikkelsen: Axel, in as much as you have had the most to do with this matter I am going to let you do the talking first and explain something of what has taken place. We see the picture over there, of course, and the floor plans. I had the pleasure of looking at it before this, now I would like to hear what the other boys have to say.

Skelbeck: I wish to introduce Mr. Sessinghaus (pause for introductions) give you a little background of what took place before we engaged Mr. Sessinghaus for this project. Naturally, this was something brand new to us and of considerable concern to your Committee (Viggo, Fred and myself) entrusted with these important preliminaries. We had to start from scratch, in the fullest meaning of the word. During Fred's absence he had, before he left for Denmark, asked Viggo and I not to delay matters, but go ahead. Viggo had concurred in the opinion that I should do some checkinf for a recommendation to the Committee. This I was willing to do but, personally, had little idea of how to locate an Architect who could possibly understand our thoughts in the matter and who could produce for us plans for the type of building, of a composite architecture, which I was given to understand we had in mind. However, a name, Simon Korshoj of Blair, Nebraska, came to my mind. Mr. Korshoj, born in Denmark, is a General Building Contractor of distinction. I telephoned him and asked for an appointment the following day. He gave liberally of time from his heavy schedule for this conference in which two prominent members from Omaha participated on my invitation, brothers J. M. Jensen and Fred Christensen to let us benefit also from their experience in such matters. This matter was certainly kicked around at great length and finally Si came up with the name of Sessinghaus as an Architect extremely well qualified for this type of assignment, provided he could interest him in the job. He promised to contact Mr. Sessinghaus on Saturday and report to me by 9:30 on the following Sunday. The result is that on my contact with Mr. Sessinghaus, and after considerable conversation on the subject matter, he accepted the challenge. Since then we have exchanged many thoughts and ideas as to what should go into a building of this type and purpose. You have now seen the results of Mr. Sessinghaus' conclusions, taking into consideration size and type of lot and location. It is plain that he has drawn on his many years of experience in his highly regarded profession and on his extensive travels abroad, including Denmark. He is a member of the American Institute of Architects. Your Committee officially met with Mr. Sessinghaus in the forenoon of August 26, (I may be wrong on the date) to view and discuss the preliminary plans. We had met with the seller of the property we purchased, and Attorneys for both sides, to complete the purchase, in the afternoon the day before the meeting with Mr. Sessinghaus. From here on I would like to have Mr. Sessinghaus talk to you.

Mikkelsen: Thank you Axel. Mr. Sessinghaus, you have some comments for us?

Sessinghaus: The date was Friday the 27th. I remember it was on Friday when Mr. Skelbeck brought you up. You and I discussed this project and we

could not help but realize a building of this kind should be distinctive. You may, possibly get along with an arrangement all on one floor, it is rather difficult to make a one story building with much dignity. It just about has to be the same type of roof on it anyway to give it some style. We came up with the idea that your organization will expand and need extra space, meanwhile why not rent the upstairs. These are the reasons for preparing the drawing for a two story structure. The first floor arrangements, we tried to arrange for the location of offices that would separate the executive branch from working branch with two rooms unassigned, probably discussed here. Have you gentlemen examined the plans, tried to form any opinion of the arrangements?

Danielsen: We have examined it. I also favor the style. I have not examined it closely enough to visualize the size of the rooms.

Sessinghaus: The size of rooms I think we have a square footage upstairs that could be rented in addition to utility room and rest room.

Jensen: Two large rooms, same size.

Danielsen: The largest room appears to be close to 30 x 30

Sessinghaus: About 26 x 26 - 650 square feet.

Jensen: Room to the west a little bigger

Sessinghaus: No, same size.

Danielsen: Indicates the room goes beyond the dormer.

Sessinghaus: This one is larger - 700 feet, the other a little better than 600 feet. Find demand for that amount of area.

Danielsen: Foyer is quite large, elevator and stairs. Is elevator needed?

Sessinghaus: Yes, it is needed, not exactly a necessity, but command a better value. The elevator should pay for itself in increased rental you could get.

Jensen: What is the entire footage of down stairs and upstairs.

Sessinghaus: Lower floor is drawn on a scale a littler different. We will now have a building 86 feet by 34. We spoke of that when you were here before. Not quite down to 85. We did have it 95. It is now 2924 square feet downstairs, pretty close to 2000 square feet upstairs.

Jensen: Combined footage of about 5,000 feet that is what I thought.

Danielsen: I have looked at those dormers. To me they appear a little bit cathedral like.

Sessinghaus: You might form such an opinion but they are strictly Danish in character. If you remember a lot of buildings in Denmark, they certainly are not cathedral.

Jensen: You mentioned to us before, the rest of the Board members haven't heard. Do you have any fairly close estimate of what it would cost to build that building?

Sessinghaus: We place a total of \$150,000.

Jensen: Exclusive of furnishings.

Sessinghaus: Yes.

Skelbeck: An ordinary looking office building, what would it cost?

Sessinghaus: Approximately \$20.00 a square foot.

Mikkelsen: On the opposite corner from our location they have built a building for \$15,000.

Sessinghaus: They would exclude many things that we would include in our price. They exclude a lot of things that go into a building.

Skelbeck: Type of interior should harmonize with the exterior. What type of brick are we using?

Sessinghaus: Gray tile that weigh perhaps 12 or 13 pounds per square foot.

Skelbeck: Do you call that Roman tile.

Sessinghaus: Peaked tile. If we can't get that at the same price....We would prefer that.

Jensen: Do they manufacture it in this country?

Skelbeck: And the dormer..

Sessinghaus: All other would be cut stone preferably the kind they call Mankato. The Directors' room? We planned that room in wood panel (walnut) and walnut ceiling, something very nice and distinctive.

Jensen: Stone facing, doesn't that come higher?

Sessinghaus: Fifty percent higher.

Tunsen: Is it anticipated that all of what it would take to build this building, is it all available here?

Sessinghaus: Except that little spire on top, we would want that made of Danish copper, green copper, that is the only place it is made.

Tunsen: Would it be made over there or here.

Sessinghaus: Either way, possibly get it made here.

Jensen: How tall is the spire?

Sessinghaus: About 15 to 16 foot.

Danielsen: What about the flashings in back of the dormer?

Sessinghaus: That is tile and copper flashings.

Danielsen: Many times, the dormers are source of constant trouble.

Sessinghaus: It would not happen here, steep roof.

Skelbeck: It is a flat roof on this.

- Sessinghaus: Slopes to the back, virtually flatter.
- Danielsen: It is not definitely flat.
- Jensen: What kind of roofing would the flat part have?
- Sessinghaus: Gravel roof. We have put them on forty years ago, and they are still in use.
- Mikkelsen: How far from the curb would it be located?
- Sessinghaus: From the curbing about 24 feet.
- Mikkelsen: That is compulsory. It wouldn't be in line with the next house.
- Sessinghaus: Just about in line.
- Mikkelsen: I was thinking we would not want to be out of line
- Sessinghaus: Just about in line with it.
- Mikkelsen: This building of ours is 35 feet deep. That eliminates entirely the idea of having a driveway in back. It would become necessary to put in a retaining wall.
- Sessinghaus: The other lot is 2° feet higher. (looking at picture) That little wall back there is a screen wall. That concrete could be masonry about 2½ feet high and 3 feet under the ground.
- Danielsen: You show a slight wall on the curbing.
- Sessinghaus: The alley is a little bit higher. In order not to slope down to the building we thought it would look better this way.
- Danielsen: How much is left for parking?
- Sessinghaus: It wouldn't harm the building any to have some parking off 38th street set back 35 feet.
- Tunsen: 35 feet from lot line.
- Mikkelsen: The house is not that far away now.
- Sessinghaus: The house to the east is much further out than this property.
- Tunsen: How much room in the back.
- Sessinghaus: Almost 30 feet, we cut the building down in length from the alley to the end of the building.
- Tunsen: From where to where, is sidewalk in back of that? How many feet between the building and the line of the lot?
- Sessinghaus: 8 feet.
- Danielsen: No restriction as to how far you are from the next building.
- Sessinghaus: About 7 feet.
- Mikkelsen: If we want a drive like you say we would come in from 38th street.

