

A Brief Historical Sketch
The Real Estate Board of Tucson
1921



To
The Tucson Association of Realtors[®], Inc.

2021



Tucson, Arizona

Forward

The original history of the Association began with the work of Charter Member and Past President Edward VanderVries, who created the "Brief Historical Sketch of Real Estate Board of Tucson" [1921 through 1961]. The work done by Past President VanderVries has largely been kept as it was created.

In 2004, then-President Mary Jane Kurkjian formed a "History Committee" to bring the earlier version current [through 2003]. You will note the content and writing style changes beginning in 1962. As with the earlier version, much of the content has been kept as it was created. However, the author did take the liberty of adding additional information that was consistent in format and relevancy.

In 2021, with the authorization of President Marzonié, the author undertook the task of creating the "Tucson Association of Realtors® - A Timeline of Historic Events," recreating the "Real Estate Board of Tucson History 1921 - 1961" VanderVries version, the "Tucson Association of Realtors® History 1921 - 2003" Committee version and then creating this version in honor of the Centennial year of the Tucson Association of Realtors®.

This version includes input from each of the living Past Presidents [on their specific year] who chose to participate.

As with each of the earlier versions, the data included was compiled primarily through a review of board minutes. There are a few years that reflect no information which is the result of the lack of any records or other sources of information.

The reader is encouraged to provide any information you feel should be included in this document by contacting the Association so that it might be included in a future update. The intent, going forward is to keep this document current to ensure a more accurate and complete record.

Original Foreword by Edward VanderVries

This sketch has been prepared pursuant to the thorough perusal of all the minutes of all board meetings since 1933, and those of the board of directors since 1948, when the first board of directors was provided for in our bylaws. Since there were no records in the board office previous to 1933 [except the original Charter] information covering years 1921-1932 had to be culled from other sources, such as old directories, newspaper files, the writer's scrapbook, and the rather hazy memories of a few old-timers.

During much of its first eleven years, this board was a very loosely knit organization. No regular times for meetings were set, meetings being subject to the call of the President. During one year the President failed to call any meetings unless goaded to action by some of the members; however, this was remedied the next year by the election of a more energetic and aggressive president.

Admission to membership required the unanimous vote of all the members. [We thought we were a select, "closed corporation"] Naturally, membership growth was slow until the rule was changed in April 1944; then 75% vote of the membership was necessary for election. In that year the membership reached seventeen.

Through the years this board has cooperated on many matters concerning not only real estate but community welfare with many organizations. These include City and County authorities and their commissions, the Tucson Chamber of Commerce, the US Government authorities [especially during and immediately following World War II], State authorities and commissions, the State Legislature [on real estate legislation], the State Association of Realtors, Tucson Regional Plan Advisory Council, Home Builders Association, the University of Arizona, the Tucson School authorities and many others.

It would not be possible in a work of this scope to give credit to all of the hundreds of regular and special committees for their various accomplishments and worthwhile efforts even where the ends they sought were not accomplished.

1921

President: Herbert Drachman

The Real Estate Board of Tucson ["REBT"] was granted its Charter on 4/27/1921 by the National Association of Real Estate Boards ["NAREB"].

The Charter Members of REBT were the Herbert Drachman Realty Company, the Real Estate Department of the Southern Arizona Bank and Trust Company [the predecessors to the Arizona Trust Company], Franklin and Heighton, the Tucson Realty and Trust Company [at that time housed within the real estate department of the Arizona National Bank, which later merged with the Consolidated National Bank, which, in turn, was purchased by the Valley National Bank], Walter E. Murphey, Elrod Realty, O.W. Perrine, H.A. Schwalen, and Pond and Pond.

H.E. Heighton served as Secretary and Treasurer,

On March 23, 1921, the first State Real Estate License Law in Arizona became effective.



1922

President: Herbert Drachman

H.E. Heighton served as Secretary and Treasurer. Membership reached a high of twelve [12].



1923

President: Herbert Drachman

Edward VanderVries served as Vice-President and Osborne Walker as Secretary and Treasurer.

Membership remained unchanged at twelve [12].



1924

President: Edward VanderVries

H.E. Heighton served as Secretary and Treasurer. Membership increased to a high of thirteen [13].



The first attempt to create a "Multiple Listing Service" was made, but the board was not ready for that "high type" of cooperation between members. The service lasted only a few months.

The President, for the first time, attended the National Convention of NAREB at the expense of the board. This practice continued until the depression years - '31-'32-'33 - and was resumed thereafter.

1925

President: William M. Pryce

H.E. Heighton served as Secretary and Treasurer.

Membership remained at thirteen [13].

The Directory of Real Estate Brokers and Salesmen, issued by the State Real Estate Department, showed that there were a total of 23 licensed Brokers and 38 licensed Salesmen in Tucson.



1926

President: E.L. Anderson

H.E. Heighton served as Secretary and Treasurer.

Membership reached a new high of fifteen [15].



1927

President: A.M. Franklin

H.E. Heighton served as Secretary and Treasurer.

Membership remained at fifteen [15].



1928

President: Grant Culley

H.E. Heighton served as Secretary and Treasurer.

Membership remained at fifteen [15].



1929
President: H.E. Heighton

Edward VanderVries served as Vice-President, Leo B. Keith as Secretary, and W.E. Lovejoy as Treasurer. Membership remained at fifteen [15].

1930
President: J.W. Taylor

H.E. Heighton served as Secretary and Treasurer. Membership remained at fifteen [15].

1931
President: Leo B. Keith

H.E. Heighton served as Secretary and Treasurer. Membership remained at fifteen [15].

1932
President: Leo B. Keith

H.E. Heighton served as Secretary and Treasurer. Membership decreased to thirteen [13]. These were depression years.

1933
President: Leo B. Keith

James H. Hearon served as Secretary and H.C. Tovrea as Treasurer.

Membership decreased to ten [10].

In February, the board began having luncheon meetings. These were held at the Old Pueblo Club.

In August, the board made the first residential vacancy survey and reported 495 vacancies.



1934
President: H.C. Tovrea

James H. Hearon served as Secretary and Treasurer until June when H.E. Heighton replaced him.

Membership increased to fourteen [14].

In May, the board adopted a rule requiring members to take inventories in connection with all leases and sales of furnished houses or apartments.

In June, REBT was instrumental in the prosecution of Jeff D. Jones [not a Realtor] for embezzlement from a client. He was sentenced to the penitentiary for 2 to 4 years of incarceration.

In September, our second vacancy survey showed 241 vacancies.

1935
President: Sam Elrod

H.E. Heighton served as Secretary and Treasurer. Membership remained at fourteen [14].

On January 1, 1935, the balance in the treasury was \$48.71.

In January, the board adopted a rule that earnest money forfeited by a purchaser should be divided equally between the seller and the broker, after deducting necessary expenses incurred, such as title charges.

Two vacancy surveys were taken this year – in the spring and the early fall.

1936
President: Edward VanderVries

Roy H. Long served as Vice-President and H.E. Heighton as Secretary and Treasurer.

Membership remained at fourteen [14].

The Treasurer's report for 1935 showed that H.E. Heighton, Sam Elrod, and Edward VanderVries [The Appraisal Committee] were paid \$2.50 each.

Two semi-annual vacancy surveys were again made this year.



1937
President: Roy H. Long



W.E. Lovejoy served as Vice-President and H.E. Heighton as Secretary and Treasurer.

Membership reached fifteen [15].

In May, Harold C. Tovrea was appointed sales broker and property manager for the Home Owners Loan Corp. [“HOLC”], a federal agency that had been established a few years before to aid distressed homeowners in the depression of the early thirties.

Semi-annual vacancy surveys were again made this year.

The state finally passed a new and improved real estate licensing law through the combined efforts of the Phoenix and Tucson Boards.

William F. Kimball was appointed Deputy Real Estate Commissioner for Southern Arizona on the recommendation of our board [In the writer's opinion, he was the best Deputy Commissioner that we have ever had. He took his work seriously; for example, he checked on the ads in the daily papers every day to keep brokers in line on ethical and legal advertising].

1938
President: Walter E. Clapp



H.E. Heighton served as Secretary and Treasurer.

Membership dropped to fourteen [14].

The semi-annual vacancy surveys were continued.

A great controversy between the REBT and the Bar Association began on the matter of drawing legal documents. The Bar Association claimed that Realtors were practicing law without a license. The same controversy could be found throughout the country at that time. The board hired Ralph Bilby as our Attorney and he worked out a settlement agreement with the Bar Association. REBT agreed to draw legal documents only for deals originating in our respective offices. The board subsequently passed a rule to that effect which turned out to be very good for the members: Before this we had often been called upon by insurance or real estate customers to draw

deeds, mortgages, and leases as an accommodation. Since then we have been justified in advising them to go to an Attorney or Title Company. This arraignment endured until 1960.

The State Mortgage Moratorium Law, which had been passed a few years earlier, was extended to 1941. Under this Law, no mortgage could be foreclosed as long as interest payments and taxes were paid.

1939
President: James C. Grant



H.E. Heighton served as Secretary and Treasurer.

Membership increased to a new high of nineteen [19].

Semi-annual residential vacancy surveys were continued.

Interesting Note: Monte Mansfield developed the El Cortez Subdivision. He put on a banquet for all brokers and salesman to enlist our aid in selling his homes. These were 5 room, brick houses with a tile roof, which sold for \$4,220. Financing [with 10% down] was available through FHA.

1940
President: James C. Grant



Clark Rorbach served as Vice-President and H.E. Heighton as Secretary and Treasurer.

Membership remained at nineteen [19].

The first Executive Committee, consisting of Walter E. Clapp, James H. Hearon, and Edward VanderVries, was appointed by President Grant [This was the predecessor to our board of directors].

The semi-annual residential vacancy surveys were continued.

A banquet honoring NAREB President, Harry Culver was held in March at the Pioneer Hotel at \$1 per plate. There were 77 brokers and salesmen present.

1941

President: Edward VanderVries

Paul Monier served as Vice-President and H.E. Heighton as Secretary and Treasurer.

Membership dropped to eighteen [18].

In January, V. Claire Dodd succeeded William Kimball as Deputy Real Estate Commissioner.

In January, the board began having two meetings per month, one for business and one for an outside speaker to address the members.

The board placed our first ad in the Rodeo edition of the Arizona Daily Star [\$120].

In May, the board passed an amendment to the bylaws as to commission rates. The limits in Area I, and in Area III were changed to 10% on the first \$10,000 and 5% on the balance of the purchase price.

In July, we entertained the President of NAREB, Philip W. Kniskern.

The semiannual vacancy survey was discontinued.

1942

President: Edward VanderVries

Walter E. Clapp served as Vice-President and H.E. Heighton as Secretary and Treasurer.

Membership dropped to sixteen [16].

In January, members began the use of joint tenancy deeds with the right of survivorship. Joint tenancy, as a method of vesting title, had not been provided for in the Arizona statutes [Arizona is a community property state]. Phoenix Title and Trust Co. and the Tucson Title Insurance Company began insuring titles granted in joint tenancy [provided such deeds were properly drawn and there was a proper acquiescence signed by the grantees setting forth that they were taking title to the property in joint tenancy and not as community property] after several Supreme Court decisions clarified the law.

