

Minneapolis Retired Teachers Fund Association

COLLECTION SUMMARY

Collection number: B527

Accession #1978.091.0001-1978.091.0015. Original Accession #1978/1

Collection repository: Hennepin History Museum
2303 Third Avenue South
Minneapolis, MN 55404

Collection title: Minneapolis Teachers Fund Association

Dates: 1956-2005

Extent: 15 boxes, 19.5 linear feet total

Creator: Teachers Homes, Inc. and Minneapolis Retired Teachers Fund Association

Language of the Material: English

Processed by: Kari Jagusch, 2020

ADMINISTRATIVE HISTORY

The Minneapolis Retired Teachers Fund Association (MRTFA) managed the retirement funds of Minneapolis teachers. This collection tells a story about the non-profit organization Teachers Homes, Inc. It began in 1951-1952 when Loren Cahlander inspires a discussion between a group of teachers wondering how to help retired teachers living on meager pensions. The discussion grew into a grand idea of building a retirement home for Minneapolis teachers that was affordable and safe. Among the earliest supporters were Ralph Ahlstrom, Irma Bullard, Hugo Erickson, Geneveve Johnston, Ilene Lynch, E. Dudley Parsons, Margaret Skinner, and Lottie Warmbold. Many of these teachers formed The Committee of Thirteen, which was a political arm of MRTFA. In 1956 Teachers Homes, Inc. was formerly established when it became incorporated. Incorporators included Jane Bell, Irma L. Bullard, Loren L. Cahlander, Karl Covell, Victor L. Erickson, Judge Wm. D. Gunn, Dr. Rufus A. Putnam, Elizabeth Wallace. Irma Bullard was president of Teachers Homes, Inc. Other officers included Ilene R. Lynch, First Vice-president, Victor L. Erickson, Second Vice-president, Margaret A. Skinner, Secretary, Mrs. Elise M. Crocker, Financial Secretary, and Clyde M. Jorgensen, Treasurer. Officers & Directors included Mrs. Jess D. Bowers, Loren L. Cahlander, Robert G. Cerny, Mrs. Helen M. Ford, Helen B. Haines, H. Elsa Hartfeil, Dr. Hermina A. Hartig, Dr. Herbert W. Jones, Jr., Mabel G. Moffat, Claude D. Siehl, Mabel W. Vincent, and Robert H. White. Irma Bullard spearheaded the project to build the residence. The parent organization, Minneapolis Retired Teachers Inc. (MRTI) gifted \$50,000 to Teachers Homes, Inc. a gift from the estate of Miss Elizabeth Hall who had been Assistant Superintendent in charge of Elementary Education. Additional funding was obtained by selling 337 warrants totaling \$300,000. Gifts, donations, and prudent fund management helped them to realize their ambition to build the 83-apartment residence at 2625 Park Avenue,

which opened August 1, 1962. Later that year in October, a 12-bed infirmary opened within the building. Thanks to a generous gift from Evelyn Denison the infirmary was fully equipped. The Park Avenue residence was the sole business of Teachers Homes, Inc. and maintained tax exempt status as a charitable organization, which aided in decreasing expenses and maintaining affordable rents.

The House Council formed in 1965 under Mary Cynthia Smith, chairman, and ran the residence with precision and care. Social events were of utmost importance to this group and provided a supportive community spirit. They held many fundraising events to aid in providing furnishings and for maintenance of the residence. Notable government officials like Hubert H. Humphry Jr., Rudy Perpich, and Governor Arne Carlson corresponded with the members of Teachers Homes, Inc. not only to assist them with legal or tax concerns, but also to acknowledge milestone events and celebrations. On September 21, 1987, Rudy Perpich wrote a congratulatory letter to Teachers Homes, Inc. for the celebration of their 25th Anniversary and said in his letter,

"We owe a great deal to the retired teachers of Minnesota. Our State has always enjoyed a reputation for high quality education, and that can only be the result of the dedication of qualified teachers. We owe them a tremendous debt of gratitude. Our State has benefited from the solid, basic education of its students, through the tireless efforts of their teachers."

