

TO: MAYOR & COUNCILLORS  
FOR INFORMATION  
From: City Clerks Office

**MayorandCouncillors**

**From:** Steve Wolff (swolff@inter-the-gateway.com)  
**Sent:** Tuesday, 19 March 2013 11:10 PM → cut off for  
**To:** MayorandCouncillors *PC - Cathy Carile -*  
**Cc:** Forrest, Rebecca; Fernyhough, Jane; Chong, Jerry; Jack Lubzinski; steve wolff; Lubzinski  
Center for Innovation *council was wed, March 20 @ 12 pm info*  
**Subject:** Request for a hearing at the Council meeting RE: Lubzinski Appraisal Review Facts & Criticism  
**Attachments:** RequestCouncilHearingMarch 19.pdf  
**Categories:** 01-0105-01 - Committees - Council - General

March 19, 2013

The Office of His Worship Mayor Malcolm Brodie and

The Council of the City of Richmond.

6911 No. 3 Road

Richmond, BC V6Y 2C1

[mayorandcouncillors@richmond.ca](mailto:mayorandcouncillors@richmond.ca)

604 276 4336

CC Rebecca Forrest, Mr. Chong

**PHOTOCOPIED**  
*Le*  
MAR 21 2013

Dear Council

**& DISTRIBUTED**

Jack Lubzinski requests a hearing at the next Council meeting.

Please review Jack Lubzinski's letter, which includes a Proposal for Solving the problem.

Thank You.

Steve Wolff  
CTO/EVP  
All Clear Diagnostics, Inc.

Jack Lubzinski  
Founder  
LCFI

PS These are the "current" (2004) buyers of Marine Products:



## MARINE STORES THAT HAVE BEEN BUYING FROM MARINE PRODUCTS UP TO 2004 (FOR 50 YEARS)\_

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1. DONOVAN MARINE - New Orleans, LA. Houston, TX. Jacksonville, FL
2. ELISHA WEBB - Philadelphia, PA
3. LAUDERDALE MARINE Fort Lauderdale FL
4. ROCKPORT YACHT & SUPPLY Rockport TX
5. B & B SUPPLY Long Beach CA
6. E.J.WILLIS - Middleville NY.
7. MARINE SUPPLY & OIL St. Augustine FL.
8. STANDARD MARINE SUPPLY Tampa ,FL Fernandina Beach, FL
9. STANDARD EQUIPMENT CO. Mobile, AL.
10. ALA WAI MARINE Honolulu, Hi.
11. DAHMER MARINE HARDWARE CO.- Union Beach, NJ
12. HIGGINS INC New Orleans LA
13. ENGLUND MARINE SUPPLY Astoria, OR
14. JERED BROWN BROTHERS. INC Troy MN
15. PACIFIC MARINE EXCHANGE Bellingham WA
16. LA MARINE HARDWARE San Pedro CA
17. KOLSTRAND SUPPLY CO. Seattle WA
18. WATERMAN SUPPLY CO. INC Wilmington CA
19. NORFOLK MARINE CO. Norfolk VA
20. KASLO SHIPYARD CO. LTD Kaslo B.C.
21. FREEPORT MARINE -Freeport, NY
22. NEWPORT MARINE SUPPLY CO Newport Beach CA
23. SABINE PROPELLER & MARINE SERVICE Port Arthur TX

24. GOLDBERG'S MARINE Philadelphia ,PA
25. TOLLYCRAFT CORPORATION Kelso WA
26. KETTENBURG MARINE—San Diego CA.
27. BYRNE RICE and TURNER INC New Orleans LA
28. STEEL & ENGINE PRODUCTS Liverpool N.S.
29. SEA GARDEN SALES —Brownsville, TX

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Re: The Marine Products Co. Collection

Dear Sirs;

**We request to speak to the City Council as soon as possible.**

Regarding the Appraisal as discussed in our previous 2 email communications:

Please note that in the Council minutes of September 12, 2005 (File: 11-7141-01/2005=Vol 01) "Quote" from the **Britannia Business Plan** "*a publicly accessible waterfront heritage park and working museum with passive, active and interactive activities, focusing on the local industrial marine heritage*"

This was the basic reason why the entire inventory in progress in 2005 was included, with furthermore an unconditional warranty the machinery be operational.