In April, the board adopted a rule that members place cancellation clauses in all leases to military personnel who were subject to transfer. This cancellation clause provided for the forfeiture of one month's rent by



the lessee in such an event.

In December, the national rent control law became effective [as well as the gas rationing law]. Many salesmen did not see how they could make a living on the small amount which was allowed them, and many dropped out of the leasing business and went into other employment.

1943

President: Edward VanderVries

W. Reece Lowe served as Vice-President and H.E. Heighton as Secretary and Treasurer.

Membership dropped to fourteen [14].

In March, REBT was able to persuade the Rationing Board to grant a thousand gallons of gasoline per month to offices 70% devoted to rentals. This was not helpful too many offices.

In July, the board passed a rule against selling to negroes north and east of an irregularly designated line, nor in any block in which there were no negro owners.

In October, REBT entertained NAREB's Executive Vice-President, Herbert U. Nelson at the Pioneer Hotel. He spoke to us on the problems brought on by the war, especially those due to price and other controls.

1944

President: W Reece Lowe

J.W. Taylor served as Vice-President and H.E. Heighton as Secretary and Treasurer.

Membership increased to seventeen [17].

In January, REBT took the first advertisement in the Rodeo Souvenir Program. The ad cost \$120.

Also in January, an Executive Committee was appointed, consisting of E.L. Anderson, Roy H. Long, and Edward VanderVries as Chairman.

In April, an amendment was submitted providing for the election of new members by a 75% vote of the Active members. This amendment was passed May.

Also in April, a Resolution was passed that each new member read the entire Code of Ethics to the members at his first meeting. It was not



practical to continue this as the membership grew.

In September, a rule was passed that escrow fees on contracts of sale be divided equally between buyer and seller. Before that time the seller paid the entire fee along with other sale expenses.

In November, we passed a resolution requesting the newspapers to not guess at the pricing of property in real estate stories they wrote, but merely to state the amount of the revenue stamps on the deeds. The newspapers cooperated fairly well on this.

1945

President: Jesse W. Taylor

James H. Hearon served as Vice-President and H.E. Heighton as Secretary and Treasurer.

Membership rose to twenty three [23].

In October, it was decided all regular meetings were to be luncheon meetings.

The Arizona State Association of Real Estate Boards [“AAREB”] was formed [primarily through the efforts of the Phoenix and Tucson Boards].

1946

President: James H. Hearon

Ben H. Solot served as Vice-President and H.E. Heighton as Secretary and Treasurer.

Membership rose to thirty one [31].

In January, the initiation fee for Active members was raised from \$25 to \$50. The necessary amendment passed February 4, 1946.

REBT encouraged Harry Cameron to form a second Title Insurance Company known as the Arizona Land Title and Trust Company. It was the feeling, although the service given us by the first Company, Tucson Title Insurance Company, was good, that competition was advisable.

An amendment was passed providing for Associate memberships [now known as Affiliate membership]. The first three members elected were J.J. O'Dowd, Harry Cameron, and Alfred Kerr of the Tucson Federal Savings and Loan Association. Later James Blacksill of the



Abstract and Title Guarantee Company was elected.

A proposal for a Multiple Listing service was made and discussed for several months. It was finally defeated in December.

In December, an amendment was passed requiring membership to take an educational course, not to exceed four months, and providing for Provisional Membership until members had passed the final examination [They were known as “Provisional” with no vote]. Failure to pass the examination resulted in losing Provisional membership. As Chairman of the Educational Course, Edward VanderVries was authorized to formulate the content since there were no appropriate textbooks available at that time. This Course, with necessary modifications, was still being used in Mr. Matt Batka’s course as late as 1961.

1947

President: Walter E. Clapp

E.R. Patterson served as Vice-President, Stanley Williamson as Secretary, and H.E. Heighton as Treasurer.

Membership rose to forty seven [47].

In March, the first Educational Course was held at Tucson High School and was open to all Brokers and Salesmen. 103 attended, including 6 Provisional members. In 1948 it was decided that it was not practical to give the course to Provisionals and their Salesmen at the same time. [The Provisionals would not ask questions in the presence of their Salesmen].

Also in March, the provision for Salesmen membership was adopted, with dues to be \$10 per year.

The State Convention was held at the Santa Rita Hotel. This was the third annual State Convention [There were then 10 Realtor Boards in the State of Arizona].

In November, the board entertained a large delegation of Detroit Realtors for one day. They were on their way to tour the West Coast.

In November, the bylaws were amended to provide for the first board of directors with five directors. The election was held the second regular meeting in December. Directors elected were Vincent M. Shields, Walter E. Clapp, Leo B. Keith, Michael B. Hodges and Edward VanderVries.



1948

President: Vincent M. Shields



B.E. Harmer served as Vice-President and Mrs. Dee Culhan as Secretary and Treasurer.

In January, H.E. Heighton resigned after many years of faithful service to this board. He passed away in August.

Mrs. Dee Culhan was appointed Secretary and Treasurer at a salary of \$75 per month, to serve under a five thousand dollar fidelity bond.

The preliminary sales agreement was revised by a committee composed of J.J. O'Dowd, James H. Hearon, B.E. Harmer, and Edward VanderVries.

A \$2,000 fund was raised for educating the public on the use and meaning of the word, "Realtor".

In February, a Public Housing proposal was defeated in the City Council after our board was most active in strongly opposing the measure.

Also in February, a new and improved Real Estate License Law was passed by the Legislature largely through the efforts of the Tucson and Phoenix Boards.

In May, the initiation fee was raised from \$50 to \$100.

James H. Hearon was the first REBT member to be awarded membership in Omega Tau Rho, NAREB's honorary fraternity.

Ninety Six additional Associate and Salesman members were taken into the board, mainly through the efforts of C.F. Kampmeier.

Membership increased to fifty five [55].

1949

President: M.B. Hodges



C.F. Kampmeier served as Vice-President and Mrs. Dee Culhan as Secretary and Treasurer.

The board of directors consisted of Walter Clapp, Leo B. Keith, and Edward VanderVries.

Membership decreased to fifty one [51].

The board of directors also acted as the Grievance Committee.

In March, Roy Drachman was appointed Chairman of a committee

to work on rent de-control. The City Council provided for a public hearing in May on the matter. In the meantime, the REBT conducted a survey on residential vacancies.

In August, a committee was appointed to review and revise our constitution and bylaws. The committee consisted of Edward VanderVries as Chairman, Ben H. Solot, and James H. Hearon. James C. Grant and Dick Drachman were added later.

A committee on County Zoning was appointed with James H. Hearon as Chairman. Other members were W. Reece Lowe, Dick Drachman, A.A. Coutlee, and Nick M. Butera.

1950

President: C.F. Kampmeier



Ben H. Solot served as Vice-President and Miss Dorothy Schmuecker as Secretary and Treasurer.

The board of directors consisted of M.B. Hodges, Dick Hall, Sidney Szerlip, and Edward VanderVries.

In February, the first Slum Clearance and Public Housing Committee was appointed. The members were Sydney Szerlip, Chairman, J.B. O'Dowd, Leo B. Keith, and Nick M. Butera.

Also in February, the members approved a new constitution and bylaws forwarded to them by a committee consisting of Edward VanderVries as Chairman, Ben H. Solot, James H. Hearon, James C. Grant, and Dick Drachman.

In April, a committee was appointed to revise the preliminary sales agreement. The Committee consisted of Paul Mannini, Chairman, J.B. Klensin, and Edward VanderVries.

In May, the board appropriated \$500 at the request of Roy Drachman, Chairman, to help fight a public housing bill at a special election to come before the people on September 26, 1950. This bill was overwhelmingly defeated by a 6 to 1 vote by our citizens.

In September, a committee consisting of Edward VanderVries as Chairman, James H. Hearon, Ben H. Solo, Sidney Szerlip, Walter Clapp, Ralph Mangels, and Jack Klensin, was appointed to study and revise the Arbitration sections of our new constitution and bylaws.

In October, the first Grievance Committee was appointed. Under the new constitution and bylaws members of this committee had to be chosen by the Past Presidents. The members appointed were Walter Clapp as Chairman, Leo B. Keith, and Edward VanderVries.

Also in October, M.B. Hodges was appointed chairman of a committee to fight a movement in Congress to extend rent control to include commercial rents, which movement was sponsored by the administration in Washington. However, the bill was defeated decisively, largely through the efforts of Realtors® all over the country.

In December, the board decided for the first time to pay the Washington Realtors® Committee \$5 for each member to aid in carrying on the important work of this committee.

The board re-appointed Miss Dorothy Schmuecker for the following year at a salary of \$125 per month.

Membership increased to fifty seven [57].

1951

President: Ben H. Solot

Paul Manini served as Vice-President and Miss Dorothy Schmuecker served as Secretary and Treasurer, [until March 1st], and Mrs. Edwardyne Henderson served in that capacity thereafter.

The board of directors consisted of C.F. Kampmeier, M.B. Hodges, Dick Hall, Sidney Szerlip, and Edward VanderVries.

In January, we were informed by NAREB that all of Pima County was under the jurisdiction of REBT.

Also in January, a Committee, with Dick Hall as Chairman, was appointed to work toward establishing a professorship in real estate at the University of Arizona. This Committee was known as the U of A Curriculum Committee.

In April, Dale Hutchins was appointed Deputy Real Estate Commissioner.

In May, the board conducted a vacancy survey at the request of the Chamber of Commerce to enlighten the Government as to whether we should or should not be declared a CRITICAL area.

In May, our Secretary was authorized to join the Secretaries Council of NAREB.



Also in May, the first inter-city meeting of the Phoenix and Tucson Boards was held in Tucson. Nick Butera was Chairman of the Inter-City Committee.

In September, at the request of Professor Strickler of the University, the board appointed Edward VanderVries to serve with Professor Strickler on the Examining Board [oral] of the first student majoring in Real Estate and who was taking his Masters Degree in Real Estate.

Also in September, the board reiterated its policy as to re-insuring property on which any office held or controlled the first mortgage.

In November, President Solot appointed 3 Multiple Listing members and 3 non-Multiple Listers to serve with the President-elect to work out the problems in the Multiple Listing controversy. The Committee consisted of Dick Drachman, C.K. Jones, Emil Malanga, John Siegle, and Sidney Szerlip.

The Committee on the proposed County Zoning Ordinance, under the chairmanship of H. Cowan Drachman, worked diligently with the County Planning and Zoning Commission to make corrections and changes in the proposed Ordinance. The Ordinance was approved December 8, 1951, by the County Planning and Zoning Commission.

In December, Tucson was declared a "Critical Area." Lloyd Meenan was put in charge of the Rent Control Board. Realtor® H. Cowan Drachman was appointed to it as well.

Membership increased to sixty four [64].

1952

President: Dick Drachman

Sidney Szerlip served as Vice-President and Mrs. Edwardyne Henderson as Secretary and Treasurer.

The board of directors consisted of C.F. Kampmeier, M.B. Hodges, Dick Hall, Sidney Szerlip, and Edward VanderVries.