Correspondence in the collection demonstrate the moxie teachers had for finding solutions and soliciting help to maintain the cost-effective funding throughout the years. Changes in the federal matching fund regulations for nursing facilities changed in late 1991. This was one factor that led to the Nursing home portion of the residence to close. The infirmary closed on June 30, 1995 due to the inability to maintain full occupancy and control increasing expenses. A decade later, Ebenezer Society bought the Park Avenue property. In 2004, the members and the board of Teachers Homes, Inc. voted to dissolve the organization and sell all holdings to Ebenezer Society, who had been contracted to manage the residence for many years.

The Mission of Teachers Homes, Inc.:

Our mission is to enhance the lives of older people by providing services and environment which contribute to an independent, healthful, meaningful, and secure lifestyle.

We value:

- The history and vision of our founders
- Our residents, who are diverse, and who are served by our Board of Directors, House Council and Professional Management
- Our variety of attractive, comfortable accommodations and services in a small facility at affordable rental rates
- Our tradition of unique culture and the proximity to a variety of cultural opportunities

SCOPE AND CONTENT

The materials in the collection were donated in two batches. The first box donated contained correspondence, financial statements, meeting minutes, and miscellaneous items from the

Committee of 13, a political arm of the MRTFA. It was gifted in 1990. The donor was not specified. The second larger donation of 11 boxes was gifted by Carolyn S. Clemmons and Nan Fraser in July 2005. The collection is made up of board meeting minutes, governance and legal documents, capital campaigns, financial statements, newsletters, scrapbooks, and other memorabilia that covered various events during the years 1956 to 2005. This period covers the fundraising to construct the building, the maintenance and upkeep of the residence, the management of the portfolio and assets of the retirement fund, and the dissolution of the organization Teachers Homes, Inc.

The collection broadly reflects various issues facing retired teachers and those who worked in the Minneapolis public schools beginning in the 1950s to the early 2000s.

The scope of the issues covered includes senior-housing, senior living with affordability, companionship, dignity, and safety, governance of a non-profit organization, tax exempt status, medical care surcharge legislation, certification of a licensed nursing facilities. The organizational issues included fundraising to build a retirement home utilizing warrants, donations and memorials, membership drives, capital campaigns, event planning, and marketing. Finally, it covered the governance of voting for the dissolution of an organization through an official quorum vote from its members and board.

The collection is arranged in five series each having 3 or 4 subseries which are as follows:

Series 1: Administration and Financial

- 1.1 Gifts, Memorials, and Warrants
- 1.2 Membership
- 1.3 Financial Records, Reports, and Budgets
- 1.4 Miscellaneous, Tax and Legal

Series 2: Board Documents

- 2.1 Meeting Minutes and Governance Materials
- 2.2 Committees and Board Retreats

Series 3: Historical Materials

- 3.1 Photos and Scrapbooks

Series 4: Construction and Building Facilities

- 4.1 Correspondence, Blueprints, Maintenance and Specification Manuals

Series 5: Communication and Publicity

- 5.1 Market Research, Newsletters, Capital Campaign, Publicity

The first series, "Administration and Financial", depicts the pre-cursors and formation of Teachers Homes, Inc. around 1957 to the dissolution in 2004. Its first subseries 1.1 detail the management of retirement funds, gifts, memorials and warrants to fund the construct and maintain a retirement residence at 2625 Park Avenue, Minneapolis. Its next subseries 1.2 consists of tax forms, legal documents, management contract, healthcare center closure, rental

rates. Its third subseries 1.3 lists its members and the membership drives of Teachers Homes, Inc. and MRTFA. There is one box of MRTI membership directories. The last subseries 1.4 lists annual reports, audits, balance sheets, investments, portfolios, operations reports, expenses, budgets, and cash receipts.

Series 2, "Board Documents," is the largest series in the collection and subseries 2.1 contains the published meeting minutes of the Committee of Thirteen, the Board of Teachers Homes, Inc., and its various committees, from 1958-2004. It also contains agendas, notes, and statements related to these meetings, governance documents articles of incorporation, by-laws, policies. Subseries 2.2 covers Committees, from the same period and other generally related activities to the MRTFA.