- Sessinghaus: About 12 feet in front, only do it by special permission.
- Mikkelsen: Driveway back of the building, it might become necessary
- Sessinghaus: When you do that you rob your place of almost 2 parking spaces. The drive you couldn't use for parking, this way if you park against the building - the alley is wide, fortunately.
- Nordine: How many car spaces can you have.
- Sessinghaus: On the alley side 60 feet. We could possibly get 6 - 7 cars in there if the city gives permission.
- Jensen: We cut several feet from the building - could we have 10 parking spaces in back to the east of the building?
- Sessinghaus: The size of the building doesn't improve your parking facilities. You have a 60 foot lot.
- Jensen: It wouldn't be possible to park one car close to the building and one in back.
- Sessinghaus: No.
- Mikkelsen: That should be plenty - four in the office and allow two or three for visitors.
- Danielsen: In that event we should rent some space.
- Sessinghaus: The curb would be moved back to the parking appear to be part of the street. We could still have as much as 20 feet left for curb and landscaping, give it a nice setting.
- Tunsen: Less lawn to keep.
- Nordine: More parking space then?
- Sessinghaus: Four or five more parking spaces, whatever the City will allow.
- Tunsen: You show parking on the west side.
- Sessinghaus: East side is the furthest away from you.
- Tunsen: How much distance between there and the building.
- Sessinghaus: About 10 feet from front of corner to building.
- Tunsen: On this side 12 feet, on the south portion there is a walk goes down there. Is there a back door to that building?
- Sessinghaus: I think we will have one.
- Skelbeck: In other words it could be a fire escape.
- Sessinghaus: We will put a back door in.
- Skelbeck: One that will need a key to open from the outside.
- Tunsen: Is it possible for a door between the secretary's office and the other opposite him so that we have direct entrance to the session

room and how about the opposite side.

Sessinghaus: I don't know you wanted too many entrances into that room.

Tunsen: Is there any possibility of a light at the top of that spire?

Sessinghaus: Yes, it could be lighted.

Skelbeck: I would like to have that tower lighted either with a flood light or inner lighting.

Nordine: Another thing, I would like to think of our office as self-contained. Take the back left hand corner of that building and enforce it with brick walls for valuable papers. In the back left hand corner somewhere in that area.

Sessinghaus: Would that hold all your records?

Skelbeck: Just the securities and things of that sort.

Sessinghaus: Amount of area, even this room might be used.

Nordine: For this you use 24 inch brick walls.

Sessinghaus: You could put reinforced concrete in, it is burgler and fire proof.

Skelbeck: We had a question asked by the Department of Insurance of New York about being located in a building of this sort. Where do you keep your valuable records. Only one cash book, one general ledger - in case something happened could you reproduce them from other source or do you keep a duplicate set, with one set stored away. It may be to our advantage to go to the extra expense of having a vault large enough for this storage.

Sessinghaus: I was thinking that could be arranged.

Mikkelsen: Where is storage space now?

Skelbeck: Up stairs - I have talked about it - maybe my enthusiasm has run away with me but I feel that what we are doing is not, really, providing adequate space for transacting business alone. We are building a shrine to the founders of our organization, so we must look for dignity and create some prestige. I would like to see this particular section (Board Room) the show place of the home office. That is why we talked about panelled walls, panelled ceiling. The day of our contact with Korshoj we had the privilege of viewing the new Masonic Temple in Blair. It was a creation of dignity. Masonic emblems were carved into the panelling. We, through our history, have had a number of emblems and that type of thing - would be extremely impressive in Directors' room. We also thought that in the Board of Directors room, instead of sitting around a long table, maybe we would have casual seating with small tables by each chair.

Sessinghaus: With end tables to take care of papers - work in easy chairs.

Mikkelsen: Like they do in the Senate.

Skelbeck: My feeling is, we are hired by the members and we must do the very best we can in their interest. That we make ourselves as comfortable as we can when we deliberate in their behalf lends itself to their ultimate benefit. It has been a dream to create a memory room, collect some early history of our Danish Brotherhood for it, have these things on display when members come to visit, it would create quite an interest and respect for our Society.

This could also be a reception room, have book cases, magazine rack, Danish figurines. We should have at least two and perhaps three private offices, one for Promotional Director and at least one for other requirements - insurance department examiners, actuarial, people of that sort, auditors etc. The assistant secretary would have his station in the accounting section, be in charge of the accounting department, would fence off the accounting section so that they would remain private and undisturbed. This has been developed along the line with spaciousness to create prestige and dignity. I visualize, if space permits, we would call in our producers in the field for seminars, make them feel a part of the organization and considered secondary in the management of the organization. That is the reason Kaj has brought it into his recommendations to you. An assembly room. Most of all we must have adequate storage space for our records. Entirely unsuitable now kill too much time looking up material, inquiries from Internal Revenue Department, social security, from state and county welfare departments. We have to drag old records out sometimes daily to furnish evidence of birth, and age, and so on.

- Mikkelsen: Storage would be on top floor, would the construction be heavy enough to hold those heavy safes we have. We are not figuring on renting out the upstairs. I see no need for an elevator.
- Skelbeck: We should have a lift of some sort if we are going to have heavy shipments of material in, we can't carry it up there.
- Danielsen: How much does an elevator like that cost?
- Sessinghaus: \$7,500.
- Mikkelsen: That could always be installed if we felt we needed it.
- Danielsen: It would cost more afterwards.
- Nordine: Put it in right now when the building is being constructed.
- Danielsen: You mentioned cost of stone over brick - there was a 50% differential. Approximately how much in dollars?
- Sessinghaus: I could arrive at it very closely \$4000. difference.
- Skelbeck: May we wish to sponsor some Danish exhibits? Develop ourselves into an organization that does something. In our present location we would have to go out and rent additional space if we don't provide for it...
- Jorgensen: How essential to us the use of spire to the design of the building.
- Sessinghaus: When you want to look nice you put on a necktie, go without it you don't; that is the way the spire dresses up the building.
- Jorgensen: Just like the boys building our hall - whether to use cedar shake on the roof or composition roof. They were told, this is like putting a 50¢ tie on with a \$100. suit. The spire is inspired by the stock exchange building in Copenhagen.
- Mikkelsen: I was afraid it might look a little too much like a church. Are we wrong? This picture shows leaded windows, would that be proper?
- Sessinghaus: Yes.

- Skelbeck: The lighted tower, driving by in the evening, would be sort of a landmark - people would come to look at it, as such.
- Tunsen: The building is the spirit of fraternalism. It goes right out in the world - this spire lighting is a different symbol, it indicates this. It can be used in a lot of ceremonies; an internal light, you can make a lot from this.
- Jensen: If we are looking for prestige I don't think you could find another building built in that style or that same plan. It would be very unique.
- Sessinghaus: It is an individual building.
- Danielsen: It fills in well with what is there.
- Jensen: It wouldn't have to fill in. We could build an office building like is across the street.
- Tunsen: The surrounding is very pretty (looking at the picture). I suppose the city keeps it up.
- Jensen: The city doesn't do anything.
- Danielsen: If we went to brick it would appear almost the same, the wall would be somewhat thinner - stone would be a much heavier wall.
- Sessinghaus: Just 4 inches. If you use brick I think you might want to use a tile brick. They have a brick, Random Ashler, some are 2½ by 8 some 5 by 8.
- Mikkelsen: How much more would marble slabs cost?
- Sessinghaus: It wouldn't fit into the building, it would be out of scale.
- Tunsen: My impression of brick, when we come back into the country that is all you see brick buildings, this is my impression.
- Jensen: This stone - is that a soft stone that draws moisture?
- Sessinghaus: No, it is a dense stone, does not draw moisture.
- Mikkelsen: I remember I had stone on my building - it would turn dark after a while. There was a choice of two stones, I took the stone more uniform that looked better but the other one would have lasted longer and not turned dark.
- Sessinghaus: We have one here that comes from Kansas, it wont absorb moisture. This stone is quite a dense stone.
- Mikkelsen: Watch out at all times to keep it clean and not have it turn dark. From the ground on up these stones really turn in color.
- Sessinghaus: We would get into a dense stone, crystalline and quartz.
- Nordine: Are the stones laid in the wall varigated?
- Sessinghaus: From an ivory to a brown.