Membership reached a high of seventy [70].

The Pima County Board of Supervisors passed the first County-wide Zoning Ordinance on August 6, 1952.

In September, a committee was appointed to take necessary steps to institute a petition for a referendum on the repeal of the County Zoning Ordinance.



In October, the board began the practice of sending the incoming President [instead of the outgoing President] to the National Convention of NAREB.

1953
President: Sidney Szerlip



Orson Secríst served as Vice-President and Mrs. Edwardyne Henderson as Secretary and Treasurer.

The board of directors consisted of H. Cowan Drachman, G.K. Jones, C.F. Kampmeier, J.B. Klensin and Edward VanderVries.

Membership increased to seventy eight [78].

REBT provided for two scholarships of \$300 each to be given to real estate majors at the University of Arizona.

Each living Past President was given a beautiful bronze plaque, and since that time each outgoing President has been given such a plaque.

In February, REBT joined the Tucson Merchants Association, which enabled the board to obtain credit reports on all membership applicants.

In March, Dick Hall, Chairman of the U of A Curriculum Committee, reported that the Board of Regents had established a Major in Real Estate in the College of Business Administration [a BA Degree]. M.B. Hodges was given thanks for his valuable assistance in bringing this about.

In April, all rent controls ended.

Also in April, a meeting was held honoring 14 Past Presidents. J.J. O'Dowd presided as Master of Ceremonies in his inimitable manner. He honored the following in the order of their service:

Edward VanderVries	James C. Grant
E.L. Anderson	W. Reece Lowe
Leo B. Keith	James H. Hearon
J.W. Taylor	Michael B. Hodges
Sam Elrod	C.F. Kampmier
Roy H. Long	Ben Solot
Walter E. Clapp	Dick Drachman

Past President C.F. Kampmeier was inducted into Omega Tau Rho, the honorary NAREB fraternity. He was the second of our members to receive this honor.

In May, the board, by unanimous vote, and in accordance with our constitution and bylaws expelled Warren J. Talbot after he ignored an offer by registered mail from the board of directors for an ethics hearing.

Also in May, a special committee consisting of Walter Clapp, Cliff Bloom, Ben H. Solot, and Edward VanderVries was appointed to review a lawsuit between William R. Mathews versus L.A. Romine and Villette Donau, to determine whether there had been any breaches of our Code of Ethics by our members. It was delayed until we could have access to the complete transcript of the trial.

In November, Roy P. Drachman, with the endorsement of the Phoenix and Tucson Boards, was appointed to serve on the Executive Council of the Realtors® Washington Committee.

1954
President: Orson Secríst



Paul Williams served as Vice-President and Edwardyne Henderson as Secretary and Treasurer.

The board of directors consisted of Kirby Smíthe, Matt Batka, C.K. Jones, Cowan Drachman, and Edward VanderVries.

Membership increased to a high of eighty six [86].

In March, the first in a series of seven [7] minute speeches was presented by Program Chairman Matt Batka. The contest was won by Edwin B. Kenngott.

In March, a special directors meeting was held at El Conquistador Hotel to hear the report of the Special Grievance Committee on the complaint against L.A. Romine and to have a hearing on the matter. B.G. Thompson, attorney for Romine stated they had not been furnished a copy of the charges before the hearing and requested that they be allowed to answer at a later hearing. A motion was passed to adjourn the hearing until April.

Following adjournment, the board reconvened to consider the special

committee's recommendation concerning Villette Donau. It was decided that only Walter Clapp, as spokesman, needed to appear at the Donau hearing. Mrs. Donau and her attorney, Thomas Chandler, had been given the specific instances of her violation of the Code of Ethics. A hearing was held on April 2, 1954. Walter Clapp reported on the findings of the committee and Mr. Chandler presented his arguments. At the end of the meeting, it was decided that Mr. Chandler be given time to prove that Mrs. Donau had returned between \$2,200 and \$2,400 to the Marquisa de Cuevas, after which the matter was to be concluded. On April 14, 1954, the second hearing of the Romine matter was postponed because of Romine's illness substantiated by a certificate from Doctor Roy Hewitt. On April 14th the President reported to the board that no confirmation had been received from Mrs. Donau's attorney concerning the alleged return of \$2,200 to \$2,400 to the Marquisa de Cuevas.

In April, a special committee, with Cowan Drachman as Chairman, was appointed to study the feasibility of the Multiple Listing Service becoming a part of REBT.

In May, the follow up Romaine hearing was again postponed after a reading of Doctor Roy Hewitt's answer to our follow-up letter.

Also in May, the Special Committee on Multiple Listing made the following report:

BE IT RESOLVED that the Real Estate Board of Tucson, Inc., recognize and approve the organization of the present existing Multiple Listing Service as a separate entity, which is advantageous to many members of the board as attested by its past history and growth here in Tucson. This recognition and approval is subject to:

1. The membership in the Multiple Listing Service continuing to be limited to Broker Members of the Real Estate Board of Tucson, Inc.
2. The membership in the Multiple Listing Service being open to all Broker Members of the Real Estate Board of Tucson, Inc., without the necessity of being voted on by the members of said Service, as is now the custom; the only requirement being that applicants to the Multiple Listing Service agree to abide by the rules and regulations of that Service.
3. Joining the Multiple Listing Service by the Broker Members of the Real Estate Board of Tucson, Inc., being on a strictly voluntary basis.

Respectfully submitted,

H. Cowan Drachman, Acting Chairman
Matt Batka
C.K. Jones
Kirby Smithe
Sidney Szerlip
Edward VanderVries
Paul Williams

The board adopted the resolution.

In May, the second speech contest was held. Cowan Drachman was the winner.

In June, a special membership meeting was held to consider the unanimous recommendation of the board of directors for the expulsion of Mrs. Villette Donau. After considerable discussion a motion to expel was made in accordance with Section 4 of Article IX of the Bylaws. The motion failed for lack of a quorum.

Also in June, Chairman Edwin B. Kennegott reported favorably on the vacancy survey made in the vicinity of Consolidated Dwellings [made at the request of the County Board of Supervisors]. As a result, the Consolidated Dwellings were destroyed.

In August, the third speech contest was won by Allan D. Shadron.

In September, the President reported on Dr. Hewitt's answer to the President's letter of September 1st, which again caused a continuation of the Romine hearing.

In October, the board agreed to create an education course for salesmen. Matt Batka and Edward VanderVries were appointed as a special committee to determine topics and select appropriate speakers. The special committee reported that the topics would be:

1. Contract of sale
2. Appraisals and listings
3. Financing
4. Pro-rations, taxes and preliminary sales agreements
5. Ethics and public relations.

Classes began the following January.

In October, the following committee was appointed to revise the bylaws:

Kirby Smithe, Chairman
Paul Williams
C.F. Kampmeier
Ben Solot
Walter Clapp

Also in October, the President was requested to write L.A. Romine to establish a hearing on his case in November..

The final speech contest was won by Lloyd E. Beal.

In November, John Langstein, General Agent for the Washington National Insurance Company, presented plans for group insurance for all member brokers, salesman members, and associate brokers. The board approved the plan.

In December, the board again recommended the expulsion of L.A. Romine but the quorum requirements for such a vote prevented it.

1955

President: Matt Batka

Calvin Webster served as Vice-President and Edwardyne Henderson as Secretary-Treasurer.

The board of directors consisted of C.K. Jones, Mark Klafter, Allan D. Shadron, Kirby Smithe, and Edward VanderVries.

Membership dropped to eighty three [83].

The first Salesman's Educational Clinic was held in January. There were a total of five clinics.

The budget for 1955 was \$6,045.

In February, David M. Batavia was presented with a second-place award by the National Institute of Real Estate Brokers for the residential brochure he exhibited at the National Convention in Cleveland.

Also in February, the board successfully voted to expel L.A. Romine Real Estate and Insurance Co.

In July, the proposed new bylaws were submitted by Chairman Kirby Smithe and perused by the board. A total of four board meetings were held on this matter. Additionally, copies of the proposed bylaws were mailed to each Broker for suggestions.

1956

President: Matt Batka



Steve Leary served as Vice-President and Edwardyne Henderson as Secretary and Treasurer.

The board of directors consisted of Mark Klafter, Nick Butera, C.K. Jones, Allan D. Shadron, and Edward VanderVries.

Membership increased to ninety one [91].

In January, David Batavia received an award from the National Institute of Real Estate Brokers for the second consecutive year.

Also in January, President Batka announced that the state convention would be held in Tucson in April, and for the first time would be financed by selling exhibition booths to be placed in the hotel rather than by soliciting local firms and members for contributions.

In April, the State Association informed the board that it agreed with our suggestion that registration fees for future conventions be raised sufficiently to cover expenses.

Also in April, in a surprise move headed by Orson Secrist, the following motion was passed by a majority vote: "We hereby move that effective May 15, 1956, all offices belonging to the Real Estate Board of Tucson be required to remove all signs from improved residential property and be prohibited from placing on improved residential property thereafter, any sign offering property for sale, rent or lease. This rule will not apply to properties zoned business or industrial or unimproved lots or acreage or open house signs providing they are removed each evening. The board of directors shall take necessary action to enforce this ruling."

Previous to this, the Multiple Listing service had passed a "no sign" rule. Immediately a group of non-Multiple Listers who objected to the method used in passing this rule, and who held that, in effect, it constituted an amendment and should be passed by a two-thirds vote, appealed to the State Association which shortly thereafter issued a restraining order enjoining REBT from enforcing this rule until there could be a hearing before the State Association. This hearing was held July 7, in Flagstaff, Arizona. In August, President Batka reported the receipt of the State Association's decision in favor of the opponents of the "no sign" rule, which rule was declared null and void.

The conflict between the Multiple Listing group and balance of the board members continued for some months. The Multiple Listing group tried to bring in a number of new members but the opponents of the sign rule [who constituted more than 25% of the total membership] voted down every name proposed. This resulted in an impasse which, of course, impeded the growth of our board.

A committee to compromise the differences between the factions was appointed with Orson Secrist and Edward VanderVries to act as Co-Chairmen. Later Ben Solot was appointed as Chairman.

In December, the bylaws were amended to include "Neither the board of directors nor this board shall pass any rules, regulations or amendments that will interfere with the inner-working of any members office or its use of "for sale" and "for rent" signs unless such activities be illegal or in conflict with the Articles of Incorporation and bylaws of this board or of the NAREB". At the first board meeting in December, a motion made by Edward VanderVries and seconded by Orson Secrist to that effect was adopted.

In November, Matt Batka conducted the Educational Course for all new members.

1957

President: Allan D. Shadron

Nick M. Butera served as Vice-President and Edwardyne Henderson as Secretary and Treasurer.

The board of directors consisted of Lloyd E. Beal, Steve Leary, Gordon Strunk, Orson Secrist, and Edward VanderVries.

Membership increased to one hundred and three [103].

In March, a special meeting was held for NAREB President, Kenneth Keyes, who was here for two days.

In April, an amendment to the bylaws was approved raising the commission rate from 5% to 6%, and subsequently, at the next meeting, another amendment was passed limiting the 6% rate to \$50,000, with 5% on the balance.