Series 3, "Historical Materials," dates from 1956 to 2005 and contain the written history by local historians or those who took part in the Teachers Homes, Inc. organization. Scrapbooks, photographs, negatives, slides, 25th and 40th anniversary events, event planning, newspaper clippings, newsletters, presentation by Committee of Thirteen, and other correspondence or memorabilia collected by members of teachers Homes Inc. or residence of Park Avenue. There is a portrait of Irma Bullard and framed mission statement of Teachers Homes, Inc.

Series 4, "Construction and Building Facilities" dates from 1958 to 1965. Items in these series contain correspondence about the land purchase, construction plans, floor plans, blueprints, manuals, fixtures, and other items pertaining to the building facilities.

Series 5, "Correspondence and Publicity", dates from 1962 to 2004, contain market research, newsletters, capital campaign planning, advertisements, brochures, and publicity.

Restricted Items are in Box 15.

ACCESS

The collection is open for researchers except where materials are restricted.

COPYRIGHT

The researcher assumes the responsibility for ensuring copyright is followed. When and where possible the archive will provide related to the copyright owners, but it will be the responsibility of the researcher to ensure copyright laws are followed. Request to permission to publish material in this collection should be directed to the Archivist.

RELATED MATERIAL

Additional items on Minneapolis Teachers can be found in these collections.

- Hennepin History Museum: Hennepin County Teachers Association Collection B640. Includes scrapbooks and photographs, from various Minneapolis superintendents 1877-1959.

- Minnesota Historical Society: Collections Online Minneapolis Retired Teachers Incorporated collection. Includes records, directories, newsletters, reports and scrapbooks and photos from 1925-2010 <http://www2.mnhs.org/library/findaids/01151.xml>
- Newspaper Article: Shah, Allie, Star Tribune (Minneapolis, MN), 2002-08-13, p.02, Retired teachers sue money adviser.
Permalink: https://mnpals-mhs.primo.exlibrisgroup.com/permalink/01MNPALS_MHS/80khml/cdi_gale_infotrac_90340416.

ACQUISITION

Material in this collection were donated by Carolyn S. Clemmons and Nan Fraser.

COLLECTION INVENTORY

Series 1: Administrative and Financial

Box 1.1 Administration and Financial – Gifts and Memorials

Box 1, Folder 1	Gifts and Memorials 1957-1973
Box 1, Folder 2	Gifts and Memorials 1961-1965 - Small Black Book
Box 1, Folder 3	Gifts and Memorials 1965-1973
Box 1, Folder 4	Gifts and Memorials 1957-1969
Box 1, Folder 5	Gifts and Memorials 1970-1977
Box 1, Folder 6	Gifts and Memorials 1976-1993 - Restricted
Box 1, Folder 7	Gifts and Memorials 1987-1988 - Restricted
Box 1, Folder 8	Gifts and Memorials 1992-1995 – Restricted

Series 1.2 Administration and Financial – Miscellaneous, Tax and Legal

Box 4, Folder 1	Administrative Miscellaneous 1958-1960
Box 4, Folder 5	Correspondence and Management Company 1962-1965
Box 4, Folder 6	Tax and Legal Information 1960-1964, 1990
Box 4, Folder 7	Tax and Legal Information 1960-1966
Box 4, Folder 8	Tax and Legal Information 1963-1980
Box 4, Folder 21	Healthcare Center Closing 1995 Correspondence
Box 4, Folder 22	Ebenezer Management Contract 1996
Box 4, Folder 23	Rental Rates 1962-1982

Series 1.3 Administration and Financial – Membership

Box 4, Folder 24	Membership Records 1979-1983
Box 4, Folder 25	Membership Records & Miscellaneous Forms 1991-1995
Box 4, Folder 26	Membership Drive for Annual Membership 2000-2003
Box 4, Folder 27	Miscellaneous 2004
Box 4, Folder 28	Membership Lists 1998-2002
Box 4, Folder 29	Membership Lists 2003
Box 4, Folder 30	Membership Lists 2003-2004
Box 4, Folder 31	Membership Meeting to Vote 2004

Series 1.4 Administration and Financial – Financial Records, Reports, and Budgets

Box 5, Folder 1	Investor and Brokerage Accounts. List of Holdings. - Restricted
Box 5, Folder 2	Annual Reports 1961-1964

