



CELEBRATING 100 YEARS...



By Max Holzer (pic. with wife Margie)
CBR President, 1983

I am pleased to share with today's CBR Members highlights and antidotes of my "Long Past" (ancient) year as CBR President.

President Joe MacKinnon handed me the gavel in December 1982. Notice in the pictures on this page his big smile!! In Joe's year he had screwed things up so bad that interest rates across the country were at 18%. I wasn't really sure that I wanted to be President, but as you will notice in the same picture, I smiled and took the gavel. No one ever said I was real bright! However, Joe managed the Board's capital and controlled expenses superbly in light of a major reduction in the Board Membership to 4,500 REALTOR® Members.



RPAC Chairperson Sandy Schupp models the church bench at the Live Auction!!!

But, with the exceptional guidance of our Executive Officer, Ken Sampson, and the support of an extra-ordinary staff led by Brad Johnson, Stan Collins, Mike Gautier, Kathy Elliott, Corey Skinner and Marge Gehring (they were all bright caring, dedicated and very hardworking) they made me look really good and kept the wind in my sail!



RPAC Committee Member Jerry Lux points at an anxious bidder on the floor.

Ken Sampson was truly special. But after six months with me (and 31 years of REALTOR® service) he threw in the towel and retired! Then Brad Johnson was stuck with me for the rest of the year!

The Board of Trustees were all mature leaders and with little or no coaxing established, for the very first time, a financially responsible retirement plan for Ken and subsequent Board Executive Officers.

In the last three years, 1980-1981-1982, we were in a full blown recession across the entire country with "first time" homebuyers and elective buyers and sellers almost completely out of the market and the mortgage markets so turbulent that our recent mortgage crisis looks to me, more like "a day at the beach".

So the Columbus Board of REALTORS® Leadership Team took action. After going to Washington D.C. and hearing President Reagan say that Ohio was one of only



CBR's REALTOR® Expo lights up the Marquee at Veterans Memorial

three states in the USA that did not have a Mortgage Revenue Bond Program, CBR created an alliance with the Ohio Savings and Loan League and generated State Issue I and House Bill I which was passed by the Ohio voters and signed into law by Governor Richard Celeste. A great example of how the private sector can work with government to solve problems.

In January 1983, home sales rose 41% over January 2002; February CBR sales were up 23%; March sales up 63.3%.



Past-President Dick Fagan takes his chance in the chair at the dunking booth.

CBR's Leadership Team also initiated a "First Time" homebuyer program with a very valuable "First Time" Mortgage Financing Package. Then the Officers and



CBR President Margie Coyle accepts an Award of Appreciation from the Enterprise Foundation. Jim Rouse, International developer and founder of The Enterprise Foundation, national non-profit organization that provides affordable housing, had returned to Columbus to see the progress of the Columbus Enterprise Project which CBR had been instrumental in bringing to Columbus the previous year. CBR pledged \$150,000 to the Columbus Housing Partnership, Enterprise's local development corporation. Pictured are Mayor Rinehart, Coyle and Jim Rouse, developer and founder of The Enterprise Foundation.

Trustees at CBR realized that our MLS service needed to cover the entire Central Ohio market as buyers needed to see what was available in Lancaster, Delaware, Marysville, etc. So we met with the leaders in those Boards and kicked off the first every regional MLS.

It was a very busy year and the single factor that I appreciated the most, was that every time I asked a fellow REALTOR® to chair a new "ad Hoc" committee not only did they not turn me down, but accepted the challenge enthusiastically!!

Harley Rouda accepted the Chairmanship of our first Civic Planning Committee, so as to insure that REALTORS® would become prominently active in the shaping of civic and cultural activities in Central Ohio.

So, we did it! We turned the Central Ohio Real Estate Market around. The credit goes

to all of CBR's members for their committed hard work and guidance!

Inflation came under control nationally under Paul Voelker's tenure as Chairman of the Federal Banking System and I pray to God that our Nation has the character and fortitude to see to it that inflation continues to be controlled and that the federal budget is ultimately balanced so that our hardworking people do not have to make such sacrifices again.

By Margie Coyle Holzer CBR President, 1988

I remember the night my friend, Myrna Kobre (CBR's first woman president), installed me as the second woman president of the Columbus Board of REALTORS®. I was proud. My mother was there - eighty-eight years old who had broken her hip and had surgery five days before. She got a standing ovation from 1,100 plus attendees. That was the beginning of a wonderful year for me.

The other officers installed were Bill McMenemy, President-Elect; Nancy Sharp, Vice President; Jack Meyers, Secretary Treasurer; and Pat Grabill, Assistant Treasurer.



RPAC Chairperson Grace Dunlevy models a Blue Fox Coat that was up for bid at the RPAC Auction.

Trustees installed that evening were Richard Alt, Jennie Briggs, Sam Calhoun,

Jim Henley, Bruce Massa, Doug McCloud, Bob Miller, dean Potts, Dick Strait, George Smith, Pauline Tingley, Rick Weber and Affiliate Debbie Gorman. What a team! Five of them would become Board Presidents.