Peter Blundell was referred to by the museum staff because of similar work done in other such appraisals for the City, was retained. His appraisal was in agreement with the "**do as seen report**" prepared by Graham Turnbull, and performed in the presence of the Britannia Museum site manager Bryan Klassen.

Eleven months later an unsigned letter from the City of Richmond on February 20, 2013 (File 11-7141-01/2012-Vol 01) Stating "quote" "In keeping with City of Richmond policy and Canadian Revenue Agency (CRA) guidelines, an additional appraisal has been conducted to determine fair market value of the Marine Products Equipment collection."

This statement implies that Peter Blundell did not follow the guidelines. But the appraisal was done on City property and supervised by the City staff with payment made in the presence of City Staff and on City Property for work done for the City And unless the City penalizes Mr Blundell for his actions the City in effect does recognize his appraisal as a valid document "City", meaning The City of Richmond.

The fact that the City of Richmond has to predetermine the acceptable value and the appraisal was done without the donor's (jack Lubzinski) presence. In this context Timeline Asset Services and Gale Pirie Personal Property Appraisals can only be considered to be in an advisory capacity to the City and not binding on the donor.

These steering wheels were sold in the United States with the aid of the Canadian Foreign Trade Department since 1950 under the Canada United States North American Fair Trade Agreement. Also with special considerations given by the Acceleration Committee to remove import duties, where one of the clauses being that a fair wage has to paid for labor. And another was that the same price has to apply to both in Canada and in the United States.

With reference to the appraisals by Timeline Asset Services and by Gale Pirie Personal Property Appraisals (in Appendices) particularly the steering wheel are at less then the cost of the material that they are made off and at one percent of the made in American value. Because this is not a private transaction, especially for public view in a Museum, it will be of concern to U.S. importers of Canadian products.

**Final statement by Gale B. Pirie, GPPA (Gale Personal Property Appraisals)**

"That (1) age, (2) condition, (3) rarity, and (4) features relative to the property are generally not favorable factors, which will have a negative impact on the overall value".

I respond to each factor this:

1 **Age factor,**

*The machines were developed over the fifty years period and rebuilt between each operation the last being in 2005.*

2 **The condition,**

*The machines produced the greatest output during the final*

run of production as was witnessed by the visiting City Councilors and Staff (2005).

3 **Rarity,**

*There is no other such set in the world that can manufacture the most accurately fitted steering wheels. This was the main reason why the Canadian Foreign Trade Department became involved and why the United States Navy chooses these wheels and the reason for their acquisition.*

4 **The features**

*“Most of the equipment and work in progress inventory is unique to the making of The Marine Products Company ship's wheels and it's use is therefore restricted in other applications” **Staff Report** ( in the Councill minutes page 2 paragraph 3)*

*It can be stated with certainty that this particular collection would be unique in the world and **even more valuable due to the fact it is still operational.** The existing patent for the hub from the Smithsonian Institute is evidence of this. It is also notable that the wheels produced were distributed **world wide.***

**It is for these reasons I wish to make the following proposal:**

- 1 As in Peter Blundell's appraisal machinery and inventory be separated.
- 2 The Britannia Museum to retain the machinery
- 3 The inventory to be returned to the donors.
- 4 The donors set up parts of machinery as needed to-and finish the inventory.
- 5 The work to be done only on Saturdays and Sundays in-full public viewing.
- 6 The finished inventory will be property of the donors
- 7 The removable will be to the Salish-Sea Corporation for sale in the U.S.A.
- 8 The purpose of the agreement is so the tax receipt be on the machinery only.