- Skelbeck: One thing to bear in mind is that when we go into this, it is going to be a project for the future, not one or two but from fifty to sixty years, so workmanship and material that go into it should endure.
- Sessinghaus: A building like this will last for fifty years. I designed buildings 45 years ago - some of the buildings are good today good for many more years.
- Danielsen: Also notice utility room containing heating and air conditioning would the same ducts be used for both heating and air conditioning would both be efficient.
- Jensen: Many have them on the roof...
- Danielsen: Can we get gas here in Omaha?
- Nordine: Would that be concrete slab on ground or crawl space?
- Sessinghaus: Concrete slab - we insulate the foundation, no capillary threat coming in with cold.
- Danielsen: How deep? Sessinghaus: Three feet.
- Tunsen: Is there any possibility of depicting our symbols, with reference to the spire, with a shadow light where at night it would show up, that could be seen.
- Sessinghaus: It is possible.
- Skelbeck: I enjoyed a comment made about Mr. Sessinghaus in the way of a compliment. He is the type of person who would be around to watch, and if necessary, browbeat the contractor.
- Sessinghaus: I don't browbeat them - they have told me they made more money because I was around more often helping to conduct the work and lay it out. The mechanics are at a loss to lay it out. I go out on a job and help them. A lot of them compliment me for that. They say it is a big help to have me there.
- Danielsen: Have you gone into details as to the type of floor in entry?
- Sessinghaus: No definite plan as to what we would use, something permanent tile or marble.
- Mikkelsen: The second floor will that have a concrete floor.
- Jensen: One more question - would the walls between the different offices will they be sound proof - are they solid?
- Sessinghaus: Sound proof hollow walls better than brick walls.
- Tunsen: What does that say - any consideration given to ladies lounge, where there is actually room for a couch so they can lie down if they are sick.
- Skelbeck: Yes, it has been discussed.
- Sessinghaus: Not space in that little room.
- Skelbeck: It can be arranged for that. The supplies room may be larger than

necessary for daily supplies, dead storage. Make room into a lounge.

Tunsen: We have to think of the comfort of these employees. This is important to our future. It would seem to me they should have a place to lounge whenever it becomes necessary, to have a little privacy, somewhere they can go in and cuss the boss if they want to.

Skelbeck: This internal planning may be changed a number of times. This is just to give you a general idea. We have imposed on Mr. Sessinghaus to rush it through.

Sessinghaus: Your ideas are very important - we can move the rooms on the first floor to provide for this. That will still give you enough space.

Tunsen: This vault probably a wise thing to consider, is this really a lot of cost in addition to the building.

Sessinghaus: You can provide a vault that would have a four hour rating, that would be pretty solid door for building. We can easily provide without great expense.

Nordine: What would the door run three or four thousand.

Sessinghaus: About \$3,000. If we put it upstairs the elevator would be quite important - you could put a cart into the elevator and run it into the vault.

Mikkelsen: How often would you go into the vault?

Skelbeck: If you meant to have a vault for storage of our securities that would not be very often, but we have a lot of other records. We have been lucky. We can use this for a fireproof room for them. Since we moved down here in 1934 we have had nothing of that sort. That is one reason we have been asked the questions. Under present rental arrangements how do you safekeep your records, do you have another set in safekeeping, can you reconstruct your records. It is important that we take that into consideration when we plan to go into the other place. We could have a lot of that on cart with wheels and roll it into the vault at night. All of our IBM punch cards could be placed right in there permanently.

Mikkelsen: It would be better on the first floor.

Skelbeck: Not necessarily, arrange the room for it on the first floor.

Mikkelsen: It would entail quite a bit to get them on an elevator off again install it downstairs. I think the reception room, you don't need that big.

Sessinghaus: Have three rooms here and put the vault in here, that whole room would not be too much for the vault, you want to take that into consideration.

Mikkelsen: The center of the building, the reception room what is that needed for.

Skelbeck: That is a working room too.

Mikkelsen: Wouldn't be room for that.

Jensen:

What size is reception room.

Sessinghaus:

About 14 x 19

Skeibeck:

By the time you dress it up with a planter, book cases and chairs and a desk, magazine stand, hat and coat rack.

Sessinghaus:

I think it would be possible to divide this into three areas and put the vault in there.

Nordine:

You have to have a lot of vault space, to store old insurance policies that would take one third of that room.

Sessinghaus:

You put all records in vault space.

Jensen:

Don't you think Mr. Sessinghaus has given us all the information we need so we can excuse him.

Sessinghaus:

It is going to take a little study. We can develop it into a working plan. I must say the floor plan of any building must be proper.

Jensen:

Main subject now is the Board in favor of the building. The outside is what we must decide on, the inside can always be changed. Do we want it to look like it does in that picture.

Mikkelsen:

My thoughts was an ordinary office building. Putting up a building today, just plain, the cost could be cut considerably.

Sessinghaus:

Not considerably.

Jensen:

In ten years it could cost a great deal more.

Mikkelsen:

Do you gentlemen feel you have asked all the questions you want to.

Tunsen:

I have at this time.

Jensen:

No further questions at this time. Mr. Sessinghaus is located in this building in case we want to contact him.

Tunsen:

I was hoping that some of our remarks can help interject some of these things.

Danielson:

I can say this - in my own mind, we were not going much more than \$125,000, to go to \$150,000 it shocked me a little bit.

Nordine:

The figures we were given were top figures.

Danielson:

They still may run a little bit higher then.

Skeibeck:

We cut down on the dimensions of the building that may also reduce the cost.

Danielson:

You have already reduced it.

Jensen:

About nine feet.

Sessinghaus:

Yes, we cut it down about 8 or 9 feet less.

- Mikkelsen: You don't believe it would give us the same effect if we shortened it further.
- Sessinghaus: I don't think you should. You can't get two rooms in the building of any size if you reduce it any more.
- Skelbeck: From your experience, Mr. Sessinghaus, how big should a private office be to be efficient when you get a desk and so forth in it.
- Sessinghaus: A good office should be 11 x 14
- Mikkelsen: You put a lot in your little office.
- Jensen: Isn't it a fact when they pull the old house down, actually an 8 foot space you could drive through with your car.
- Sessinghaus: It would look very bare.
- Danielsen: Long strip of asphalt quite expensive for what you are getting out of it.
- Sessinghaus: Best place for parking is east and west.
- Danielsen: Against the ordinance for an entrance through the alley.
- Jensen: It isn't necessary to have an outside entrance from the second floor.
- Sessinghaus: In a certain area it does. You wouldn't have to. Our city hall is like every other, they like to have you come and say please, then they say as a favor to you I will let you do it.

At this point Mr. Sessinghaus was excused.