1958

President: Nick M. Butera

Stewart M. Winter served as Vice-President and Edwardyne Henderson as Secretary and Treasurer.

The board of directors consisted of Keith Winn, Steve Leary, Lloyd E. Beal, Gordon Strunk, and Edward VanderVries.

Membership increased to one hundred and thirteen [113].

In December, an amendment to the bylaws was approved changing the commission rates on leases.



1959

President: Stewart M. Winter

Harry L. Thornton served as Vice-President and Edwardyne Henderson as Secretary and Treasurer.

The board of directors consisted of Barry Long, Greer B. Nelson, Dan D. McKinney, Steve Leary, and Edward VanderVries.

In January, the first "Realtor® of the Year" award [for 1958] was presented to Stewart M. Winter.

Also in January, the bylaws were amended increasing the board of directors from five to nine Directors [excluding the officers]. As a result, the following were elected: C.F. Kampmeier and C.K. Jones for a two-year term, and John Siegle and M.B. Hodges for a one year term.

In February, the board of directors rented its first office to be used for REBT business. The office was located at 1029 North Swan Road.

In April, the board of directors adopted a rule that no person be permitted to advocate or promote the activities of civic, or service, organizations at our meetings unless they are related directly to the real estate business.

In August, new bylaws were adopted after many months of work by a Committee chaired by Cal Kampmeier.

In September, REBT changed its name to the Tucson Board of Realtors®, Inc., ["TBR"] and amended the bylaws to provide for



individual members rather than partnerships or corporations.

Also in September, Edward VanderVries was granted the first Life Membership designation. Thereafter James H. Hearon and then Roy H. Long were also granted Life Membership.

In November, it was announced that Matt Batka had been elected Regional Vice-President of NAREB.

In December, it was announced Lew Davis had been appointed to the Executive Council of the Realtors® Washington Committee.

Membership reached a new high of one hundred forty two [142].

1960

President: Harry L. Thornton



Dan C. McKinney served as Vice-President and Edwardyne Henderson as Secretary and Treasurer.

The board of directors consisted of Stewart Winter, John Siegle, Keith Winn, Lew Davis, Greer B. Nelson, M.B. Hodges, C.K. Jones, C.F. Kampmeier, Barry Long, and Edward VanderVries.

Membership reached a new high of one hundred fifty six [156].

In January, resignations were received from Mrs. Villette Donau, Edwin B. Kenngott and Mrs. Ruby Squire.

In January, Lew Davis was named Realtor of the Year.

Also in January, a new Charter was issued by NAREB to the Tucson Board of Realtors®, Inc.

In February, the board's office was moved from 1029 North Swan Road to 2030 East Broadway, # 211.

In March, the board commended C.F. Kampmeier for his efforts in bringing NAREB's Regional Sales Clinic to Tucson.

Also in March, Stewart Winter, Chairman of the License Law Committee, was commended for his long and untiring efforts in bringing about much-needed changes in our state license laws.

In April, C. Armel Nutter, NAREB President, visited us. The board had the Jaycees give him a western greeting and our board presented him with a "ten-gallon" hat.

Also in April, the board meeting place was changed to the Tidelands Motel and, at a special board meeting, E.L. Juster was expelled from membership.

In May, a certificate of appointment as State Representative of NAREB for 1960 was presented to C.F. Kampmeier.

In July, a notice was received from NAREB that the Internal Revenue Service had ruled that a Multiple Listing Service that is a part of the board is subject to income tax.

A Traders Club was formed with Lloyd E. Beal as Committee Chairman. This was not sponsored by the board, but it was "approved" by the board on September 8, 1960.

In September, Miss Inez McCord was granted membership in NAREB's honorary fraternity, Omega Tau Rho in recognition of her service as Regional Governor of the Women's Council of NAREB. The same honor was awarded Matt Batka in recognition of his efforts as President of the Arizona Association of Realtors®.

In October, Leo B. Keith was unanimously elected to Life Membership.

In November, Matt Batka was unanimously endorsed by the board of directors to serve as a member of the Board of Directors of NAREB [1961]. Later, he was appointed to a three-year term.

Also in November, Glenn Mangels, President of the Traders Club, reported the group was fully organized and in operation.

In December, the Pima County Conference of Lawyers and Realtors® was created, consisting of five [5] members of the Bar, five [5] Realtors®, and the presidents of each organization. The business of the conference was to revisit the issue of what constituted practicing law without a license. The compromise that was agreed to in 1939 was not amended.

1961

President: Dan C. McKinney



Steve Leary served as Vice-President and Edwardyne Henderson as Secretary and Treasurer.

The board of directors consisted of Harry L. Thornton, John Siegle, Keith Winn, Lew Davis, Barry Long, C.E. "Gene" Hamilton, M.B. Hodges, Stewart M. Winter, C.F. Kampmeier, and Edward VanderVries.

In January, annual dues for members were raised from \$10 to \$25 [not including state and national dues].

The following were appointed Chairmen of Standing Committees for the year:

O.H. Gahlberg	Civic Service
Vern Swango	License law
C.B. Hamilton	Planning & Zoning
John Siegle	Public School
A.P. Brown	Urban Renewal
Edward VanderVries	Grievance
L.C. Belden	Legislative
Ormiston T. Ellis	Professional Standards
Stanley Secrist	Public Lands
Matt J. Batka	Realtor® Education Course
Stewart M. Winter	Realtor® - Lawyer
Sanders K. Solot	University of Arizona
Edward VanderVries	Historical
Steve Leary	Membership
Keith Winn	Program
Delia Diggs	Public Relations, including Publicity & Advertising
Ray Luety	Tax Study

In January, President McKinney reported the formation of the Women's Council of the Tucson Board of Realtors®, Inc. They received their charter from NAREB in February.

An amendment to the bylaws was passed setting forth that the Traders Club Committee be a part of the board and outlining the relationship.

In February, Matt Batka was acknowledged as the "Realtor® of the Year."

Also in February, NAREB presented TBR with a certificate of membership in the "70,000 Club of NAREB" because we had increased our membership by the required 10%.

In March, Life Membership was granted to Ben H. Solot, and in May to Stanley Williamson.

In July, President McKinney presented Barry Long with a certificate of appointment from NAREB as Chairman for the State of Arizona.

In September, Nick M. Butera was presented with the Omega Tau Rho medallion for his service as a NAREB Director [1958-60].

Also in September, A.P. Brown, Chairman of the Urban Renewal Committee, reported that the committee recommended that our board accept and support the re-use and development plan for the "Old Pueblo District Urban Renewal Project Area." Mr. Brown so moved and, after considerable discussion, the motion passed by a vote of 48 to 18.

In October, Stewart M. Winter and C.K. Jones reported on the "Court of Ethics" established by the Phoenix Board and at the end of the discussion, Mr. Winter's motion that TBR endorse the establishment of a Tucson Court of Ethics was approved.

In November, the board discussed the Arizona Supreme Court decision [announced Wednesday, October 31] which held that title companies and real estate brokers were practicing law without a License when they drew legal documents. Additionally, the Directors [for 1962] were elected:

Matt J. Batka
A.P. Brown
M.B. Hodges
Mark Klafter
Mario A. Yrun

Also in November, a special meeting of the board of directors was called to review the momentous decision in October by the Arizona Supreme Court. Stewart Winter, working on behalf of our board and in close cooperation with W.J.B. Schimfessel, made a full report on what was being done. Mr. Winter was commended by the board of directors and was authorized by the board to take any action deemed advisable or necessary to have the Court's decision modified.

Mr. Sanders K. Solot, Chairman of the University of Arizona Committee, deserves special commendation for the work that he has done as head of this committee. The catalog of continuing education at the University of Arizona now offers courses in Finance, Insurance, and Real Estate. The Real Estate courses are: "Fundamentals of Real Estate" taught by Professor O'Neill, "Real Estate Practices" taught by Doctor James E. Chace, and "Real Estate Appraisals" taught by Mark H. Klafter, MAI.

Membership fell to one hundred fifty three [153].

1962
President: Steve C. Leary



There were 82 Realtor® offices and 162 members.
Realtor® luncheons were held at the Hiway House, 1601 Miracle Mile Strip.

As a result of the 1961 Arizona Supreme Court decision regarding title companies and brokers practicing law without a license, the AAR proposed a ballot measure which sought to amend the state constitution such that Brokers could draw documents needed in the

normal course of their business. The ballot measure required the collection of 50,000 signatures by June 15, 1962.

AAR worked hard to get Realtors® organized to get the signatures necessary to put "Prop 103" on the ballot. On November 6, 1962 Prop 103 passed overwhelmingly. The vote in Pima County was 37,702 yes and 12,120 no.

If this had not passed, lawyers would be drawing all our sales agreements and related documents and title companies would be employing lots of lawyers. Stewart Title was one of the first title companies to endorse the Proposition. AAR had a legal defense fund to help spearhead this effort.

1963
President: Keith Winn



President Winn invited the "Build America Better" Committee from the NAREB to come to Tucson. The committee assisted with an analysis of the downtown area and made recommendations for urban renewal projects, freeway access, housing, and downtown revitalization [unfortunately, we have not been able to find the report].

1964
President: A. P Brown



- no information available -

1965
President: Mario A. Yrun



- no information available -

1966
President: Budd Krones



- no information available -

1967
President: Glenn Mangels



- no information available -

1968

President: Vern W. Swango

Street lighting became a hot issue in Tucson. Many board members thought more neighborhoods should have street lights for safety reasons. Supporters argued that by putting up more street lights crime rates would drop, children would be safer, roads shared by cars and pedestrians [there weren't many sidewalks those days] would be more safe, etc. Detractors had great concern over how street lights would affect the growing astronomy industry. Consequently, the board took no action on the matter.



1969

President: George M. Griswold

A quote from President "Long" George in the August newsletter: "I am pleased to say that the Tucson Board of Realtors® is constantly on the move to see that its members have the opportunity for advanced education in business methods and ethics. Through these programs, we will become more and more qualified as "PROFESSIONALS," so that when the public sees the term "Realtor®", they will know the words are SYNONYMOUS."



1970

President: William A. Gruber

The board office was located at 2030 E. Broadway.

Rent was budgeted at \$1000 for the year.

Dues for brokers were \$25, and \$15 for agents.

TAR published a "Suggested Brokerage Schedule"

of fees to be charged for real estate transactions. The schedule was furnished as a guideline only, and not an attempt to set rates. These schedules were not for public use. Due to antitrust laws, this publication was later discontinued.



There was a movement for the board to support a rezoning request by the Motorola Corporation which sought to locate its corporate headquarters here. The proposal was defeated by a vote of membership. However, the board issued a letter inviting the Motorola Corporation to our city telling them they would receive full cooperation from TAR. The rezoning was subsequently denied by the Pima County Board of Supervisors and Motorola located in the Phoenix area.

At the January installation banquet, attendees were required to pay "\$2.50 each, and the board subsidized the balance for a prime rib dinner."

1971

President: Charles P Roberts

A "Court of Ethics" Committee was appointed, with the Chair serving for 3 years. Their function was to hold hearings on matters of arbitration and alleged violation of the Code of Ethics.