Box 5, Folder 3	Annual Reports 1965-1968
Box 5, Folder 4	Annual Reports 1969-1973
Box 5, Folder 5	Annual Reports 1974-1978
Box 5, Folder 6	Debentures 1975 - Restricted
Box 5, Folder 7	Auditor & Tax Forms 1974-1976 - Restricted
Box 5, Folder 8	Investments 1990-1991 - Restricted
Box 5, Folder 9	Audit Reports 1992
Box 5, Folder 10	Operations Reports Feb 1989 - May 1995
Box 5, Folder 11	Operating Expense & Budget Reports 1989-1999 - Restricted
Box 5, Folder 12	Cash Receipts 1957-1964
Box 5, Folder 13	Cash Receipts 1965-1979
Box 5, Folder 14	Treasury Reports 1960-1963
Box 5, Folder 15	Balance Sheet Statements 1966-1969
Box 5, Folder 16	Treasury Reports 1964-1967
Box 5, Folder 17	Warrant Ledger Book 1960
Box 5, Folder 18	Warrant Holders Lists 1974-1976
Box 5, Folder 19	Portfolio Summary 1994, 1998
Box 5, Folder 20	Portfolio & Financial Statements 2000-2002
Box 5, Folder 21	Quarterly Reports - Assets 2002-2004 Teachers Park Avenue Residence
Box 9 40 Booklets	MRTI Membership Directory 1976-2017 – 40 booklets
Box 12, Folder 1	Financial Records 1965-1977
Box 12, Folder 2	Financial Records 1969-1977
Box 12, Folder 3	Financial Reports 1968-1976

Series 2: Board Documents

Series 2.1 Board Documents – Meeting Minutes and Governance Materials

Box 1, Folder 9	Meeting Minutes 1956-1961
Box 1, Folder 10	Meeting Minutes 1962-1968
Box 1, Folder 11	Meeting Minutes 1969-1972
Box 1, Folder 13	Policy Manual Admissions 1981-1982
Box 2, Folder 3	Agreements 1975-1984
Box 2, Folder 4	Bulk Mailing Permit 1984
Box 2, Folder 5	Meeting Minutes 1976
Box 2, Folder 6	Meeting Minutes 1979
Box 2, Folder 7	Meeting Minutes 1980
Box 2, Folder 8	Meeting Minutes 1981
Box 2, Folder 9	Meeting Minutes 1982
Box 2, Folder 10	Meeting Minutes 1983
Box 2, Folder 11	Meeting Minutes 1984
Box 2, Folder 12	Meeting Minutes 1985
Box 2, Folder 13	Meeting Minutes 1986
Box 2, Folder 14	Meeting Minutes 1987
Box 2, Folder 15	Meeting Minutes 1988
Box 2, Folder 16	Statistical Reports 1988-1995
Box 2, Folder 17	Meeting Minutes 1989
Box 2, Folder 18	Meeting Minutes 1990
Box 2, Folder 19	Board Manual 1985-1993
Box 2, Folder 20	Meeting Minutes 1991
Box 2, Folder 22	Meeting Minutes 1992
Box 2, Folder 23	Meeting Minutes 1993

Box 2, Folder 24	Meeting Minutes 1994
Box 2, Folder 25	Meeting Minutes 1995 - None
Box 2, Folder 26	Meeting Minutes 1996
Box 2, Folder 27	Meeting Minutes 1994-1997 Teachers Park Avenue Residence Minutes "
Box 2, Folder 30	Meeting Minutes 2003 Merger with Ebenezer Society 2004
Box 6, Black Binder	Closing Book 2004 Transfer of Assets of Teachers Homes, Inc. to Ebenezer Society
Box 3, Folder 1	Board Meeting Minutes 1964-1967, 1969-1978 - Metal Ring Binder - 1
Box 3, Folder 2	Articles of Incorporation Amendment 1971
Box 3, Folder 3	Meeting Minutes 1979-1985 - Metal Ring Binder - 2
Box 3, Folder 4	Meeting Minutes 1988-1990 - Book 1
Box 3, Folder 5	Meeting Minutes 1990-1993 - Book 2
Box 3, Folder 6	Meeting Minutes 1993-1994 - Book 3
Box 3, Folder 7	Meeting Minutes 1994-1996 - Book 4
Box 3, Folder 8	Meeting Minutes 1996-1998 - Book 5
Box 3, Folder 9	Meeting Minutes 1998-2000 - Book 6
Box 7, Folder 1	Board Meeting Minutes – 18 Cassettes 1962-1990
Box 12, Folder 4	Meeting Minutes 1977-1979
Box 12, Folder 5	Meeting Minutes 1979-1981
Box 12, Folder 6	Meeting Minutes 1980-1982
Box 12, Folder 7	Meeting Minutes 1982-1983
Box 12, Folder 8	Meeting Minutes 1983-1984
Box 12, Folder 9	Meeting Minutes 1984-1985
Box 12, Folder 10	Meeting Minutes 1985-1986