OAR officers were Steve Casper, President; Jim Keyes, President-Elect; and Phil Barnes, Treasurer.

Presidential election year...volatile stock market...heavy FHA bankruptcies...sound familiar? Static interest rate though -- 10.25% fixed for 30 years for a "jumbo loan" with a maximum loan of \$250,000.

I remember the monthly Board meetings at the Neil House Hotel. Awards Dinners and programs with speakers. But after the meeting we went to the Ionian Room at the hotel where they had a live band and we would dance and socialize. Almost everyone went. It was a great way to meet your fellow REALTORS® from all over the city. Good cooperative promotion.



Ground breaking ceremony for the 8th house to be built by Southeast Career Center students through the CBR Building Project. This was CBR's 12th year partnering with the SECC, giving SECC students hands-on training in building trades by constructing a house.

In March, we welcomed our new OSU football coach, John Cooper. He delighted us with jokes and stories about his football coaching career and his hopes for the success of the upcoming season and many Michigan wins to come. That part did not happen! He showed us a buckeye that his father had given him for luck in his new



CELEBRATING 100 YEARS...

(CONTINUED FROM PAGE 51)

job. After he left the dais, I realized he had left his good luck buckeye. Being an OSU fan I made sure he did not leave it behind.

Past President, Richard Fagan received the REALTOR®-Broker of the year award presented to him by the 1973 REALTOR®-Broker of the year, Don Kelly. REALTOR® Salesperson of the Year was presented to Pauline Tingley by 1987 REALTOR® Salesperson of the Year, Charlotte Van Steyn.



Dick Fagen, Joe McKinnon, Ken Sampson, Max Holzer

The officers and trustees approved the addition of an Inspection Clause to our ONE page contract form. Business First headlines read "Radon Threatens Columbus Real Estate Industry". The problem is radon a colorless, odorless, radioactive gas. Preliminary tests on 6,000 houses show three out of every four have unacceptable levels of radon. Fortunately, we decided not to include radon in our inspection clause. You know the rest of the story...you had to be locked in the basement for 75 years to affect your health.

CBR sponsored an Easter Seals Telethon. REALTORS® serving on the panel were Jack Meyers, John Neibarger, Diane Blackwood, Charlotte Van Steyn, Pat Grabill, Margie Coyle, Bruce Dooley and Nanci Sutliff.

April 1988, we celebrated 20 years of the Fair Housing Act. This was a milestone in the history of civil rights in the United States (CBR announced the addition of the course, Fair Housing Law and Practice in Real Estate to its curriculum).



Columbus Mayor Tom Moody and Max Holzer

The Columbus Board of REALTORS® and Southeast Career Center broke ground for the construction of the eighth house to be built by SECC students through the CBR Building Project. In 1976, President Weiler deposited \$21,000 in a trust fund for SECC students to use in purchasing lots and building materials. Proceeds from the sale of the homes went toward construction of another home. The success of this Board, of course, is the membership. However, the support staff is exceptional and in my opinion the best in the country. We could not be where we are today without Ken Sampson with whom I worked many years on many committees and Larry Metzger who makes us all look good. Thank you Larry for all you do.

I have been a member of the Board since 1960, the year when women were first allowed membership in the Board -- and some men actually wore black bands on their sleeves in protest. Most of those have gone to the great beyond.



John Galbreath, Max Holzer, Emmerson Wollam

It has been a great journey and I have made many dear friends, but none more dearly than the man I married and the reason I sign...Margie Coyle Holzer.

I would be remiss if I did not pay tribute to the man who inspired us all -- John W. Galbreath (1897-1988) who said "I want to be thoroughly used up when I leave this earth, for the harder I work, the more I live. I rejoice in life for its own sake. Life is no brief candle for me. It is a splendid



Myrna Kobre and Margie Coyle

torch which I have got hold of for the moment and I want to make it burn as brightly as I can before passing it on to future generations."



Don Kelley and Margie Coyle

Humorous Antidote

Years before my presidency, LET'S GREEN AMERICA was a big thing and the Columbus Board was given 2,000 pine seedlings to plant north of I-270 along the Olentangy River. As the Public Relations Committee Chairman, I called the Dispatch and other local papers and made arrangements for four Boy Scout troops to plant the seedlings.

Everything was going fine -- the school bus of scouts arrived, pictures were taken, hands shaken and lots of people were there. All of a sudden everyone had left except two troops of blind Boy Scouts, two troop leaders and me with 2,000 pine seedlings.

I lived close, so I got my sons, Jeff and Kelly, to help. We used ropes with knots tied every three feet for a seedling to be planted. One 10-year old scout was swinging his shovel over his head shouting "I hate these \$#@! \$#@! trees. I hope these %#@! %#@! trees die". I said, "Now you really don't mean that, let me help you". He said, "And I hate women." Most of the day was like that.

We planted about 1,500 seedlings and I gave the scouts 500 to plant at the Wyandotte School for the Blind.