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NATIONAL HEADQUARTERS BUILDING DISCUSSION

- Tunsen: Brother President, I don't want to seem presumptuous, butt into your thinking - I personall would love to have us handle this thing around the table and see what the appreciations and feelings are right now before we actually get into an actual discussion.
- Mikkelsen: That suits me fine. Like I said before the five minute recess while we are on the subject of having the visit of Mr. Sessinghaus, we continue with it and suggest that we ask the officers individually just what their thinking is about the plan and I will ask Einar to start off.
- Danielsen: Brother President and colleagues. I am, of course, very much interested in acquiring a home office. One big step is getting the land, get something that will meet with the approval of the general membership. With some reservations I do like the picture as it looks with the exception that I brought out before, it looks rather cathedral like. When people drive by they will say; is it an office building or a church. The cost of the project is a little more than I anticipated it would be, however, we don't know the exact cost until we have bids. My opinion basically is to go ahead and get it into more detailed plan, enlarge the ladies lounge, look into getting a vault. I think the architect with a little more suddy can hit on a better arrangement of rooms. I think there should be a supply room next to the main general office. Some of the other things we are dreaming about,

there is room for that such as Axel mentioned room with the history of the Danish Brotherhood, other things of significance we can move upstairs. I don't think the building can be much smaller and carry any prestige with it. I would like to see something different about the windows. I don't approve of leaded glass type of window. If we can keep our cost below \$150,000. I think I would be generally in favor as it looks right now. I think that is about it. We want to incorporate such things as suggestions were made until a later date. I am not an expert in building work, but the man I work for is a philanthropist and instrumental in this type of building. He has donated city hall, very much active in actual planning. I had the opportunity to view all things with him on numerous occasions. The picture we have in mind there when it is completed I think it would be a credit to the town and the Brotherhood along the lines we now have, with some reservations.

Mikkelsen: Thank you Einar. Fred do you have some comments?

Jensen: Brother President and Brothers: Viggo himself picked out the lot which we actually now have. He liked that corner and so do I, so did the rest. Now that we have acquired this lot in that neighborhood let's not put an old shack on it. If we are going to build something cheap let's let the lot lay and sell it and buy another lot and put up a \$75,000 office building. If we build on that lot let us put up something nice. It is going to cost. The delegates gave us a blank check, they didn't specify any certain amount. We have the money to spend on it. There is no doubt in my mind it is going to cost considerably much more than I anticipated. If we are going to have something to last, put up something nice. We are going to get squawks about the money from a lot of the members even though they will have the benefit of the building. We have some hard heads who thought we were crazy. I thought maybe we would have two plans so that we could have a choice. I have nothing against this building here. Very distinctive looking, nothing like it anywhere. I think we should decide at this board meeting whether we are going ahead to contract for the building as it now looks on that picture and after that is decided we can always arrange the inside plan; different than is drawn up at this time. Do we want the building as it is now shown and are you willing to spend \$150,000. to have this building. There is a possibility it might cost us more. In order to find out advertise for bids and see what that building could be put up for. If you go home and say well you don't know what to do. Are we going to let that lot lay until next board meeting. In the meantime we must get the present building on the lot wrecked. There is no doubt in my mind let that lot lay for a couple years and make \$10,000. on it. If we are going to build let us put up something with prestige. No matter what we do we are going to get criticized. Take the bull by the horns and do something at this meeting.

Mikkelsen: Thank you Fred. Axel do you have some comments.

Skelbeck: Well, I can make a few comments now. I took a stand already at the National Convention in Erie before the delegates had voted on the question. I said not to vote on it if they did not intent to give us something to represent the Brotherhood as it should be represented. I was enthused about what we should have. I believe we have all been in favor of it, at least I presume so. I have been working along those lines. I like the exterior. I think it is adapted to as one particularly suitable for the particular location we have selected. It is going to be a top location for many, many years to come. I think we owe it to ourselves to consider it in the way of a wise investment of funds of the Brotherhood not as an expense. It is going to cost us more to live in our own house than in an apartment, maintenance, taxes, etc. In so far as the cost of the ground and the building is concerned I feel we should look at it as a long term investment. I am so firmly convinced that eventually we are going to say to which fund does it belong. It will be some day a terrific melon to cut for someone. The ground will increase in value. That ground was selected in full knowledge it was zoned residential 9. It had to have certain set backs. The ground will increase in value while the building will be amortized at a normal rate. We appreciated it because it would allow space to dress it up and to have

a type of property that when people drive by they would say "that is the Danish building" and not sneer and say: "Is that all the Danes could do." I would like to vote for this type of building that would allow us to do the things we have been so late in coming around to, so late in fact, I question that we could recoup what we lost in building the history of the organization. I think we should go for space, anticipate expansion and work in that direction. There are many, many comments that I could make. I could speak on it night and day, but that is all I will say now.

Jorgensen:

I think that we have taken the bull by the horns. We bought a lot with the idea we would put a building on it for our Home Office.

The Insurance Department would look with dim eyes if we sell the lot without doing anything with it. I feel we should be very, very careful approaching the exterior of the building and not take too much away from the building. Take off the spire what have you got, a barn with a red roof. Architectural details make the building. Put up a building that looks nice - representative of our background, our heritage. Anyone familiar with Denmark can see these aspects. I personally favor this. The details are what make this building. I commented what happens if you take the spire away, without the details you have nothing, as far as the exterior is concerned. If we don't have a vault we will be forced to store and keep our records some place, so the vault is a necessity. With respect to size of building, we sit and talk about arrangement. You haven't much room, start cutting down on building you are going to bunch a lot of rooms upstairs. That arrangement can be modified to our advantage. Downstairs if you chop much off that building you are going to be hard pressed for what you have got. Nothing else I can add, we discussed the subject of ladies room adding a lounge to it. The laws require it even if they don't. Not as large as he has there, but these are details. I am in favor we proceed, have the architect proceed with the design in the building. Certainly he should be told to proceed on the matter. That covers my comments.

Skelbeck:

Before you ask the next one to comment, I would like to point out that we incorporated the Danish Coat of Arms above the door in the belief that permission was not necessary or that permission would be obtained. It also has some Danish significance, it means something.

Nordine:

I had two schools of thought. You can put up a modern monstrosity marble and so forth like the Prudential and Metropolitan Insurance

Companies put up, strictly commercial buildings. I have said here before we are not a commercial organization, we are a fraternal group of people banded together for the purpose of perpetuating our Danish heritage. We have to go to a building that represents that type of background. This building, I would say the main thoughts behind it have been taken from Denmark, therefore it represents our group. It don't look like an office building, it don't have to look like one. I would go along most wholeheartedly with the picture as shown. It is what I hoped for the exterior. Personally, I am willing to let it stand in the hands of the committee. Mr. Skelbeck knows the requirements, they are the ones that have to work there. The vault was mentioned during the discussion. It is essential we have a vault there even if you put that up in the basement. I would recommend no changes be attempted by us, not against his knowledge as an architect.

Tunsten:

Before I start, he mentioned something. Is there a basement in the plan? First of all, I want to say this: I am not in the building business, do not even understand it. I understand barns because we thing more of barns. I looked at this picture when it was first shown to me. I wondered what did this remind me of. It is quite impressive. When Kris mentioned take off the spire and what have you left, what I actually done - I slit my eyes down, hardly able to see, dark way off. I also say when you open your eyes you already feel what this fellow has done. He has furnished in his mind the Danish Brotherhood in America... This is a symbol of our organization and this is what he has done. It is quite true

he has done it without interjecting a lot. What we have is a building like those in the country of Denmark. I see nothing wrong with this building looking like those in Denmark, in the United States. I don't think we have a right to call it an office building. It is much greater and deeper. I like this building very much. The thought behind it is what it stands for. I am not really to concerned about the interior. From my standpoint who ever is in charge should be concerned about it. I think Axel, but who ever is concerned with drafting the final outlay, should give a lot of consideration to the remarks made today, remarks brought to the attention of the architect. Remember this, wherever you see a city today, I will give you an example, the forefathers who had visions enough to think into the future, hundreds of years ahead, these same cities don't have problems. Salt Lake City for example the streets are good and wide, some day when the need for a four lane street, they don't have to worry. Some thought interjected in the plans of this space. Let's not be chintzy about room. It is better to have room enough, more than large enough, than to tear out and increase it at a later date. You utilize the upstairs as well as down stairs, no problem. Insurance department, fraternal department, promotional department, as time goes on, educational recreation department. This should be considered and utilized upstairs as well as downstairs. I am very much in favor of taking the bull by the horns - continue to go along these lines and follow through. I am in favor of adopting the visible outlay pattern in the picture. Give the committee full authority to develop plans, keeping in mind our thoughts today and in the future. Go ahead with this thing and get it accomplished.