Series 2.2 Board Documents – Committees and Board Retreats

Box 1, Folder 12	Board Committees 1974-1976
Box 1, Folder 14	Board Committees Infirmary Committee 1978-1985
Box 1, Folder 15	Board Committees Infirmary Committee 1978-1985
Box 1, Folder 16	Board Committees Care Center Policies (Infirmary) Manual 1981
Box 1, Folder 17	Board Committees Care Center Committee 1983-1991
Box 1, Folder 18	Board Committees Personnel Committee 1985-1990"
Box 1, Folder 19	Board Committees Building and Grounds Committee 1986-1990
Box 1, Folder 20	Board Committees Executive Committees 1986-1991
Box 1, Folder 21	Board Committees Marketing Committees 1989-1991
Box 1, Folder 22	Board Committees Publicity Committees 1986-1991
Box 1, Folder 23	Board Committees Resident Life 1988-1996
Box 1, Folder 24	Board Committees Long Range Planning Committee 1990-1997
Box 1, Folder 25	Board Committees Nominating Committee 1993-1994
Box 2, Folder 1	Board of Directors Lists 1970-1999
Box 2, Folder 2	Board of Directors Lists 2000-2002
Box 2, Folder 28	Board Retreats 1990-1997
Box 2, Folder 29	Board Retreats 1996-2001

Series 3: Historical Materials

Series 3.1	Historical Materials – Scrapbooks and Photos
Box 4, Folder 10	History 1955-1962
Box 4, Folder 11	History 1960s-1980s
Box 4, Folder 14	25th Anniversary Celebration 1987
Box 4, Folder 15	Photos Proofs 1990
Box 4, Folder 16	Historic Materials 1990-1992

Box 4, Folder 17	Photo Negatives Jan 1992
Box 4, Folder 18	Photos Fall 1993
Box 4, Folder 19	Mortgage Documents 1962-1991
Box 4, Folder 20	Mortgage Burning Celebration Jan 1992
Box 4, Folder 32	40th Anniversary Event Planning 2002
Box 4, Folder 33	40th Anniversary Photos 2002
Box 4, Folder 34	40th Anniversary Photos 2002
Box 4, Folder 35	40th Anniversary Negatives 2002
Box 4, Folder 36	40th Anniversary Diane Simonet-Kenney 2002
Box 4, Folder 37	40th Anniversary Invite List Final 2002
Box 4, Folder 38	40th Anniversary Mailing Lists 2002
Box 7, Folder 2	Scrapbook of 40th Anniversary Celebration 2002
Box 7, Folder 3	Scrapbook of 25th Anniversary Celebration 1982
Box 7, Folder 4	Woodcut Print Block of Park Ave Building
Box 7, Folder 5	Embossing Seal in case
Box 7, Folder 6	Index Cards in small box – Restricted
Box 8, Folder 2	Photos of Building
Box 8, Folder 3	Black and White Photos 1982
Box 8, Folder 4	Photos of Park Avenue 1985, 1971
Box 8, Folder 5	Photos of Park Avenue Building & Grounds
Box 8, Folder 6	Photos of Residents and Workers
Box 8, Folder 7	Black and white photos of meetings or events
Box 8, Folder 8	Color Photos 1989
Box 8, Folder 9	Color Photos 1988
Box 8, Folder 10	Color Photos 1988
Box 8, Folder 11	Color Photos 1988
Box 8, Folder 12	Color Photos of an event in dining hall
Box 8, Folder 13	Color Photos of Residents
Box 8, Folder 14	Color Photos Christmas Eve
Box 8, Folder 15	Color Photos Christmas Tea
Box 8, Folder 16	Color Photos
Box 8, Folder 17	Color Photos
Box 8, Folder 18	Color Photos
Box 8, Folder 20	Photo of building - legal size folder
Box 10, Slide Box 1	Slide Tray Carousel 1
Box 10, Slide Box 2	Slide Tray Carousel 2
Box 11, Slide Case 1	Slides in Metal Case 1
Box 11, Slide Case 2	Slides in Metal Case 2
Box 11, Metal Case 3	Slide Light Viewer box
Box 11, Slide Box 4	Small Box of 48 Slides
Box 12, Folder 11	Slide Carousel box & cassette tape 1986
Box 12, Folder 12	Committee of Thirteen 1986
Box 12, Folder 13	Overhead projector slides 1984
Box 13, Folder 1	Historical Materials 1962 - Brown Binder
Box 13, Folder 2	Historical Materials 1987 - Correspondence and Memorabilia
Box 13, Folder 3	Maroon Photo Album
Box 13, Folder 4	Scrapbook of Events and Memorabilia - Blue Binder
Box 13, Folder 5	Scrapbook of Events and Memorabilia 1996-2002 White Binder
Box 14, Folder 1	Large Framed Portrait The Mission of Teachers Homes, Inc.
Box 14, Folder 2	Medium Framed Portrait of Irma Bullard
Box 14, Folder 3	Large Metal Ring Binder - Guest Book Donors 1957-1964

