

# THE DETROIT THEATER ORGAN SOCIETY NEWSLETTER

SEPTEMBER 2010

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## Purchase Agreement Signed

For months, the Detroit Theater Organ Society has been negotiating with the seller of the Troy, Michigan property to secure it as our new home for many years to come. On August 18, we completed the first hurdle which will prove to be a long process by signing a purchase agreement.

By signing, it started a 90-day clock in which the Society will have to complete its due diligence. At the end of the 90 days, we must make a final decision on whether to purchase the property or continue to look.

During the next 90 days, a lot of inspections will take place both inside the building and around

the property itself. The last environmental survey was completed in May of this year and all indications from that report may eliminate the need for another costly survey.

The 150-page report that was obtained from the seller indicated no hazardous materials on the property and that the ground water has not been contaminated either. The report also identifies some of the businesses in the area of the subject property which reported only one violation from an adjoining business that was corrected within three months of being notified of said violation.

Included as part of our due diligence, all title

work and deed paperwork is being examined by the attorneys for DTOS to make sure that it is all in order and that there are no potential legal problems in the future.

Lastly, within the first 60 days of the due diligence period, the playing membership must approve the purchase of the property and a special meeting is scheduled at the proposed new facility on September 18, 2010 between 9am and noon. During this time, any member will have the opportunity to walk through the facility, obtain a proposed floor plan for the new facility, ask questions and playing members will vote.

## COMING THIS MONTH

**Sept. 18 - SPECIAL MEETING** at the proposed new Troy Facility between 9am and noon. **Mail notification and map sent out last month to the membership.**

Sept. 19 - Members Concert at the Redford, 3pm

Sept. 28 – Board of Directors meeting at 7pm. All members encouraged to attend.

## New Offer for Senate Reviewed

Last month, a new offer was received from a potential buyer for the Detroit properties owned by the Society including the Senate Theater.

A local business owner wishes to expand his Detroit property portfolio by adding our properties and bringing new life to them with a retail store project.

Unlike the last offer, one of the things that DTOS is asking of this buyer is to provide a letter from his financial institution stating that he is pre-qualified for the funding

of his purchase prior to spending money writing up a Purchase agreement. At last month's board of directors meeting, the board approved the sale price of \$150,000 dollars for all the properties.

Just like the purchase of the Troy property, the playing membership must approve the sale of the Detroit properties and we are hopeful that everything will be in order for them to vote on this transaction at the same time.

November marks two

years that our properties have been listed for sale by the Freidman Real Estate Group of Farmington Hills, Michigan and this is the second offer that we have had in those two years. As you recall, the first buyer had to back out of the purchase when he was unable to find a financial institution to support his project.

More details regarding this new offer will be made available at the Special Meeting on September 18th in Troy.

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## 2011 Concert Schedule Announced

Your program committee, chaired by President Dick Leichtamer, is pleased to announce the 2011 concert schedule at the Redford Theater.

A lot of work goes into getting artists lined up for a concert year and what has made it even more difficult over the last two years is working around the schedule of the Redford Theater. We are very grateful to the board at the Redford for accommodating DTOS activities for a second year in a row. It is our hope that we will be ready to go at our new Troy facility in early

2012.

A budget of \$12,000 dollars was approved by the board of directors and they were able to book a full year of concerts significantly under budget. The committee's next task is to get contracts signed by the artists involved and get them returned.

### 2011 CONCERTS

Feb 13 OPEN CONSOLE

Mar 13 **Ron Reseigh**

Apr 10 **Donnie Rankin**

May 15 **Jelani Eddington**

June 12 **John Lauter**

July OPEN CONSOLE (TBA)

Aug - Picnic or Fisher Theater

Sept 11 **MBRS CONCERT**

Oct 9 **Dave Wickerham**

Nov 20 **Tony O'Brien**

Dec 11 **Dave Calendine**

## **COMING TO THE REDFORD**

◆ Sept. 10 - 11 **The African Queen, 1951.** Humphrey Bogart and Katharine Hepburn

◆ Sept 19 **DTOS Members "Live in Concert"**

◆ Sept 24 - 25 **The Godfather, 1972.** Marlon Brando, Al Pacino, Diane Keaton and Robert Duvall

Friday and Saturday at 8pm  
with organ overture at 7:30pm  
all dates.