Mikkelsen: I would say this. I was very much opposed to buying the Bender Building which I felt was an old building and had to be remodelled and would have to spend a lot of money to do so. The price was quite high at that time. I felt that a new building that suited our purpose and our thinking and ideas of what we had in mind would be better. Therefore, I am happy we did take the step and changed our minds on Bender Building. Give the authority to the committee to purchase this corner in Omaha which I believe is a fine spot. I would like to see the right type of building. My first impression, when I saw this drawing in Mr. Sessinghaus's office, of course it did remind me of a church. It is an unusually fine architecture in the building. It is something I never saw before. It does look a little too churchy. The spire on this facing 38th street reminds me of a church. Outside of that I feel it looks nice. I was not in favor of stone. I was not in favor of dormers. I was skeptical about Danish architecture at all - reminds you of church style. As far as the size of the building is concerned, when I was in here on the 27th, I said it was a little larger than we needed, talked to the architect about it and he said he could make it a little smaller without changing the look of the building. It may not show up on the floor plan, no effect on the building. Like I said at first we didn't need this much space, 4000 square feet was my limit, came up with 1000 more. It surprised me. I am happy now about the size of the building. You cannot be cutting it any more. It also has been pointed out we would have to have an upstairs, if we want that type of building. I am willing to go along with the idea that Fred expressed. I would like to see another plan - it wouldn't cost extra money for the architect to perhaps modify it a little, particularly along the line taken from a picture in Denmark. It is Axel's idea, he is as Danish as he can be and would like to have the Danish architecture like you see be carried out. There are four very willing to accept the architecture as it is - have the authority to go ahead, not much use of Einar, Fred and I trying to be opposed to it.

Danielsen: I made a remark about the dormers, leaded glass. I prefer plate glass. I realize the dormers could not be removed. Remove them and the roof would look terrible. I had those two things in mind - dormers plus the leaded windows. I would much prefer plate glass window rather than leaded.

Mikkelsen: The part facing 38th street would reflect on a Danish church, the entrance - perhaps he could do something about it. That alone indicates to me that it is an entrance to a church.

Tunsen: You are Danish, Axel is too. Seventy five percent of the people wouldn't have the least idea what a Danish building looks like or if the building looks like a church. I don't see that in this building and I haven't been in Denmark.

Jensen: I got to leave, can't we adjourn.

Mikkelsen: Conclude my remarks with what I said perhaps we will dream about it, perhaps we can continue with it in the morning.

Skelbeck: I would like to say while we are all together that this conception is of course developed from conversations with Mr. Sessinghaus. He closed his eyes and visualized what we meant; blended a little bit of Danish instinct into it in an American way; came up with this. Personally, I am sold on it but I am quite sure we can modify certain aspects. About the leaded windows - we felt they were particularly suitable for this type of building. Modify the dormers a little bit. It is the correct thing we do it. I am quite sure plate glass could fit into it.

Jensen: Could be taken care of any time.

Skelbeck: Size of building we talked about how large it should be, so certainly with the "new look" to again borrow this phrase, we have given our Danish Brotherhood, we will need the space to operate the departments we talk about. We first talked of a building 40 x 100, we came close to it, we cut it to 95 x 35½. Then we began to talk about we needed a little more parking space in front. Now he has cut it down to 86 x 34. Please don't take anything more away from the size of it.

Danielsen: The building is not too large.

Jensen: That is the original size of the building cut 9 feet off, I am satisfied.

Jorgensen: We should make it clear to him we are not going to rent space to anyone. This should be mentioned definitely, influence him in the arrangement of the stairway.

Mikkelsen: I am not in favor of renting space.

Danielsen: Not considering renting out any space, we should not plan on it.

Skelbeck: May I add - I gained that impression from my conversation with our attorney in contact with Insurance Department, we stated a plan on a building approximately 4000 square foot. Including the ground, in no event would it cost to exceed 5% of the assets. It would be planned for more space than we would need at the present time but within the next few years, three or five, we felt we would need to have enough space for expansion. If the Board should feel meanwhile they would like to derive an income would we be permitted to rent the excess space on a temporary basis. They gave us permission to do that. It is important that he knows whether you intend to rent upstairs space. He designed the entry way in such a manner that the rental space upstairs becomes secondary. For prestige we should leave it the way it is.

Danielsen: I see he has the door from the foyer into the stairway as well as from the main office room, could be a separate entrance.

Tunsen: I personally thought we were in accord in this idea, with the purchase for a home office - this was with no renting, this was decided.

- Nordine: We decided we would not build for rental purposes. I don't see we will have any space to rent.
- Danielsen: Only a temporary deal, if it was a permanent arrangement we would be classed as a profit making organization.
- Nordine: I move we adjourn till 9:00 a. m. tomorrow morning.
- Mikkelsen: Meeting adjourned.

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Wednesday, September 22nd

OFFICE BUILDING, CONTINUED

- Mikkelsen: The meeting will come to order, it is now 9:10. Yesterday afternoon we had a session with the architect on the proposed building plans. Shall we continue with it and make a decision of some kind without spending too much time on it. That wont be necessary. When the architect left we talked about a few things that would be changed on the plan in more moderation on it. A few changes that may conform more in line with Einar's idea and mine. It was a little too much churchy. I am sure it can be taken care of by Axel Skelbeck, Fred and myself and the rest of the office help can study it and lay it out to everybody's satisfaction. I think that was my opinion. From what I gather everybody is very much in favor of the plan as submitted as far as architecture is concerned. A few little changes could be made. The committee should be instructed, given authority to proceed further. I would like to again take this up for discussion. I don't know if you would like to. After talking to the architect yesterday and that way get another discussion going on it. That is a smart thing to do. I start off the same way as I did except going the other way, starting off with Al.
- Jorgensen: Could I ask for information - under what terms is the architect working.
- Mikkelsen: No contract. I think they get 6%.
- Jorgensen: 6% includes a supervisory capacity.
- Mikkelsen: If he don't get the job I don't believe he gets anything.
- Jensen: We all had a chance to voice our opinions yesterday - is it necessary to go through that again. Haven't we made up our minds about this building. Can't we take a vote on it.
- Mikkelsen: You can make your comments very brief, if you have anything. I think the idea we had yesterday was good.
- Skelbeck: With respect to the arrangement with the architects I talked to him whether it was necessary to have a written agreement. His reply was it is seldom necessary on a small job of this sort but if we want to have a formal contract drawn up he would have no objection. He is working with his former firm as a consultant. He has taken on this particular job of ours as a personal challenge to create something with depth and meaning for our Society. For small jobs of this sort the architects fee is usually 8 to 10%. At that on a small job the architect makes no money because of the services they render over and beyond, but in our particular case a 6% fee would be acceptable to him. There is no written agreement or contract. He has no objection to enter into something in writing if we like.

Mikkelsen: The question was raised - is there any price set for his preliminary work?

Skeibek: I presume if we accept the plans and he becomes the architect for the building that is all included. If he doesn't get the job - there may be some expense. We have not discussed it. I know the large picture is \$100,000, small color picture is \$25,000.