The Professional Standards Committee reviewed the required annual reports from members and Associate membership applications so that the board could then act. Failure to submit an annual report led to suspension and possible termination of membership.

A standardized system for bookkeeping was established.

The 50th Anniversary of the board was celebrated with "National Realtor® Week" in May. Special recognition was given to Edward VanderVries, the last living Charter Member of the board, for his 50 years of service.



1972

President: Albert Cummings

The board received a letter from the City of Tucson concerning placing "Open House" signs along the public right-of-ways throughout the City.

The Southern Arizona Chapter of the Institute of Real Estate Management ["IREM"] was organized.

Pima Community College began a two-year real estate course.



1973
President: Dan L. Swango

The board sponsored and created a radio program, "Adventures in Real Estate" that ran for 13 weeks.

President Swango announced the establishment of a "Membership Award" to be awarded to the Realtor® who brought in the most new members.

The board adopted the NAR "Code of Equal Opportunity."

The President appointed a committee of Young Realtors®.



1974
President: Quentin A. Bryson

The board established the Realtor® Review publication, funded through advertising.

A Residential Deposit, Receipt and Agreement and Counter-Offer form were approved for use by Tucson Realtors®.

The board adopted the 8 point Realtor® membership criteria and 7 point Realtor-ASSOCIATE® criteria of the National Association of Realtors®.

The Real Estate Settlement Procedures Act [RESPA] was signed into law.



1975
President: William D. Sullivan

The year began with the receipt of a letter from the U. S. Department of Justice requesting any records and any information from January 1970 through the present related to commissions, fees, and any schedules of suggested rates. They also requested information on whether any action had been taken against any member for failure to comply with a fee structure. Upon investigation, the DOJ declined to pursue the matter further.



There was a turnover in almost all staff at this same time. Robert "Bob" Speer was hired as TBR's Executive Officer. Prior to Mr. Speer's administration, the Executive Officer was Roy Huffman [no other information is available on Mr. Huffman or his predecessor, if any].

There were 1,968 members which included 28 affiliates.

The purchase of a new Realtor® building space at 651-653 N. Swan was approved.

The Tucson Board of Realtors® stepped into the modern age and had computerized dues billing for the first time.

1976
President: Bruce L. Davenport

The board of directors approved hiring a "legislative specialist" to research a tax rate issue and advise the board.

A code between Builders and Realtors® was adopted [unknown as to the exact agreement].

A "Past Presidents Club" was formed with the plan to meet monthly for lunch.

Dues were increased to \$32 for Realtors® and \$10 for Realtor-ASSOCIATES®.

The charge for the Installation Dinner, held at Skyline Country Club, was \$9 per person.



1977
President: Florence Johnoff

Florence "Flo" Johnoff was the first woman to be elected President of the organization.

A fire extinguisher was purchased to correct a deficiency noted during a fire inspection by the Tucson Fire Department.

TBR staff consisted of three full-time and one part-time employee [the Executive Officer, a Secretary /Bookkeeper, and a part-time person



for clerical assistance to the Membership Committee and other staffing as needed].

The board approved the slate of Officers and Directors of Tucson Real Estate Exchangers ["TREE"].

Topics of concern for our Directors to raise at the NAR Midwinter Meeting included:

Affirmative Marketing Agreements

Problems of a fast growing area

Metropolitan form of government - good or bad?

Arbitration

Legislation affecting urban boards and Private Property Rights

Landlord and tenant relations

Michael J Monroe was hired as the board's legal counsel.

At the end of the year, the Professional Standards Committee reported a total of 31 complaints: sixteen were completed, two were returned for lack of jurisdiction, six were resolved before coming to a hearing, four were canceled, and three were pending.

1978

President: Don E. Thornton

The President purchased a desk for the board office and requested a key to the building to handle his large volume of mail and board-related activities.

IBM announced it was relocating a major plant to Tucson.

Real estate prices at the end of the year were doubling and tripling as demand exceeded supply.

1979

President: James J. Tsighis

The fee to attend an education course by a national speaker [Roger Butcher] was \$15.

The board's office location was 651 N. Swan Rd. Our CEO was Bob Spears

HOMES ILLUSTRATED, a magazine popular at the time, celebrated its twelfth year of service to the community.



The MLS had 355 plus members.

TBR membership stood at approximately 2700 members.

Interest rates began soaring and ended the year in the 10 - 12% range [for a 30 year fixed rate loan].

The Tucson Real Estate Exchangers ["TREE"] met weekly to handle 1031 Exchange's.

Homes on the market took 3 - 6 months to sell [depending on the price point].

Many franchises [e.g., Century 21 and Red Carpet] dominated the market with close to 20 independently owned offices each just in the Tucson area.

1980

President: Gwen Port



The new Purchase Contract and Receipt form [50 per pad] was sold at \$2.50 per pad.

Realtors® Al Cummings and Jim Tsighis accompanied AAR EVP Lekowitz to the hearing of the Senate Commerce and Labor Committee to testify on the merits of the application of additional educational requirements to pre-licensing, broker licensing, and continuing education contained in Senate Bill 1020 [which was signed into law]. The result was that hours required [pre-licensing] for a salesperson's license increased from 45 to 90 and a broker's license from 90 to 135 hours. The CE requirement remained at 24 hours.

Realtors® were responsible for approximately 300 calls to their representatives requesting that continuing education not be discontinued and suggested that the real estate schools try to upgrade some of the "weaker" courses that seemed to be of concern to our state senators.

Jack Marek was awarded "Best Program During Private Property Week for a Large Board" by AAR

The board agreed to accept credit card payments for the first time.

The City Manager denied the permit to place our "Private Property Week" banner on the street. Past President William D. Sullivan made a presentation to the Mayor and City Council on Monday, April 14 which resulted in the Council passing a resolution that Private Property Week

be designated as a civic function and the Street Banner be permitted to be installed.

The AAR Legislative Conference was held at the Sheraton Scottsdale Inn. The cost was \$10 per attendee.

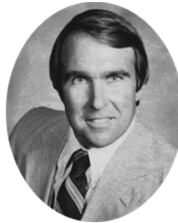
The board approved a \$2000 expense to support the "Yes You Can" Campaign.

The property at 1622 North Swan Rd. was authorized to be acquired for the future use of our board office. The Articles of Incorporation had to be changed to raise the debt limit from \$100k to \$300k as a result.

Property values were spiking and due to an oncoming recession, interest rates hit the high teens [18%].

1981

President: Daniel H. McEvoy



The 60th Anniversary of the Tucson Board of Realtors® was celebrated.

Dues for Realtor-ASSOCIATES® increased to \$30 and to \$124 for Realtors®.

The board passed a resolution supporting the efforts of the Tucson Chamber of Commerce and Concerned Consumers of Tucson to dissuade Mountain Bell from continuing to publish four [area specific] YellowPage directories. Mountain Bell ignored these pleas and increased rates as planned.

The board closed on the property located at 1622 N. Swan Rd. on Jan 15, 1981

President McEvoy appointed a committee to create the criteria for a new "legislative aid" position and to conduct the interviews and hire the person who will fulfill the position. The legislative aid will perform under the supervision of the Chairman of the Legislative Committee.

The Pima County Board of Supervisors established a Community Action Board [CAB] to plan and evaluate programs to serve the poor in Pima Community. TBR was invited to participate on the board.

Pima County Supervisor Bud Walker requested our assistance in convincing the Legislature that the Urban Lands Bill had enough controversial and conflicting provisions that it should be tabled until all aspects could be reviewed and understood. A letter was sent to AAR requesting their support of a delay. Pima County has the largest amount of State-owned land [+/- 87.5%].

President McEvoy announced that the bi-weekly board meetings would be changed to one board meeting per month.

TBR won the AAR Private Property Week Award largely due to the efforts of Realtor® Sue Oshrin and her committee.

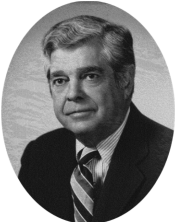
The EO's salary was increased to \$22,000 per year.

The board formed an investigative committee to discuss the feasibility of the board starting an MLS.

Interest rates for a thirty year, fixed-rate, mortgages peaked in October at 18.63%.

1982

President: Charles M. Pettis



A petition signed by 125 members requested detailed information about the proposed TBR owned MLS. Members wanted to know what services would be offered, the cost, and whether the new MLS would be offering any services currently provided by the privately-owned MLS to which they already belonged.

Private bonds were offered to members to fund the completion of the new Realtor® Building at 1622 N. Swan. Hundreds of members bought \$175K in bonds in support of the new building and they earned interest as a result. Past President William D. Sullivan acted as the General Contractor on the new building.

Membership approved increasing the debt ceiling in the Articles of Incorporation from \$300k to \$500k.

RAPAC netted \$10,500 as of Aug 12.

The Private Property Week Committee, chaired by Sue Oshrin, was awarded First Place for Large Board by AAR.

1983

President: Carol E. Schrader



TBR closed the sale of 653 N. Swan Road, its former business location. The board then moved into its new location at 1622 N. Swan. The new building, built by Past President William D. Sullivan acting as General Contractor was partially rented to Omni Escrow during 1983.

The grand opening of the brand new REALTOR® building was April 12.

Chip Tulgren, of Big Brothers/Big Sisters presented a plaque to TBR for acknowledging our support of their annual Christmas Tree Sale.

A copy of a film which discussed the Sherman Anti-Trust Act was purchased for presentation at Orientation Seminars and to the membership.

The installation of the Past Presidents Pictures, to be hung in the board room, was approved.

A six-month contract for the EO with the salary set at \$30,000 [beginning Jan '84] was approved.

The board approved the purchase of City Council Agendas [to be mailed to TBR] so that the Chairmen of the City Political Affairs Committee would be current.

Implementing the startup of the TRBMLS [Chaired by Rusty Long] was a major focus: Member education in this regard included the Sub-division and builder roster, Lock boxes, forms for Key Lease Agreement, Membership Application, Exclusive Employment Agreement, the Listing Input Instruction Manual, and rules and regulations in anticipation of an early '84 startup.

1984

President: L.N. "Jim" Chumbler



The Tucson Board of Realtors® started their own MLS in January to compete with MLS of Tucson. It was a new computerized MLS with books produced monthly. TBR/MLS planned for up to 400 orders [monthly] for

books. By the end of January, there were 835 orders. An MLS Committee was formed in July. The weekly book delivery increased to 1,000. There were 6,831 listings and 1,359 closed sales with a gross sales volume of \$100,531,541. The average sales price was \$73,975.

The board membership was close to 3,000.

The first written "Broker/ Builder Agreement" was introduced.

Multiple Listing Breakfasts expanded from Tuesday meetings on the Eastside to include a Friday session in the Northwest. Open house tours were coordinated with the breakfasts.