Additional Saturday  
Matinee at 2pm and organ  
overture at 1:30pm

All shows just \$4.00

## Proposed Floor Plan Revealed to Board

At the board of directors meeting last month, a proposed floor plan was revealed to those in attendance.

The plan was the result of two meetings between the architect and two members of the board of directors chosen to work with the firm. Although preliminary, a lot of great ideas and suggestions

have been made and a secondary floor plan is being developed incorporating some of the ideas from others. A final version of the floor plan will be displayed at the special meeting on the 18th of this month.

The floor plan includes main floor restrooms that comply with all ADA laws and

provide space for storage of tables, chairs and other items from DTOS. A recording booth is already in place as well as a board room and artists room, all requiring no changes other than painting.

Scott Smith of Scott Smith Pipe Organs LLC is being consulted with regard to reinstalling the instrument.

## DTOS Studios Receives Preliminary OK from City

The Society has received a preliminary OK from the City of Troy to conduct its business at the new location.

In June, Christopher Denegate from DTOS and Sam Ashley from Cunningham-Limp met with city officials to explain the activities of the Society and start the process of getting permission from the local government to operate a recording studio in the M1 zoned district of the city.

Because the city ordinance did not specifically mention the

operation of a recording studio, the city had to take up this matter and make a decision of which district would accommodate such activities.

The M1, or light industrial district, was determined as the best district to accommodate such a business and gave permission to DTOS to use the proposed site for our operations.

While the operation of the Society was approved, a site plan must also be approved which will show adequate

parking for the facility as well as the building location on the property and landscaping.

The city officials were excited about becoming the next home for our historic instrument and are looking forward to working with us in the future with providing its residents with this new experience and activity.



## *The Treasurers Ledger*

Treasurer Bob Weil distributed a balance sheet as well as a profit and loss statement for the Society covering the month of August at the board of directors meeting last month.

The profit and loss statement showed \$18.40 in income from the ink cartridge recycling program and a bottle deposit return from the Senate.

Expenses for the month totaled \$31,089.89. The total includes a \$25,000 deposit made on the new Troy facility which is 100 percent refundable if we do not close on the property. Other expenses were \$416.14 in postage which was

increased because of the special mailing that was needed for the special meeting on the 18th. Building security total was \$137.00 and printing of the newsletter was \$126.00. Telephone service was \$148.80 and the water bill from the City of Detroit was \$170.15.

The balance sheet showed a balance in the checking and savings account of \$349,646.55 and includes two certificate of deposits. It also includes a stock account that was opened by DTOS in the amount of \$1,709.00 which will increase to around \$500,000.00 by the end of the year if the member-

ship and board of directors approved the Troy facility.

With any luck, additional funds will be received by the end of the year with the sale of our properties in Detroit including the Senate Theater.

## *Additional Playing Members Needed for Concert*

If you are a playing member, be ready to answer a telephone call from Lance Luce this week.

For the fourth consecutive year, he is taking on the task of finding members to play for the annual members concert this month.

It is becoming more and more difficult to get a full

schedule of members to participate and the members concert is in jeopardy of being cancelled in 2011 if members do not step up.

In the early days of the Society, it was very easy to fill and this event was one of Lance's first introductions to our instrument back in the early 70's when he played a concert with

the late Dave Brewer.

While we certainly understand the reasoning behind members not wanting to participate, those comfortable with performing in front of others are being asked to participate this year and save the event in 2011.

## *DTOS Website to get a new look*

With a new venue and sale of the Senate Theater on the horizon, changes to the DTOS website will need to occur.