Mikkelsen: If we decide to lay this on the table - forget about it a couple years would we owe him anything?

Nordine: I speak from experience, I know they gamble if they get the job.

Mikkelsen: Architect proposes the plan - fee of \$150,000. I think we have our minds made up. I think we should start off - maybe we changed our opinions to a certain extent after we heard ourselves. This morning we can come to a fast conclusion and decision.

Tunson: I don't mind but I have nothing to say. I said it yesterday. I am now concerned with the mechanics of getting down to action. I would suggest if an action is taken here that we consider adopting the plan in reference to the picture, the outside the general idea and look of the building with the reservations that you as the committee to further these actions - that they consider some of the changes that have been brought to light. If they are made we are to be let known. Secondly, the committee be given complete authority to develop a floor plan and when it is finally developed we, as a full Board, be given a copy of it so we can study it and pass on it. We might like to see changes made, keep away from any things that would cause long delay. I reiterate this example of Salt Lake City - the forefathers of this development were real brilliant men and didn't know it. They laid it out - made the streets wide - back in old horse and buggy days they didn't know that. Today that forethought was to the betterment of that community. Same goes for a lot of other cities those forefathers that developed some of those cities didn't have that forethought and they are in trouble. The committee should be giving this a lot of consideration. In final decision we should decide to adopt it exactly as it is on a size originally brought out - some nine feet difference. After all when you talk about a few thousand dollars outlay as compared to putting out \$10,000, to move later, that is something to be considered. No further comments. I would be prepared later to make a motion to accept.

Jorgensen: On reflection over any of this I have not changed my mind. My comments still stand. I think it would be in order that the Architect be given a copy of our discussion relating to this building to see what our views are. Any good architect will take our views - if it looks too churchy - take those matters into account and come up with a plan that suits us adequately. I, too am willing to support a motion to have the architect proceed with his concept - give him a little leeway. Proceed with this concept with detailed planning. The committee should be given the authority to make the final decision to the internal layouts.

Skeibek: I believe I spoke my sentiments yesterday as well as I can. I particularly appreciate Brother Al Tunson's edification of the necessity of vision. I have tried to stress that myself. If we are going into this project do not limit it to a tailor made operational need as we have today. I am certain, before too long, with the efforts we are putting forth now, it can be that a foundation be laid to add a third floor. Years from now somebody will come and say the Board was wise in choosing this site. 5000 square feet is about as little as you can plan. I am in favor of this design. If anything can be done to meet the thinking of a unanimous Board that would be wonderful. I support Al's statement that before this thing is over with we have to forget about personal petty thoughts on the subject matter. We will not come up with a project of a 100% satisfaction, that is impossible. Who ever is entrusted with the job will come as close to our

type of anticipated need. Again using the phrase I have used many times, a type of building that will create the things we are looking for - dignity - prestige and to be representative of the Society in full depth of the meaning of fraternity.

Brother President, I think I expressed my sentiments about the building yesterday. I am personally very happy with the building as it looks. My concern now would be any doubt in anybody's mind of our right to proceed with this venture. Are we going to be criticized for using a lot of money. No doubt in my mind that if we go ahead the entire thing is going to cost us \$200,000. Is the money available to handle the project without cashing in our bonds. These are some questions I would like to have answered so I am able to make an answer to those questions when they are put to me. I would like to know what the feeling of the rest of the Board is in that respect. As far as the building itself I am happy with it as it looks now. The inside part can be changed as we see fit. On comments made by the Board that can be easily done. The old building has to be removed. Let a contract man that puts up the new building but take down the old building cheaper because he will get the contract for the new one. Outside of that I don't have any comments.

Danielsen: I have nothing to add to what I said yesterday. I would like to explain when I said modify I didn't mean to take away from the building. I want to, if possible, to enhance it more so. I would like to see the architect be asked if he could come up with something along the thoughts I had to enhance it more. I am prepared to support a motion to pursue this matter right now - that we have a contract with the architect. We are a Fraternal Society and should not work without a written agreement. I would like to see that the committee be given the authority to take care of the arrangements of the inside and that as soon as possible a workable plan be made up so we can get some figures as to the exact cost, removal of the structure on the present site. There will be matter to be talked about later I presume as they proceed.

Mikkelsen: Same as the rest of you what I said yesterday still stands. I

still feel a few changes should be made to take away some of those things that remind you of a church agreeable with our thoughts - a few things could be changed in the arrangements of the lower part. The spire I have no objection to. When we were in Racine when we came in from the northern way we got lost - stopped on the street, asked where the Danish hall was. They said "you see that spire back there, that is the Danish hall." They have one exactly like it on Racine Lodge. I have no objection to the spire. Einar mentioned leaded glass indicating it is a church. You don't go by a church and see less than two windows with leaded glass. I said I had no objection to it. Those few little changes is not going to take away from the building. Cutting down will give us more parking space. With all the space we have up above we are going to be sitting with space at least several times more than we have here. The future of the Danish Brotherhood we don't know. It has been said we are doomed. From the opinions we heard yesterday we are not going forward very much. We have not gone forward since our Promotional Department was set up. We are not going forward as we expected to. There are possibilities but they are far sighted. We would have to be very optimistic to feel we would double in membership. I am not a pessimist. I certainly hope we go forward or at least with what the Promotional Department is doing we are holding our own. That is more than we have been doing in the past. We have been sliding back, we are not going ahead. The future plans with the size of the building proposed now is workable and should be very satisfactory. He has changed the plans. If he can rearrange them to suit us it isn't going to effect the looks of the building as far as size is concerned. As far as looks are concerned we have plenty of working space - it is a good sized building. I will no open it up for further discussion. Anything you want to talk about. Several of you have indicated to give the committee full authority to go ahead with the mechanics. We appreciate that I am sure. I have a little knowledge of

some of the things we have run into in Detroit with the Old Peoples Home and the Hall. I am not lost on some of these architectural matters. Our plans to start with were the people felt we should go down stairs and have a basement. We didn't do this and we have it all on one floor. They were certainly happy - that is the biggest asset having it all on one floor. We are so happy with the layout of the whole building. We had several matters with the committee, finally we came up with a plan. No complaint what so ever. There are questions I raised, I was overruled on that. That is about all I would say.

Skelbeck: Brother President, before we go further a point of explanation. I wonder if you have leaded windows confused with stained glass windows. There are no stained glass in this plan but glass set in lead.

Danielsen: Most buildings of that type have plate glass with slight tint.

Skelbeck: Not stained glass like that used in churches.

Danielsen: All glass is cut to specifications. If you break a window a leaded window is hard to repair.

Jorgensen: To get the matter under way I propose a motion to enter into a written contract with the architect - instruct him to proceed with design of a building following the concept that he presented to us yesterday with the exception of the details of the internal arrangements not neglect details of the building itself. These matters to be left in the hands of the committee on this building site. Furthermore for the information of the architect, give him a summary of our comments on our discussion - what our views are - duly taken into account - necessary to him so he can present a compromise - at least a design that is mutually agreeable to all of us. I place that motion on the floor.

Mikkelsen: You heard the motion. Do you want to discuss it?

Danielsen: I will second that motion.

Jensen: I would like an answer to those questions.

Mikkelsen: We have been given authority to go ahead.

Danielsen: The question has been answered.

Mikkelsen: The delegates gave us a blanket authority. I have felt like Einar, we should not go over board just because they gave us that authority. They could be assured we would not go over board. Are we spending too much money.

Tunsen: If you don't mind. You said you feel like Einar does about not going over board. There is not a man in here that wants to go over board. Our thinking is all the same.