Box 14, Folder 4 Events Photos: 3 Ledger Size Pictures of Residents & Staff
 Box 14, Folder 5 Dedication/Campaign 1997
 Box 14, Folder 6 Newspaper Article Puppeteer

Series 4: Construction and Building Facilities

Series 4.1 Correspondence, Blueprints, Maintenance and Specification Manuals
 Box 4, Folder 2 Correspondence and Land Purchase 1958-1963
 Box 4, Folder 3 Construction Plans 1960-1965
 Box 4, Folder 4 Correspondence and Floor Plans 1960-1962
 Box 6, Folder 11 See Oversized Folder for Blueprints
 Box 6, Folder 12 Edwards Emergency Call/Nurse Call System & Blueprints 1962
 Box 6, Folder 13 Kitchen Equipment/Kitchen Layout Blueprint
 Box 6, Folder 14 Edwards Fire Alarm/Fire Bell System & Blueprints
 Box 6, Folder 15 Maintenance Manual for Mechanical Equipment
 Box 6, Folder 16 Maintenance Manual for H. Conrad MFG. Co.
 Box 6, Folder 17 Fixtures
 Box 6, Folder 18 Specifications Manual 1961 Cerny Associates Inc.
 Box 6, Folder 19 Legal size folder with Magazine

Series 5: Communication and Publicity

Series 5.1 Market Research, Newsletters, Capital Campaign, Publicity
 Box 2, Folder 21 Market Research 1991
 Box 4, Folder 9 Publicity 1962-1969
 Box 4, Folder 12 Newsletters 1964-1993
 Box 4, Folder 13 Newsletters 1974-1992
 Box 6, Folder 1 Capital Campaign 1993
 Box 6, Folder 2 Capital Campaign 1995-1996
 Box 6, Folder 3 Capital Campaign 1995-1998
 Box 6, Folder 4 Capital Campaign 1995-1996
 Box 6, Folder 5 Capital Campaign 1996-1997
 Box 6, Folder 6 Capital Campaign 1996-2001
 Box 6, Folder 7 Capital Campaign 1996-2001
 Box 6, Folder 8 Capital Campaign 1996-1997 Larry Harris folder
 Box 6, Folder 9 Capital Campaign 1996-1999
 Box 8, Folder 1 Newsletters 1974-2017
 Box 8, Folder 19 MRTI Newsletters 1976-2017
 Box 13, Folder 6 Newsletters 1993-2004 - Red Binder 1
 Box 13, Folder 7 Public Relations and Advertisements - Red Binder 2



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