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To this proposal's end the donors; Jack and Joseph Lubzinski will relinquished all rights of possession and ownership to that of the Salish Seas

Corporation. And all work that will be done for the Salish Sea Corp. at the Britannia Shipyard will be by Canadian citizenship holders. In particular it will remove all ambiguities on whether the machinery is new or old and whether good or bad.

**This proposal has the following beneficial features ;**

- 1 The machinery will be reassembled and become as wanted, operational.
- 2 The uniqueness of the machinery's operation will be publicly displayed.
- 3 Will demonstrate how the American market can be reached and serviced.
- 4 Will display the effectiveness of Canadian -American free trade agreement
- 5 How world sales are prearranged through the Department of Foreign Trade.
- 6 The commercial aspect of the display will make the Museum more active.
- 7 Public interest will switch from historic past to more present involvement.
- 8 The Museum will become more informative and useful community center.
- 9 This will vindicate the Britannia Museum's delegation consisting of: Bob Ransford, Kieth Litkey, Larry Tolton, Graham Turnbull and Bob Butterworth, to their originally intended objectives for recommending the collection's acquisition.

**I would like to present this to the Council personally and answer any questions.**

Sincerely yours;

Jack Lubzinski B.A., M.A. *In Physics*

*Enclosed letters*

The E.J. Willis Company, Inc. Middleville New York  
*and brochures* EDSON INTERNATIONAL, New Redford,  
Maryland.

APPENDIX (One)

This is the closest source of suitable sizes

**MENARDS** of mahogany that is needed to make the wheels.

710 N Creek Drive

Rapid City, South Dakota. 57703

|         | <u>1+1/4 thick</u> | <u>8 ft.</u> | <u>10 ft.</u> | <u>12 ft. long</u> |
|---------|--------------------|--------------|---------------|--------------------|
| wide 3" | 32.91              | 41.15        | 49.38         |                    |
| 4"      | 41.15              | 51.44        | 61.77         |                    |
| 6"      | 57.61              | 72.00        | 86.41         |                    |
|         | <u>1+1/2 thick</u> |              |               |                    |
| wide 2" | 29.92              | 37.31        | 44.87         |                    |
| 4"      | 49.87              | 62.23        | 74.79         |                    |
| 6"      | 69.80              | 87.26        | 104.71        |                    |
|         | <u>2" thick</u>    |              |               |                    |
| wide 2" | 40.32              | 50.40        | 60.48         |                    |
| 6"      | 94.08              | 117.60       | 141.12        |                    |
| 8"      | 120.96             |              |               |                    |

Wheels up to 24 inch diameter require

|                                         |              |
|-----------------------------------------|--------------|
| 1+1/2 inch material for spokes 8ft long | 29.92        |
| 1+1/4 inch thickness for rims 8ft long  | <u>32.91</u> |
| Total cost of mahogany                  | \$ 62.83     |

Wheels 28 and 30 inch diameter require

|                                      |              |
|--------------------------------------|--------------|
| 1+1/2 by 2 for spokes and 10 ft long | 37.31        |
| 1+1/2 by 6 inch wide and 10 ft long  | <u>87.26</u> |
| Total                                | \$ 124.57    |

Wheels 32 and 36 inch diameter require

|                                                   |               |
|---------------------------------------------------|---------------|
| 2 by 2 inch for spokes and 12 ft long             | 60.48         |
| 1+5/8 <sup>th</sup> by 6 inch wide and 12 ft long | <u>141.12</u> |
| Total                                             | \$ 201.60     |

The 48 and 54 inch diameter require



2+1/4 and 2+3/8 inch and 16 ft long  
 1+5/8 by 8 inch wide and 16 feet long.

These have to be obtained by operating the saw mill and the re-saw machine.