Mikkelsen: I realize that. I know very well it would cost us more to go into the Bender Building. We are within that limit I believe. Not any more than it would have cost us to buy the Bender Building and remodel it. I hope we are below the Bender Building. When we get the plan and submit it to a contractor we may find it can be built for less. Kris's motion is well taken include our discussion on this should be available to the architect so he can review our remarks - helpful to him. He can come up with a very satisfactory solution to the whole thing. Any further questions.

Skelbeck: I would like to ask - what goes into a contract of that type. I am unfamiliar with that.

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Mikkelsen: Enter into a contract then you can come back at him. You told us this was taken care of, you are laying down on the job. You are not complying. If you have nothing in writing you can't do this. If you have it on paper, you promised to supervise this until it was completed. Furnish bids on this all bids should not be left to the architect alone. The Board should be allowed to solicit a builder ourselves. We did in Detroit we found it to our satisfaction. The builder the architect recommended we did not have. We saw some of the things he did. It was a lousy job. We blamed the architect for recommending this fellow. He did not get the job for that reason. A contract is very necessary. They have a regular form for that purpose. What they will do, not anything he has to draw up. We just have to sign it. You will get a book.

Jorgensen: I made this point too. In Seattle with a project this size no question in our minds. We had a written contract drawn up by American Association of Architects, standard contract - architect specified several engineers - details he takes care of. It is good business that we have a contract and I think we need to place these matters on the books so we have a contract. Not an unusual thing. The architects themselves do this. As far as the mechanics of bids - all bids do go through the architect's office - anybody we wish to have bid on the job can bid. In building a good sized building you don't just go out and get anybody to bid on it, limit it to five or six. The way we worked it was the architect met with a committee. I would like to limit the bid to about five or six. Do you fellow have anybody you would like to have bid on the job. This is the list I am going to invite to submit bids. One individual wanted to submit a bid. He said I don't recommend it he hasn't built a building like this in his life. When the bids were submitted we met as committee. The committee awarded the contract. The architect had no responsibility in awarding the bid.

Mikkelsen: Another point. When you ask for sealed bids you still reserve the right to take whatever bid you want to, or none.

Danielsen: I concur, we reserve the right to reject or accept any bid.

Jorgensen: That is standard procedure.

Skelbeck: I did not make any comment. I was wondering what goes into those contracts. I had already talked to him whether we should have a contract. He is willing. I didn't know what goes into it.

Mikkelsen: We are on the motion.

Jensen: As far as I am concerned the Bender Building issue is dead. It is my opinion we could have bought it for \$165,000 without the apartment. It is just as desirable a location as the building we are now planning on. I still think we should have grabbed it when we had the chance. We are planning this building cost us considerable more than we could have bought the Bender building for!

Jorgensen: Axel mentioned - quoted a figure 5% of the admitted assets in reference to cost of the building. Was that quoted by the Insurance Department?

Skelbeck: It was a figure that I thought we meant should be our maximum limit. It was discussed in the attorney's office before we approached the Insurance Department, as a basis for discussion. I think the statutes would allow much more - up to 25% of our admittee assets. Five percent of admitted assets would be about \$225,000 to \$250,000.

Jorgensen: Ready for the question.

Tunsten: Request that the vote be recorded so we have no arguments.

Mikkelsen: Let me add this - I heard some opposition to the size of the building. I recommend we follow through on the proposed size of building - is that included in the motion.

Jorgensen: My motion was the architect be instructed under the conception of the things we discussed yesterday.

Tunsten: Opposition to the size? The committee's thinking should be in terms of the future - no opposition on the size of the building.

Jensen: You refer to which plan. We couldn't put that many square feet on that.

Jorgensen: Move the question.

Mikkelsen: (secretary call the roll) Danielson - Yes Jensen - yes Skeibeck - yes Jorgensen - yes Nordin - yes Tunsten - yes Mikkelsen - yes.

Mikkelsen: Next motion in order - agreed committee be given full authority to proceed with it when we have talked to the architect then have him submit a modified final plan and submit it to the Board for final approval.

Tunsten: You people according to his motion have the final authority. When the plans are developed that the rest of the Board should be let in on it.

Jorgensen: Only limiting factor is pure and simple - that the architect proceed using the concept he provided yesterday. Final details must be left with the committee - otherwise we would be in here every other week.

Committee proceeds to finish up with the plans - limitation within reason of this concept.

Tunsten: This is interesting to me. It is quite important. There is a lot of concern about this home office situation. I would like to see, if it is possible, a reproduction of that picture up there placed into the magazine front page. They are entitled to see the future home office. Just say that this is a concept. Much advantage taken of having promotion effort in regard to this. Also, I would like to see us consider our good president in accompanying with the Board sometime before we leave here to get out on the ground and break a little earth so we have a ground breaking ceremony.

Mikkelsen: We, the committee, now have the authority to go ahead with our plans. I am sure it will be no problem to come in here if it becomes necessary - not more often than absolutely necessary. Lots of things can be handled by mail but I will devote my interest to the fullest extent.

Jensen: I can say the same thing. We live here we are on the committee. I have been in real estate business for several years. I shall do my very best to assist in getting the kind of building built that you would like to have built. I will devote all the time I can to see it done.

Skeibeck: As a member of the committee I would like to say it was my understanding that our job consists of locating the site and contacting an architect for plans to be proposed to this meeting - that would end our job unless respointed. Maybe others would be interested in getting on this committee to plan the interior and equipment and landscaping and so on. Would the motion reappoint the committee.

Danielsen: The committee has not been relieved of any duty. The committee is to serve until someone else is installed - that applies to the committee.

Skelbeck: If that is the general understanding I would have to admit I would be proud to serve. I have given it a lot of time and a lot of thought, but there is no reason why the committee couldn't be enlarged to handle the details.

Mikkelsen: Not too many details when they see the plans. They are to be submitted to each board member, all 90 pages of mechanical data that is the procedure - we even read it up to the lodge. Find anything wrong with construction with the building contractors in our organization that possibly knew something about what should be in the interior.

Danielsen: When it comes to internal plans, those plans will be here at the next board meeting.

Jensen: Al's idea of having a picture in the magazine. There will be a lot of both favorable and otherwise comments on it. I wonder in what vein they would run more favorable comments than unfavorable?

Jorgensen: Be careful, just say this is architect's concept of a building we present it as such to the membership. This is what we are thinking of.

Tunsen: I didn't make it a motion. I think it is a suggestion. It isn't necessary for a motion. I think Kaj in there is working as Promotional Director and has quite an outlay of magazine spreads. Between he and Axel this could be developed into a nice big thing. Benefit to Promotional Department used as a project of what the Danish Brotherhood stands for. It is an advantage to the administrative end of it. I think they should be instructed to take the necessary steps to develop as much out of this as you possibly can.

Mikkelsen: Would it be smart to do it.

Tunsen: It wouldn't be smart not to.

Mikkelsen: 75% majority opposed to it.

Tunsen: 1/6 of the membership lies in California, they are not going to oppose it.

Mikkelsen: I have played up the idea for many years. The idea came from my lodge.

Tunsen: It would be wise for me to be on the committee in name only because there is a lot of people in this Brotherhood out there. They are quite concerned about this, but favorably concerned.

Jorgensen: We should not worry about unfavorable reaction in the organization. The comments have been entirely favorable out our way. They say it is a fine step you have taken. So long as they know we bought a piece of ground we don't need to worry. I am in favor of publicity and promotional advantage. They know it is coming. As far as criticism is concerned we are going to get it. Somebody is going to say you are not doing this right. I think we should go ahead take advantage of the publicity value. We are going ahead, we are doing something. People who think of joining our organization like to join when they see a growing organization, not a dying organization. There is value in Al's suggestion.