"The future of Tucson looks good" - Willard F. Sprague, the Assistant Economist of the Federal Home Loan Bank of San Francisco, presented a comprehensive study of the Tucson economy and housing outlook out to the year 1992. He predicted that "household formation will grow at a rate of 4% per year, which will increase housing by 123,200 units. A house that sells today for \$83,000 [the current average sales price in Tucson] will be worth about \$141,958 by 1995, assuming a 5% inflation factor, compounded. The Tucson area is expected to have a population of about 900,000 by 1995, compared to the estimated 1984 population of about 600,000. Water is a concern to all of us for Tucson's future." According to Mr. Sprague's study, Tucson has a 200 year supply of water [current demand] but only a 50 year supply if nothing is done such as help from the Central Arizona Project coming in soon and "many other innovations that are already being used to conserve water." Tucson will continue to grow as high technology and manufacturing companies such as I.B.M. choose to locate here, "This is, however, assuming that the current political atmosphere favors growth."

1985

President: John T. Riley



The Department of Real Estate launched a "Mr. Bad Apple" public service ad campaign using monies from the real estate recovery fund. The campaign portrayed real estate agents as "bad apples" and was supposed to educate the public about the availability of the Real Estate Recovery Fund. It created quite an uproar in the Realtor® community

and letters were written to then-Governor Bruce Babbitt urging him to issue a cease and desist order to the Department of Real Estate.

A change in the bylaws allowed [voluntarily], a Realtor-ASSOCIATE® member to become a Realtor® member after three years of membership. This was the first attempt to create an "all Realtor® Board."

1986

President: Richmond W. Johnson

President Rich Johnson and board member Russell "Rusty" Long Co-Chaired a Task Force to investigate the pervasive problem of homeless women with children in our community.



1987

President: Carroll Cummings

"The Builder/ Broker Code of Mutual Understanding" was adopted by both TBR and the Southern Arizona Homebuilders Association ["SAHBA"].

Greg Milward was hired as TBR's Executive Officer.

Smoking in public places was the social issue of the day. The board adopted "no smoking at education functions" and required non-smoking tables set aside at luncheons. Up to this point, smoking was a freely enjoyed activity - our board conference room was constructed with a ventilation system due to the large number of smokers at meetings.

The Hearth Foundation was created as a result of the work done the previous year by Past President Rich Johnson and Realtor® Russell "Rusty" Long. The mission of the Hearth Foundation was to provide shelter and transitional housing for homeless women with economically disadvantaged children.

In September, the TBR and the SAHBA started the "Does Your Job Depend on Growth?" Campaign. The effort was to counteract political issues that were affecting the building and real estate industry.



The Christmas Auction raised \$15,000 which was donated to the Hearth Foundation.

1988

President: Russel R. Long

In February, the Hearth Foundation officially turned over the keys to its first Women's shelter, the Shalom House, to be managed by the Interfaith Coalition of Tucson.

The DATOR REACT system went live. This was a very sophisticated computer system for the MLS that unfortunately did not live up to expectations. It was a short-lived system that nearly caused the MLS and the board to file for bankruptcy.

TBR looked, again, into a new Building. Classroom and parking space was limited and demand always outstripped the ability to provide space for students.

A joint venture was started with Pima Community College to offer continuing education classes with ADRE credits and college credits earned for real estate classes.

1989

President: Víctor Mergard

The MLS Book [printed, bound, and delivered to each office] continued to be produced.

The "All Realtor® Board" issue surfaced again with a task force being appointed to look at the issue.

The MLS changed vendors from the DATOR REACT system to BORIS.

Participants were required to pay a special assessment due to the substantial losses caused by the failure of the DATOR System.

Beverly Faull was hired as TAR's Executive Officer.

Due to the resignation of President Mergard, President-Elect Jack Marek stepped up to the President's position to complete the 1989 term.



1990
President: Jack Marek, Sr.



There were 407 active TBR members and 3,059 MLS subscribers.

Local dues were \$93.

There were a total of 29 TBR committees.

Our name changed from the Tucson Board of Realtors® to the Tucson Association of Realtors®, Inc. [“TAR”] reflecting a national trend toward identifying Realtor® organizations as trade associations.

Starting in May, a fine of up to \$300 was instituted for failing to enter listings within 48 hours [“pocket listings” were rampant at that time].

The “Dual or Variable Rate Commission” came into being and the MLS required these types of listings to be disclosed.

TAR created a generic “Estimated Cost Sheet” available to the industry to standardize the format. Before this, title companies provided some type of cost sheet and they were all different.

An August report indicated that Active Listings in the MLS Averaging 7,968. [HI: 8,104 / Low: 7,847].

1991
President: Vicki Cox Golder



Realtor® member Jill Rich was honored nationally as the 377th “Daily Point of Light” by President Bush.

Three [3] new computers were purchased for \$7,500 as approved by the Budget and Finance Committee.

A special celebration commemorating the 70th anniversary of the Association was held at the Arizona Inn with many of the Past Presidents in attendance.

The board agreed to accelerate the payment of the remaining principal on the outstanding bonds using funds from the Bond Interest Reserve Account.

TAR collaborated with the Pima County Department of Transportation and Flood Control District to help educate the members about flood hazards in our area.

1992
President: William “Bill” Arnold



MLS subscribers averaged 2,741 for the year [High of 3076 / Low of 2406].

The newly created NAR Dispute Resolution System was adopted for local use through the Grievance Committee.

The 20-year building bonds [issued in 1983 and financed by members] were retired. The TAR building and land were now owned free and clear.

With the implementation of “photos online,” participants were able to store more than one photo per listing in the MLS. This allowed multiple views of the property. At the time, this was a huge technological step forward and proved highly favorable to the public.

The board approved a policy that formalized the relationship with the Hearth Foundation [specifics relating to allocations of staffing and financial resources]. This was the precursor to what ultimately became the Realtor® Service Center [a source of non-dues revenue] a few years later.

The board approved a bid policy and a nepotism policy for the first time.

The board adopted the new Voluntary Affirmative Marketing Agreement [“VAMA”] as provided for under the Federal Fair Housing Act.

The board approved the observation of Martin Luther King Day as a paid holiday for staff [and closure of the office] for the first time.

The board approved a deferred compensation program for staff for the first time.

TAR entered into a publishing agreement with a third-party vendor to print and distribute an Association branded “newspaper.” The intent was to provide a less expensive advertising alternative to the two local newspapers for our members as well as creating a platform for the

delivery of pro-growth and pro-business information to the public. The publication quickly failed as the local papers rushed to cut their advertising rates to compete.

President Arnold appointed Past President Vicki Cox Golder to chair a task force to investigate and report on the efficacy of expanding our jurisdictional footprint into southeastern Pinal County.

1993

President: Thomas Wright

There was disagreement between TAR and AAR over recent revisions in the AAR Purchase Contract. Tucson brokers and agents did not feel it adequately addressed business practices in our area [Tucson and the Phoenix metro area practiced real estate quite differently at this time]. Subsequently, TAR developed its own residential purchase contract, which had multiple pages and was printed on blue paper to differentiate it from the AAR contract.

The MLS Book contract was canceled. Online search results [e.g., copies of listings, etc.] had to be printed by the end-user. MLS staff continued to get calls for the next 2 years from members wondering where their latest book was!

1994

President: Judy Grammond

Due to an over-zealous state attorney general, listings and advertisements were scrutinized on a routine basis to ensure there were no "improper words or phrases" being used in marketing materials. Some of the phrases deemed to be inappropriate were "master bedroom," "mother-in-law quarters," and "walking distance."

Agency was becoming an increasingly important issue. TAR produced a video to explain the difference between sub-agency and buyer's agency. The "stars" were Realtor® members John and Connie Hamner, and Gary Hardy.



1995

President: Paul L. Lindsey

TARMLS voted to be an "open" MLS, allowing non-Realtors® access to the service. There was a concern that Realtor® membership would drop and that a large number of non-Realtors® wanting access would overwhelm the service. Neither concern materialized.

Local dues were \$75.

Interest rates hovered at 8%.

The Realtor® Service Center Corporation was formed to provide products and services to members and serve as a source of non-dues revenue to help keep the cost of dues minimized.

1996

President: Judy Lowe

Pima County adopted Impact Fees of \$1,500 per single-family unit and \$1,163 per multi-family unit.

Three new community service awards were established:

- The Roy P. Drachman Community Achievement Award [to an individual].
- The Corporate Community Achievement Award [to a Realtor® company].
- The Florence Johnoff Community Achievement Award [to an affiliate company or individual].

The "Don't Make a Move Without a Realtor®" public information campaign was created to educate the public on the difference between a real estate licensee and a Realtor®. The focus of these advertisements was to educate the public on the benefits of using a real estate professional.

TAR celebrated its 75th Year.

The board opposed a proposal by ADRE to eliminate the printing and mailing of "the Bulletin." TAR supported the printed distribution to licensees by mail. ADRE proceeded anyway and published the Bulletin only on the "World Wide Web" - making it available to anyone.



1997
President: John W. Hamner

TAR members approved a bylaw amendment that added an Affiliate member to the board of directors.

One Realtor® Place [an online portal that eventually morphed into "REALTOR.com" many years later] was opened by NAR.

The "Don't Make a Move Without A Realtor®" campaign was funded for a second year.

TAR and SAHBA formed the Metropolitan Pima Alliance ["MPA"] to assist with development and growth-related issues.



1998
President: Anthony Arico

Gary Doran was hired as TAR's Executive Officer.

ADRE eliminated the requirement for 3 hours of Fair Housing Continuing Education. TAR submitted a letter to Commissioner Jerry Holt expressing our support of maintaining the Fair Housing CE. Ultimately, the requirement was reinstated.

The Builder - Broker Code was readopted.

The board authorized a "Call to Action" [to our members and the public] regarding the potential implications of upcoming actions of the Planning & Zoning Commission and the Pima County Board of Supervisors regarding proposed Amendments to the Buffer Overlay Zoning Ordinance, and a new Native Plant Preservation Ordinance. There was concern over the lack of public and industry input as well as due process.



1999
President: Daniel H. McEvoy

Realtor® Mary Lee Greason was honored by AAR with their "Distinguished Service Award."

NAR Vice-President and Chief Lobbyist Lee Verstandig participated in the Association-sponsored 1999



Expo - a first for Tucson!

The Government Affairs committee agreed to assist Sharon Bronson, Chair, PC Board of Supervisors in developing a task force to try to solve some of the infrastructure issues which persist in the rural areas.

The board established a \$250 administrative processing fee to be paid by respondents found in violation of the Code of Ethics or other membership duty.

The board supported a name change request from the Sierra Vista Area Association of Realtors®, Inc. to the Southeast Arizona Association of Realtors®, Inc.

2000
President: Donna Gallagher

The membership approved a bylaw amendment to create a separate board of directors for the MLS. Previously, the officer and board positions which were elected to serve TAR were the same persons who filled the same positions for the wholly-owned Multiple Listing subsidiary. The TAR board would meet, conduct the business provided for on the agenda and adjourn that meeting. A short break would ensue, and then the MLS board meeting would be called to order and proceed in the same manner.

The board approved an "ombudsmen policy," a "Mediation of Potential Unethical Conduct" policy, and to publish the names of respondents found in violation of the Code of Ethics twice within three years.

The board approved the "Leadership TAR" program which sought to identify, educate and develop future leaders for TAR [it was a 7-day program]. The first class was scheduled for February, 2001.