**APPENDIX (Two)**

**Timeline Appraisal Services**

| <u>Qty.</u> | <u>Size</u> | <u>Description</u>         | <u>evaluation</u> | <u>Ref #</u> | <u>per wheel</u> |
|-------------|-------------|----------------------------|-------------------|--------------|------------------|
| 20          | 21          | unfinished steering wheels | 800               | 1            | 40               |
| 9           | 24          | unfinished steering wheels | 360               | 1            | 40               |
| 54          | 15          | unfinished steering wheels | 1,350             | 1            | 25               |
| 23          | 18          | unfinished steering wheels | 690               | 2            | 30               |
| 32          | 15          | unfinished steering wheels | 800               | 2            | 25               |
| 9           | 29          | unfinished steering wheels | 450               | 3            | 50               |
| 4           | 24          | unfinished steering wheels | 160               | 3            | 40               |
| 12          | id.         | unfinished steering wheels | 300               | 3            | 25               |
| 18          | 20          | unfinished steering wheels | 720               | 4            | 40               |
| 28          | 18          | unfinished steering wheels | 840               | 4            | 30               |
|             | 56          | unfinished steering wheels | 250               | 4            |                  |
| 31          | 25          | unfinished steering wheels | 1,240             | 5            | 40               |
| 8           | 15          | unfinished steering wheels | 200               | 5            | 25               |
| 18          | 18          | unfinished steering wheels | 540               | 5            | 30               |
| 47          | 20-24       | unfinished steering wheels | 1,880             | 6            | 40               |
| 18          | assorted    | steering wheels            | 800               | 20           |                  |
| 6           | 24          | steering wheels            | 160               | 21           | 26               |
| 2           | 28          | steering wheels            | 500               | 21           | 250              |
| 4           | 42          | steering wheels unfinished | 400               | 21           | 100              |

|    |               |                            |       |     |    |
|----|---------------|----------------------------|-------|-----|----|
| 12 | 24            | steering wheels unfinished | 480   | 22  | 40 |
| 18 | 15            | steering wheels unfinished | 540   | 22  | 30 |
| 32 | boxes 14-16   | steering wheels            | 9,600 | 34  |    |
|    | at(6 per box) | 192 total                  |       | -35 | 50 |
| 6  | 18            | unfinished steering wheels | 180   | 36  | 30 |

**APPENDIX (Three)**

**Gale Pine Personal Property Appraisals**

Items #9

15x48" 50x28" 2x36" 50x24" 38x25" 52x30" 12x12" 19x13"

#10

32 boxes of six 14" wheels 14 boxes of six 16" wheels 3x16"

#11 152x16" 15x36" diam

Total 684 rims at \$ 19,000.00

Average value = \$ 27.00 each

**APPENDIX (Four)**

In comparison to the four sizes made by the EDSON INTERNATIONAL

24" diameter sells at \$2,286.42

28" " " " \$2,593.58

32" " " " \$2,763.48

36" " " " \$2,950.12

The wheels 18 inch and larger made by Marine Products Company are inlaid and a U.S.A. patent Hub that makes their value almost double ..

**Post Script: The Negative Effect of the Appraisals**

The comparison of a 24" steering wheel;

\$27.00 to \$2,286.42 is 1.18 %

The comparison of the:

Timeline Assets Services Appraisals and Gale Personal Property Appraisals to that of Peter Blundell's

\$61,583 to \$992,000 is 6.20 %

What effect do the appraisals create?:

**Timeline Assets Services Appraisals  
and Gale Personal Property Appraisals**

*They are really saying:*

- 1 *Because their appraisals went down instead of going up:*
- 2 *The museum is in conflict with the Canadian Foreign Trade .*
- 3 *It is lowering the values of the local export industry products.*
- 4 *Thus hurting the merchants of Steveston rather than helping.*
- 5 *That the operation of the Museum should be reorganized.*