In the past, the Society owned the following domain names:

www.senatetheater.org  
 www.senatetheatre.org  
 www.senatetheater.com  
 www.senatetheatre.com  
 www.dtos.org  
 www.dtos.net  
 www.mightywurlitzer.org

All of the domain names reverted to the www.dtos.org domain name and earlier this year, the board of directors elected not to renew any of the domain names except the www.dtos.org one.

Thanks to Lance Luce for his work on keeping our website up to date on a monthly basis and being our web master.

Work will soon begin (offline) to refresh the site and give it a new look. While much of the content will not change,

additional pages will be added as we keep the public up to date with the move to the Troy facility with pictures and possible video of the move out of the Senate.

Lance is always open to suggestions for new material and content for the website. Please let him know of them.

The Senate Theater  
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Detroit, Michigan  
48210

Office Telephone (313) 894-0850  
Concert Hotline (313) 894-4100

[www.dtos.org](http://www.dtos.org)

### Executive Board

Dick Leichtamer, President  
Christopher Dengate, VP  
David Calendine, Secretary  
Robert Weil, Treasurer

### Board of Directors

Steven Ball, Director  
Fred Brufloft, Director  
Jeff Cushing, Director  
Gil Francis, Director  
Gary Grzebienik, Director  
Tom Iwankovitsch, Director  
Lance Luce, Director  
George Orbits, Director



## Interesting Facts about the proposed Troy Venue

While going through our due diligence process for what is hoped to become DTOS studios, some interesting facts about the history of the site have surfaced.

The very first aerial views of the location were obtained in 1940 which showed what appears to be an agricultural field with well-defined planting rows.

Around 1957, the planting rows were no longer defined and the site appeared to be just

a vacant field.

In 1972, the site saw its first building and it appeared to be in the northern part of the land. In 1974, additional storage units appeared near the property lines.

A 1983 aerial view no longer shows the previous building from the 1970's and the property showed to be under some development. It is presumed that this is the building that is currently on site and will be-

come the "auditorium" part of DTOS studios.

In 1997, additional piles of soil and mulch are documented in the aerial view and it is assumed that this is the tree service that is currently leasing some of the property from the current owners. The 1990's also saw further development of the main building with an addition that will become the "chamber space" of DTOS studios.

## Membership Information

Now that a 2011 concert schedule has been decided, work will begin with a renewal campaign aimed at retaining as many current members that we have as well as making contact with those who recently dropped off the radar screen. Our current membership stands at 61 playing members, 36 associate members and 3 honorary members. These numbers must increase to support ourselves at any new facility.

The board has not been notified of any illnesses or deaths within the DTOS family so keep the prayers going for a healthy membership.

The August membership event at the residence of Glenn Rank and Dave Voydanoff was successful. While the attendance remained the same as last year (about 30), they all enjoyed each others company, lots of great food and wonderful music from the instrument in the garage.

A big thanks to Glenn and Dave for their wonderful hospitality again this year and opening up your home to the membership.

Just a reminder to those playing members that go to the Senate to practice. You are encouraged to use the on-line reservation system to book your time. A link is right on the home page at [www.dtos.org](http://www.dtos.org). If you run into problems with the instrument, please make a note of it and leave it on the stand where you turn the instrument on. A technician will be alerted to the problem and correct it in a timely manner. Every visit by a board member includes turning the instrument on to check for problems on start-up and siphors when running.

Thanks to Scott Smith, Ken Holden, Stephen Warner and their crews over the last several years, siphors are slowly becoming a thing of the past and the continued playing of the

instrument will keep it under control for many years to come. DTOS policy prohibits any playing member trying to fix the instrument at any time.

Enjoy your private playing time on the instrument. You can block out as any hours as you want per month on the reservation system however respect other members that may show up wanting to practice as well. The best way to avoid conflicts is to reserve time on the reservation system.

Any changes to your mailing address, telephone number or e-mail address should be sent to our membership chairperson Gary Grzebienik. You may call him at (248) 435-3266 or e-mail him at [garyg@cdnet.net](mailto:garyg@cdnet.net).