

The Covenant Club

25 WEST FIRST STREET
DULUTH 2, MINNESOTA

Dear Member,

The annual meeting of your Covenant Club will be held Thursday, June 11, 1964, at 8:00 P.M. in the club rooms.

The order of business to be conducted will be the election of five new board members.

The nominating committee proposes the following slate to serve for the next three years: Leonard Rudolph, Robert Blustin, Robert Gurovitch, Edward Litman and Simon Goldfine.

It's your club. Show your interest by attending the meeting.

Sincerely yours,

Dan Blehart, Sec.

GEM REALTY COMPANY, INC.

125 West First Street
DULUTH, MINNESOTA

Dec. 6, 1960

Alfred Weinberg
317 Terrey Bldg.
Duluth, Minn.

Dear Al:

Referring to our telephone conversation of today, we have been approached by the Covenant Club to remodel the upstairs of the Gem Building at 25 West First street for club quarters. This would require an investment of \$25,000 which we will agree to make, providing the club will put \$5,000 in escrow to protect our investment. We will give them a lease for ten years at \$375. per month. Please let us hear from you.

GEM REALTY COMPANY INC.



David S. Gershgol

DSG:mg

December 8, 1960

Mr. Maurice Rudolph
c/o Rudolph's Furniture
18 North Lake Avenue
Duluth, Minnesota

Dear Maurie:

Mr. David Gershgol has referred to me a proposal which he had discussed with several members of the club. The essence of this proposal is that the Gershgols will remodel the second floor of the premises at 25 West First Street which premises will then be suitable for club quarters. This will require an investment of approximately \$25,000.00 on their part. This they will do provided the club will execute a lease for ten years at \$375.00 per month. No guarantors will be required but the club will be required to deposit \$5,000.00 in escrow to indemnify the Gershgols on the preformance of the lease.

I do not know what has been occasioning the delay in the final commitment by the club for the occupancy of premises. If we are already committed to the Hotel Duluth, you may deem it advisable to consider the Gershgol's proposal.

Time is of the essence and I believe a decision should be made without delay.

Very truly yours,

ALFRED J. WEINBERG

AJW:mjc

Minutes of the Covenant Club meeting for Wednesday February 24, 1960:

A special business meeting of the Covenant Club was called to order at 8:45 P.M. by President Jack Benton. The President outlined the purpose of the meeting stating that it was to discuss the present situation with reference to the closing down of the present club rooms, and a possible future location. President Benton then turned the meeting over to Ben Overman, chairman of the committee on new locations for the Covenant Club.

Mr. Ben Overman called on Judge Sidney Kaner who defined in detail the offer given by David and Joseph Gershgol with reference to the location at 25 W. First Street. Judge Kaner stated that Gershgols were willing to rent this location for an annual fee of \$1.00 per year. The club was to do all the actual maintenance of the building, pay the taxes and insurance. The length of this lease would run for a period of 15 years.

Maurice Rudolph then reported on the possible sites for a building. He stated that the committee had discussed and looked into, in great detail, the following locations: the Gershgol building, the present David-Wisted Club rooms and the Odd-Fellows Hall. After great consideration it was the consensus of opinion of this committee that the best possible site to move the Covenant Club to would be the Gershgol building.

Mr. Arnold Nides, chairman of the finance committee, reported on the present drive for building fund pledges stating as of this date approximately \$35,000.00 has been raised. Mr. Ben Overman then reported that we had about \$19,000.00 in bonds. It was his opinion that in order to successfully get a building under way that an effort would have to be made to collect at least 50% ~~in~~ of the pledges. He further stated that \$60,000.00 would be an approximate cost of renovating, reconstructing, redecorating the Gershgol building to make it usable for a Covenant Club.

The meeting was then opened for discussion, with reference to the possibility of the ^{MOVE} ~~period~~. Mr Art Silver then questioned if \$50,000.00 would be enough

to cover the cost and include the many furnishings and carpeting that would be necessary. Further discussion was had by many Members of the Covenant Club, each expressing various points of view.

Alfred Weinberg moved and Erwin Oreck seconded the motion that the Covenant Club proceed to exercise the option on the Gershgol Building at 25 West First Street and that the Board of Directors go ahead and make necessary agreements and plans to put this plan into effect. This motion was then voted on and carried.

It was then recommended that a poll be taken to see what the potential dues structure of the organization would be. The poll was then taken as to how many would be willing to xpay \$72.00 annual dues (this includes federal tax). Of the 88 Members present, 83 Members voted in favor of this amount.

Mr Manley Goldfine moved, ^{Joel} seconded the motion that the Board be empowered to go ahead with all future plans and to meet with architects and Contractors for putting this move into effect. The motion was duly carried.

Al Weinberg then moved that the Rules be suspended with reference to the annual meeting and that an election be set for March 24th. Cy Goldfine seconded the motion and the motion was duly carried.

Being no further business, it was moved and seconded that the meeting be adjourned; the meeting was duly adjourned at 10:58 P.M.

Respectfully submitted,

Erwin Goldfine

acting Secretary