- Tunsen: I make a motion that the Promotional Director in cooperation with Secretary-Treasurer be instructed to take the fullest extent of the publicity advantage of our actions here.
- Jorgensen: Second that motion.
- Mikkelsen: All in favor say aye, contrary same sign, hearing none Motion Carried.
- Skelbeck: I can assure you our Promotional Director is very anxious to use it. We had no right to use it in that respect until the Board approved it.
- Danielsen: It is too late to get it into the magazine.
- Skelbeck: The later you submit it the later the magazine comes out.
- Tunsen: This should be worked on right away.
- Danielsen: Not in this issue. Time would not allow for publication of this picture, it will be in next issue.
- Nordine: Call American Publishing Company tell them to delay the presses.
- Jorgensen: Send the little picture up to make a cut.
- Skelbeck: I have a black and white.
- Tunsen: I suggest we have it in color.
- Danielsen: The magazine, isn't it now printed?
- Skelbeck: I think the Promotional Director should give a vivid description of the building. I like the thought the spire should be flood lighted or have internal lighting.
- Tunsen: Insignia of this nature might be possible. Kaj has been working with this would it be possible to get his eye opener in our magazine.
- Mikkelsen: What would be wrong with inserting an extra picture. Place a picture in the magazine.
- Tunsen: First of all - how do we stand with reference to this old building. Is this going to be knocked down, you do not say how.
- Skelbeck: The building now on the ground we will discuss it later.
- 5 minute recess.
- Mikkelsen: I think the next thing we should do is come to a decision on is with respect to the home office building, the house now located on the property - how to dispose of it. Axel and the committee decided to put a sign on it "for sale to be removed" the sign appears on the lot has been on a number of days - put on by Fred - so far one inquiry has been made.
- Jensen: I called him, he wasn't home, and he didn't call back.
- Mikkelsen: The question now is committee to be given full authority to deal with whatever becomes necessary.

- Jensen: I promised Axel to contact wrecking firms that I know the owners of, but I didn't have time. My partner was in an accident and so I have had to take care of his work too. I will contact them.
- Nordine: I move that the committee take all steps necessary to remove the buildings off this property, to do the best they can for the Brotherhood. Don't cut down the trees, the architect might be able to use them.
- Jensen: They are just Jerusalem trees, they are no good.
- Jorgensen: Second the motion made by Jim.
- Mikkelsen: Give full authority to committee to remove all necessary buildings, trees or shrubbery to sell it or wreck it. All those in favor say aye, contrary same sign, hearing none Motion Carried.
- Danielsen: Does the contractor you hire to put the building up - does he do the wrecking also.
- Jensen: It could be incorporated into the contract.
- Nordine: Get it torn down to save the taxes.
- Jensen: Taxes levied for this year in January they were pro-rated - we paid from the first of September to January.
- Mikkelsen: That should take care of that.
- Skelbeck: I have a question, the by-laws, Section 27 par. 8 states: "The Supreme Board is empowered to invest the funds of the society provided that the Society's funds shall be invested in the following: Sub-paragraph 1 - Home Office Building, a Danish Brotherhood home office building in Omaha, Nebraska." I believe it would be necessary for the Board to decide from what fund the money should come to be designated as an investment in the home office building.
- Danielsen: From the Mortuary Fund.
- Tunsen: I make a motion that the committee be empowered to determine the fund that the moneys will be coming from to take care of the necessary expenditures for building the home office, that they be instructed to prepare a resolution for circulation to all Board members for their signatures accordingly.
- Mikkelsen: Could we not take action.
- Skelbeck: Not necessary to publish in the magazine.
- Jorgensen: In regards to resolution this is not a function of the Investment Committee we wish to delegate authority to the Investment Committee.
- Mikkelsen: You heard what Axel said. We didn't come to any motion.
- Tunsen: I made a motion they suggested delegating to building committee to investment committee. Found out already taken care of not necessary for any further action. This is an investment.
- Nordine: Investment committee be allowed to invest money in the office building.
- Mikkelsen: We have been given full authority from the Insurance Department that we have a perfect right to go ahead to invest the insurance

money in this project. No reason for any further action. However, the fact the Board itself be unanimous in the feelings that this money be taken from the Mortuary Fund, no necessarily left up to Investment Committee to determine. I feel it should come from the entire Board. The Investment Committee has been presented through the Insurance Department the power and also given us the idea where we can take the money.

Skelbeck: As Chairman of the Investment Committee I would then like to establish it as a fact that the Board understood all cost of acquiring Home Office site, erect building and all related expenses be designated as an investment of the Mortuary Fund.

Tunsen: I move that we adopt the recommendation of the committee.

Nordine: Second the motion.

Mikkelsen: All those in favor say aye, contrary same sign, hearing none Motion Carried.

Skelbeck: With respect to the old building. I hope somebody will stick a match to it, smiling. We insured it for \$5,000. at a cost of \$29.00 for one year, we will get a refund just as soon as the building is removed, also \$100,000 public liability - we were afraid some kids may break the windows get in and get hurt.

Tunsen: What about the magazine?

Mikkelsen: During recess we were in contact with them (the publishers), they could take care of it.

Skelbeck: Viggo handled it during recess.

Tunsen: Ground breaking are we going to do that?

Mikkelsen: How much of a ceremony do you want. Where are we going to get a shovel.

Danielsen: Wouldn't take many minutes to have such a picture taken, it could appear elsewhere in the magazine.

Skelbeck: Same issue.

Mikkelsen: No doubt you would want to talk to Mr. Sessinghaus.

Skelbeck: The committee can talk to Mr. Sessinghaus.

Mikkelsen: Do you wish to continue with Kaj?

Skelbeck: Are we all through with the building question before we go to another matter. We didn't settle whether we were going to have ground breaking ceremonies or not.

Mikkelsen: Do we need a motion for that? It was generally understood that we were.

Tunsen: At 12:15 we go for lunch, meet at 1:30 on the way to the site. Let's notify Kaj so he will be available at the site with the camera and a shovel at 1:30. We will be there between 1:30 and 2:00 so he can arrange the lighting for the picture. Kaj Hansen was called in.

Tunsen: Kaj, our general thinking is: You are hereby instructed to make

yourself available at the new home office site at 1:30 with a shovel and your camera, try to prepare the necessary arrangements for lighting for a good picture for ground breaking ceremonies. We will be there between 1:30 and 2:00 p. m.

Hansen: Maybe we should buy a shovel. I will get one.

Skelbeck: Try the building superintendent

Mikkelsen: A pointed shovel you will need one.

Skelbeck: Recording secretary, for the record:

As a continuation of the building question, ground breaking, it was decided to hold ground breaking ceremonies at building site at 1:30 p. m.

Skelbeck: It would be nice to have members of the press there to, Omaha World-Herald.

Tunsen: Tell Kaj to contact them

Mikkelsen: Kaj, could present it to the press.

Danielsen: Only one newspaper in Omaha?

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PAST SUPREME PRESIDENT C. B. CHRISTENSEN'S DEATH

At this time a long distance telephone call was put through for Mr. Skelbeck at the conclusion he reported on the call.

Skelbeck: We were notified from Schenectady, New York, that Past Supreme President, C. B. Christensen passed away September 21st. Funeral services planned for Saturday at 10:00 A. M. The call came from Mr. Carl Christensen, son of our late past president.

Mikkelsen: The Board should send a representative. We did it to others in the past.

Jensen: We didn't send a representative to Svend Petersen, not very well taken by the family. However, I agree with you there should be a Board member present.

Mikkelsen: It would be appreciated by the eastern lodges.

Jensen: If Jim is able I think he should be assigned.

Nordine: I wont be home until 8:00 o'clock Friday. When I get to Jamestown airport I will make inquiries if I can get to Schenectady. When I get to the airport I can very quickly find out. If there is any way possible I will be there.

Tunsen: Why can't you go straight there.

Jensen: No necessity why more than one should go.

Nordine: I could even check at Cleveland.