**The E.J. Willis Company, Inc.** est 1888

**Address:** 37 North Main St Middleville, NY 13406

**Business Activity:** Manufacturer / Exporter

**Phone:** 315-891-7602

**Toll Free:** 800-682-2554

**Fax:** 315-891-3477

mailto:ejwillis@ntcnet.com

HANDLES: Door, Rv, Truck, Agricultural, Utility & Emergency Vehicle

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High Strength

**Custom machining & marine hardware Orifice fittings, Atomizers, Nozzle tips or caps, Drain bowls, Fusible plugs, Sight glass, Grease trap, Faucet aerator, Hardware and fittings, Drains, Faucets, Shower heads, Spigots, Spouts, P traps, Plumbing adapters, Plumbing connectors, Plumbing hangers, Hydrants, Plumbing vents, Nozzles, Plumbing spiders, Hose fitting, Funnels, Grease fitting, Diaphragms**

Located in Upstate New York in Middleville on the West Canada Creek since 1951 Prior, to the company was located at Chambers Street in New York City since 1888

Since its start the company specialized in Marine Hardware

## Edson Classic Teak Yacht Wheel (1859)

The Edson Classic Teak Yacht Wheel provides a classic look, with offshore quality for your yacht. Its solid teak spokes and felloes are attached with stainless fasteners and holly bungs for a secure bond and its polished bronze hub is available in 24, 28, 32 or 36 inch diameters.

Edson

### Edson Retail Price List

<http://www.go2marine.com/product/92708F/edson-classic-teak-yacht-wheel-teak-spoke-wheel.html>

|                                                                                |                   |
|--------------------------------------------------------------------------------|-------------------|
| <b>24" Classic Yacht Wheel Bronze Hub</b><br>Mfr No. 601BR-24   Part No. 92709 | <b>\$2,286.42</b> |
| <b>28" Classic Yacht Wheel Bronze Hub</b><br>Mfr No. 601BR-28   Part No. 92710 | <b>\$2,593.58</b> |
| <b>32" Classic Yacht Wheel Bronze Hub</b><br>Mfr No. 601BR-32   Part No. 92711 | <b>\$2,763.46</b> |
| <b>36" Classic Yacht Wheel Bronze Hub</b><br>Mfr No. 601BR-36   Part No. 92712 | <b>\$2,950.12</b> |

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**Edson International, Pump Division**

Duchaine Blvd., New Bedford, MA 02745  
508 995 5021 Email: [pumps@edsonintl.com](mailto:pumps@edsonintl.com)

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Tel: 508 995 9711 Fax:

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For Detailed Data Sheets and Specifications

Download: [www.edsonpumps.com](http://www.edsonpumps.com)

Call: 1-888-351-7782

All marinas are not created equal. Selecting the right pump for your pump out is important. Our selection of Peristal

Diaphragm, Vacuum and Rotary Lobe pumps allow us to design the optimum pump out solution for your

particular

needs. All Edson pumps are proven for exceptional performance and have a long history of outstanding reliability.

## **A 48 inch MARINE PRODUCTS STEERING WHEEL At The Britannia Ship Yard Museum**

### **MARINE STORES THAT HAVE BEEN BUYING FROM MARINE PRODUCTS UP TO 2004 (FOR 50 YEARS)**

1. DONOVAN MARINE - New Orleans, LA. Houston, TX. Jacksonville, FL
2. ELISHA WEBB - Philadelphia, PA
3. LAUDERDALE MARINE Fort Lauderdale FL
4. ROCKPORT YACHT & SUPPLY Rockport TX
5. B & B SUPPLY Long Beach CA
6. E.J.WILLIS - Middleville NY.
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19. NORFOLK MARINE CO. Norfolk VA
20. KASLO SHIPYARD CO. LTD Kaslo B.C.
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22. NEWPORT MARINE SUPPLY CO Newport Beach CA
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24. GOLDBERG'S MARINE Philadelphia ,PA
25. TOLLYCRAFT CORP ORATION Kelso WA
26. KETTENBURG MARINE-San Diego CA.
27. BYRNE RICE and TURNER INC New Orleans LA
28. STEEL & ENGINE PRODUCTS Liverpool N.S.
29. SEA GARDEN SALES -Brownsville, TX