2001

President: Sue Cartun

NAR mandated that members must attend a Code of Ethics class every 4 years to maintain membership.

TAR offered its first Leadership Training Program.

TARMLS went "high tech" with the implementation of the Rapattoni web-based MLS system.

The newly created MLS board of directors seated its first separately elected members.

The Board approved the creation of an Education Committee [charged with creating and implementing classes for members].



2002

President: Dan Santa Maria

Electronic voting was implemented for board elections for the first time.

The board approved a \$20 increase in dues for 2003; local dues were raised to \$75 per year.

Due to state budget constraints, ADRE was threatening to close its Tucson office. TAR actively protested the idea and was instrumental in keeping the office open.



2003

President Laura Mance

TAR began using internet technology as a primary means of communicating with members and implemented an "e-commerce" online system.

The housing market was on pace for another record-setting year. Interest rates dropped to a low of 5.1%. New members continued to pour through the doors necessitating additional orientation classes being held.

TAR membership reached 4,500 members.

TAR responded to the devastating Aspen Fire on Mt. Lemmon by



collecting goods and raising money, as well as coordinating housing assistance and placement for those displaced by the fire. More than 300 homes and businesses were destroyed by the fire. TAR was instrumental in helping the 30 plus families that lived on Mt. Lemmon full-time.

2004

President: Mary Jane Kurkjian

In July, Dean Cotlow, CCIM was hired as a Buyer's Representative for a facility needs assessment.

In September, the Association committed to support a new private venture - the Institute for Global Pharmaceutical Development - later known as the C-Path Institute. This was the first time the Association [and the MLS] ever committed Association resources in support of another for-profit company. In all, \$500,000 [1/2 from each company] was funded over 5 years [the rationale being "jobs = growth and a stronger, more dynamic, economy"].

The board actively sought to be the host site for the 2005 NAR Government Affairs Directors' Institute.

The housing market remained strong, and interest rates stayed below 7%.



2005

President: Dan Carapellucci

The TAR and TARMLS jointly purchased 2445 N. Tucson Blvd. and began an extensive renovation. Realtor® Harvey Mordka chaired the Building Presidential Advisory Group which oversaw the location, acquisition, and remodeling of the new facility as well as the disposition of our previous location.

TAR also sold 1622 N. Swan Rd. which was built by Past President William "Bill" Sullivan.

Richard "Rick" Hodges was hired as TAR's Executive Officer.

We offered a record number of education courses, four [4] of which were national educators.



The real estate market was on fire - the summer and early fall saw soaring prices and bidding wars between buyers. By the end of the year, we had a record number of members - over 6400 [a new record]!

2006
President: Gary Best



While the real estate market showed signs of slowing down, as it adjusted to a more normal market. A record number of new licensees continued to join the organization in the first quarter of the year.

On March 16, 2006, we dedicated 2445 N. Tucson Blvd. with a gala luncheon and open house for our members and the community. The previous use of the building was a Safeway grocery store.

The real estate market showed signs of slowing down at the same time that a record number of new licensees joined the organization.

Upon the recommendation of the Government Affairs Committee, TAR supported the passage of a City of Tucson transportation bond issue on the November ballot. The bond provision was passed by the voters.

2007
President: Mike Waling



Staff transitioned to Microsoft Exchange to enhance member communication and increase productivity.

A commemorative plaque honoring Harvey Mordka was created and installed on the office flagpole.

RAPAC met its fundraising goal for the first time: \$103,000

The board authorized the creation of a Property Management Committee for the first time.

TAR supported the passage of Prop 200, a citizens initiative which, if passed, would have repealed the city's newly adopted \$14 per month garbage collection fee and the limitations that the city water department placed on new water connections. The measure failed by a 72% margin.

TAR finished the year with 6211 members.

2008
President: Tom Sloyan



For the first time, TAR partnered with SAHBA to administer education classes for its members.

A defibrillator was purchased and installed next to the classroom.

The membership approved a bylaw change to modify the voting status of the TAR Affiliate Director from non-voting to a voting director.

TARMLS become an "All Realtor® MLS" [reversing the decision in 1995 to open the service to anyone].

TAR sponsored a "Housing Summit" which was held at the Tucson Convention Center with 50 vendors.

TAR partnered with SAHBA and was responsible for the Green Pavilion section at the Spring SAHBA Home Show.

The "Green Task Force" was created to facilitate needed oversight on initiatives that were happening in the Association and the community.

The economy began to falter and then "seized up" after the stock market crashed in late August as a result of several years of extremely lax lending standards and the issuance of loans that couldn't be repaid.

TAR offered free CE classes to members and noted that late in the year there was high demand for "Short Sales classes" as a result of the collapsed economy. Designation classes [such as GRI] were offered so that members could distinguish themselves in a difficult market.

TAR sued the City of Tucson over its adoption of "the Demolition Code" and prevailed.

2009
President: Lisa Suarez



There were two "hot" issues in the community - the Rio Nuevo Tax Increment Financing [“TIF”] district which overlays downtown Tucson [Only 8% of citizens trust the City of Tucson to properly manage the District].

The second was public safety. Home invasions were on the increase, the police force was decreasing, the police academy was suspended. TAR

co-sponsored Prop 200 [the Public Safety First Campaign] which sought to maintain a minimum police force and simultaneously require minimum response times by the Tucson Fire Department. The proposition was defeated after a concerted effort by the City Council to scare the electorate into thinking the proposition would bankrupt the city.

The housing market crisis [the worst US Economic disaster since the Great Depression] began to accelerate.

TAR expanded its education platform by partnering with the CE Shop, an online education provider, to offer members additional education opportunities.

Vicki Cox Golder was installed as the 2010 President of NAR.

The Tucson Association of Realtors® Charitable Foundation was approved as a 501 [c][3] nonprofit by the IRS.

Government Affairs negotiated with Oro Valley on the payment of sign permits and who is responsible to do so. The outcome was that the \$1,000 annual permit fee will be per office and not per sign.

The Public Affairs Committee had its name changed to the Government Affairs Committee.

TAR and TARMLS co-sponsored the Soccer Shootout for 2 years.

TAR had 5345 members at the end of the year. Residential inventory in the MLS was decreasing, with only 6243 active listings mid-year.

Past President Judy Lowe was appointed as Arizona Department of Real Estate Commissioner by Governor Janice K. Brewer.

2010

President: Bob Herd

Phil Tedesco was hired as TAR's Executive Officer.

TAR's presence in the community increased with our membership in the Tucson Regional Economic Opportunities [“TREO”] which included a board of Director Seat filled by our CEO. This was a first.

TAR formed the Tucson Realtors® Charitable Foundation [“TRCF”]. The TAR Board of Directors also served as the TRCF board.

Members had the opportunity to contribute to the Tucson Realtors®



Charitable Foundation through their dues and fees billing; replacing contributions made to the Hearth Foundation.

TAR funded a Golden “R” donation to RPAC [NAR], raising awareness during NAR President Cox Golder’s year and supporting her presidency.

CEO Tedesco began writing monthly articles for Marana Weekly News, Desert Times, Foothills News, Equine Enthusiast, and Arizona Daily Star. The articles were written from an impartial point of view with the expectation that this would be better received by the public.

TAR became the southern Arizona testing facility for the Arizona Department of Real Estate license exams.

RAPAC’s fundraising goal was set at \$77,820.

The Supporting Tucson Association of Realtors® [S.T.A.R.] Fund was established to financially assist members who have experienced a catastrophic event.

TAR membership closed out the year at 4803.

The TARMLS signed a Data Sharing Agreement with ARMLS. This was the first time a competitor was permitted access to our MLS system.

2011

President: Jill Knox



A semi-annual luncheon was created for past Association Presidents to ensure their experience and knowledge are tapped. The function, known as “The President’s Circle” was created to acknowledge the resource our Past Presidents are and with the expectation that they will actively act as Association ambassadors. The first event held on September 28 was attended by 14 Past Presidents.

The Small Broker Forum and Young Professionals Network Committees were created to take advantage of untapped resources and provide a venue to create more value for their membership.

TAR and TARMLS co-hosted the CMLS Conference October 4 - 7 at La Paloma with 555 attendees throughout the country and a \$1 million impact on the Tucson economy.

A Broker Outreach Program was created as a result of the strategic

planning session. Each Director was to contact a minimum of 6-7 brokers to create awareness of TAR member services, benefits, and to seek feedback to grow broker outreach activities.

TAR's RAPAC goal was set at \$71,000.

A "Mobile App" that provides association functions and information was created and made available to the members

The online "ZipForms" platform for the distribution of all NAR, AAR, TAR, and TARMLS forms was implemented.

2012

President: Tim Bott



Board members were required to donate \$15 to RAPAC if their phone went off during a meeting.

The Property Management committee submitted a rental statistics proposal to the MLS board for approval.

TAR was recognized with a "Leadership Award" at the AAR October meetings.

Realtor® Michael Campbell received one of five NAR Good Neighbor Awards for his work and dedication to The Hearth Foundation.

TAR's membership hovered near 4500 at the end of the year.

Communication [internal] and doing more for the community [external] were major themes for the year. This effort paid off with increased attendance at board functions and the "open rate" of electronic communication with membership.

2013

President: Cathy Erchull



TAR had nine administrative service agreements [non-dues revenue sources] with various organizations.

TAR was recognized for its housing programs, high school to home-ownership and making the move to home-ownership at the Arizona Executive Institute [AEI] Conference in San Diego.

NAR's talking points for the hill visits at the Legislative Conference in May included Fannie Mae and Freddie Mac, proposed

FHA changes, and Tax reform - the theme for the meetings was "Do No Harm."

TAR created the Gay, Lesbian, Bi-Sexual, Transgender, Queer [GLBTQ] Forum.

TAR built out a production studio [audio and video] to improve communication with the membership and the community.

TAR jointly formed the Tucson Business Alliance [made up of the seven largest associations in Southern Arizona] which included the Tucson Metropolitan Chamber, Southern Arizona Leadership Council, Southern Arizona Home Builders Association, Hispanic Chamber of Commerce, Metropolitan Pima Alliance, and TREO.

Steps were taken to "green retrofit" the building - water harvesting basins were installed.

TAR received the Major Investment Award during the AAR Leadership Meeting in October.

CEO Tedesco traveled to Washington, DC with other TREO representatives on a federal lobbying trip to highlight the importance of the A-10 "Warthog" to the Tucson economy [under threats of cuts].

TAR matched up to \$1000 of member contributions to the Oklahoma Housing Foundation Realtor® Relief Fund - to assist the victim's of recent tornadoes.

The board approved the TREO Chairman's Circle level for 2014.

TAR received an award in the Education Investment Category for their Financial Face-off Partnership with the UofA at the On Common Ground awards dinner hosted by Metropolitan Pima Alliance.

A TAR dues payment plan was implemented for members needing assistance.

RAPAC participation reached 15%

2014

President: Steve Redmond



Participation in the new dues payment plan proved popular with 450 members participating.

NAR approved Core Standards - which are intended to "raise the bar" for Realtor® associations to ensure high-quality service for members. As a condition of membership,

all associations are required to annually comply with the Code of Ethics, Advocacy, Consumer Outreach, Unification and Support of the Realtor® Organization, Technology, and Financial Solvency.

The board opposed the property tax increase in the FY 2015 Pima County Budget.

CEO Tedesco was appointed to the Tucson Regional Economic Opportunities Executive Committee in June.

A "Green Building" audit was performed. The board approved installing a cistern and energy-efficient lighting.

CEO Tedesco chaired the TREO Mission in Washington, DC; the focus was on defense and transportation infrastructure.

The TARMLS "Gateway" was highlighted at the Leadership Summit in Chicago.

TAR received recognition from NAR as a Golden R major investor.

TAR funded a scholarship to the College of Architecture, Planning and Landscape Architecture, Masters of Real Estate Development [MRED].

2015

President: Nicole Brule-Fisher

Marc Lebowitz was hired as the TAR's Executive Officer.

A water collection cistern was installed to capture rain-water to be used to water our landscaping.

The President Circle luncheons expanded to include MLS Past Presidents.

A Member Value Proposition Project was conducted by Melynn Sight of nSight marketing.

The entire senior staff invested in RAPAC [a first].

The Green Valley MLS approved the Southern Arizona MLS Regionalization with Santa Cruz County MLS and TARMLS.

NAR Smart Growth Grant requests were approved to fund a "Small Growth" class and on a report outlining the impact of the recently installed streetcar.

The board approved a policy creating non-voting board liaison positions for YPN and CCIM.



TAR funded another scholarship to the College of Architecture, Planning and Landscape Architecture, Masters of Real Estate Development [MRED] ... with a specific emphasis on sustainable development.

TAR / TARMLS were headline sponsors of the "TAR Soccer Shootout" - which brings the entire community together and is a huge economic boost to the region.

Homegoods selected Tucson as their distribution center.

2016

President: Eric Gibbs



TAR approved a 12-member appointment to the Tucson Realtors® Charitable Foundation Board of Directors.

Membership approved a bylaw amendment that changed the dates defining the elective term from January 1 - December 31 to December 1 - November 30. The change became effective December, 2016.

At the NAR Legislative meetings in May, leadership was granted an agency visit with the Consumer Financial Protection Bureau [CFPB]. NAR requested the CFPB release a statement to lenders indicating they can provide Closing Documents to agents after we pointed out that there are no policies [or law] prohibiting lenders from sharing that information.

Caterpillar announced its relocation to Tucson. Three hundred new employees are expected in 2017.

TAR's RAPAC goal was \$71,000

2017

President: Pam Ruggeroli



Randy Rogers was hired as the TAR's Executive Officer.

TAR's RAPAC goal was \$98,000

The TAR Soccer Shootout was held at the Kino Sports Complex -

When 326 games were canceled due to the weather, coverage from the news media tripled.

The City of Tucson placed "Prop 101" on the May ballot to raise sales taxes by a half-cent. TAR lead the "Invest in Tucson Campaign." in support of the Proposition [which passed overwhelmingly]. The money raised will be dedicated to public safety and roads. NAR conducted polling of potential May voters and the data collected was used for direct mail and marketing pieces in support of the Proposition.

TAR and Pima Community College partnered to offer classes to members focusing on doing business as independent contractors. The classes ["The Business of Real Estate: Independent Contractor Success Series"] are meant to complement what TAR and brokerages currently offer.

TAR membership was at 4964 members [as of July] which was a 5 year high.

NAR sent a Call for Action requesting members send a message to Members of Congress urging them to support H.R. 2874, reauthorizing the National Flood Insurance Program [NFIP] which is set to expire on September 30, 2017.

Wire fraud was on the rise in the real estate industry.

CCIM began to offer commercial-based classes at no cost to TAR members.

RAPAC raised \$94,000 with the participation from 1194 members

2018

President: Ginny Huffman



TAR contributed to the "Traveling Memorial Wall" [a scaled replica of the Vietnam Memorial Wall in Washington, D.C.] at the CDO Riverfront Park.

TAR addressed the RAPAC funding distribution cap issue with AAR and recommended changes to AAR policy about a more equitable portion of RAPAC and Issues Mobilization Fund distribution. TAR, along with the other large Associations in the state were able to move the funding cap from \$25,000 to \$100,000.

NAR introduced the new Realtor® "R" and quickly announced a pause in its implementation after evaluating feedback from the

membership.

TAR member, Jim Marion, graduated from the Realtor® University with the Master of Real Estate degree.

TAR sent out a local call for action through NAR's Advocacy Everywhere program encouraging members to contact Pima County Supervisors and let them know they need to fix our roads and lower our property taxes

With TAR's support in southern Arizona, Proposition 126 [a constitutional amendment] passed by 65% prohibiting new or increased taxes on services.

NAR launched its new "Commitment to Excellence" program.

RAPAC fundraising hit another major milestone with 27 Major Investors and 22% participation

2019

President: Barbara Wilson



TAR celebrated the 50th Anniversary of RPAC by hosting a "Flappers & Fedoras" RAPAC Member Mixer which raised \$13,000.

TAR sent out a local Call For Action opposing the Marana Sign Code changes.

Membership hit the highest level in 3 years at 5907.

TAR partnered with Pima County to host a "Homeownership Fair" which garnered 300 attendees. The Board of Supervisors issued a proclamation honoring TAR for their Homeownership Fair partnership.

13 members were approved by the NAR Board of Directors as Realtor® Emeritus recipients: Nan Arena, Gary Best, Vicki Cox Golder, Sharon Ellsworth, Mark Gilliland, Margaret Glover, Robert Herd, Perci Kain, Russell Long, Tom Sloyan, Becky Taylor, Mike Waling and Stuart Watkins.

TAR opposed Proposition 205, a City of Tucson Charter Change Amendment [designating Tucson as a "Sanctuary City"] which proposed to effect the enforcement of immigration laws within Tucson city limits. The Amendment was defeated by a wide margin.

Relevancy, Education, and Value were strategic themes for the year.

One example of this was that three national speakers were brought in to teach classes to our members, at no charge.

TAR met its RAPAC fundraising goal and became an NAR "Triple Crown Award" recipient [for the first time]. Goal: \$109,000. Actually raised: \$114K. Participation 25% [1,373 members invested in our future]. Additionally, TAR notched 43 Major Investors, another record!

TAR member Jill Rich was honored at the NAR Conference as the Original "Good Neighbor" for her volunteer efforts to improve the lives of people in need.

2020

President: William "Billy" Mordka



The Coronavirus pandemic affected virtually every aspect of 2020. Governor Ducey issued an executive order limiting the operations of certain businesses to slow the spread of COVID-19 and another which prohibited the closure of essential services - real estate was named as an essential service. The majority of staff worked remotely - and there was no interruption of service to the membership. All meetings and education classes were held virtually.

\$45,000 in contributions to the Community Food Bank of Southern Arizona came in from TRCF, TAR, MLSSAZ, Tierra Hope Foundation, and Long Cares Foundation. An additional \$25,000 contribution was made from TAR's foundation.

The "Bighorn Fire" was started by lightning near Pusch Ridge north of Tucson. It burned for about a month, growing to nearly 120,000 acres [+/- 187 square miles] and nearly wiped out what remained of Summerhaven on Mount Lemmon. Remarkably, no structures were lost on the mountain.

The membership approved a bylaw amendment to decrease the size of TAR's Board from 19 to 13.

NAR's MLS "Clear Cooperation Policy" became effective on May 1.

RAPAC's fundraising goal was set at \$119k

TAR held its first Virtual Membership Meeting in November [after being postponed in March due to the pandemic].

MLSSAZ launched ShowingTime - an "app" to help members track and schedule showing listings.

President Mordka and Pima County Supervisor Ramon Valadez collaborated on creating a Flooding awareness PSA. Pima County rolled out a new emergency alert system which the PSA highlighted.

Lack of inventory was increasingly problematic in the local market.

TAR approved support of the ratification of the Equal Rights Amendment by the State of Arizona as the 28th Amendment to the constitution of the United States and forwarded that recommendation to AAR for their action. The AAR Board of Directors agreed and authorized lobbying legislation to achieve that end.

TAR approved paying off the remaining mortgage balance and the organization was debt-free for the first time since 1992.

TAR endorsed Prop 481 which, if passed, would allow Pima Community College to spend tax revenue it is already receiving on the programs and educational services necessary to meet student career goals and employer workforce needs.

A new website was launched and TAR adopted a new logo.

2021

President: Diane Marzonie



Two new service awards were established:

- The Realtor® Legacy Award [recognizing two very special members every 10 years], and
- The Realtor® Alliance Award [recognizing an individual or company, including non-members, with 30 years of exceptional service to TAR and its members]

The Association celebrated its Centennial on April 27 with a "drive-through" party in the Association parking lot. Members were encouraged to stop by, drive through, and receive a multitude of gifts. Several Affiliate members augmented the effort.

MLSSAZ launched its new website.

Because the year is far from over, President Marzonié was asked to provide a message to round out the 2021 entry:

"Coming off of a difficult year of separation, I think we all can see the light at the end of the tunnel. I am hopeful that as our city heals, we will be filled with rejuvenation and this will also help our real estate community. I can see our Association building continuing to adapt to our ongoing industry changes, and I'm confident that our market will stay strong throughout 2021 and into 2022."

Diane Marzonié, President.

Epilogue

The foregoing represents just a small slice of each of the last 100 years and paints a clear arch of resiliency, determination, and leadership. Each of these years represents hundreds and then thousands of volunteer hours invested annually to create a competitive, fairly regulated, marketplace as well as a community and country in which we are proud to live.

Early on, our Association[s] embraced policies and rules which are anathema today. One can't read this document and not see a clear march to the ideal of "equal treatment under the law," the increasing strength and significance of our political clout, and the exponential growth of an Association which continues to reshape and redefine its relevancy to our members and the public every year.

The presence of the Association, and its members, is felt throughout Pima County, the State, and even Nationally. TAR has a long history of producing leaders and actively engaging on important issues. It is not difficult to see that these trends have only accelerated as the Association has matured. TAR and its members have had a substantial impact in creating the history and fabric of our community, state, and nation.

Whether it be social, environmental, administrative, or technological; embracing change is something the Association has excelled at [sometimes not as fast as we could - but on balance we've tended to lead in all areas]. We are early adopters, survivors, and facilitators of the future.

As I write this I note that my comments are hindsight. The future is unclear and certainly holds ever more change and at an increasing pace. There are threats to the existence of the Realtor® organization at every level, some of which are [or will be] existential. Our future leaders and their ability to navigate these threats will determine whether there will be a "Bicentennial" version of this document.

In service,

William "Bill" Arnold

President - 1992

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P.S.S., If you have edits, comments, or additional information which you believe appropriate for inclusion in a future update please contact me.

P.S.S.S., If you found this document to your liking, you may also appreciate the "Tucson Association of Realtors® - a Timeline of Historic Events" [1921 - 2021]. You can obtain a copy from the National Association of Realtors® library, The Tucson Historical Society or from the Tucson Association of Realtors®.

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