

1969-1984

FSTC : Gale W. Rowe: Rent Study Data - Rent Study
Committee

Fairhope

10517-a

251

RENT STUDY COMMITTEE MEMBERS

1974

R. Lucier Rockwell
C. W. Arnold
John S. Parker

1975

R. Lucier Rockwell
C. W. Arnold
John S. Parker

1976

R. Lucier Rockwell
C. W. Arnold
John S. Parker
Kenneth L. Rockwell

1977

R. Lucier Rockwell
Kenneth L. Rockwell
Dian S. Arnold
David E. Rockwell

1978

R. Lucier Rockwell
Gale Rowe
Kenneth Rockwell
Robert Mason
Roger Dennis

1979

R. Lucier Rockwell
Kenneth Rockwell
Robert G. Mason
Roger Dennis
Charles B. Ingersoll

October 11, 1979

To: The Rent Study Committee
Fairhope Single Tax Corporation
%Roger M. Dennis, Chairman

From: Sam Dyson, Former President, Councilman, & Member of Rent
Study Committee

Subject: Suggestions for Rent Determinations for 1980

Gentlemen:

The following information is offered for your consideration.

The recent appraisals of all properties in Alabama made by professionals using formulas and methods approved by the state have created an opportunity to simplify the rent calculating procedures and make them understandable with little difficulty.

To make these suggestions understandable, the terminology as used herein shall be interpreted as follows:

YOH CO: shall mean the professionals who appraised
Baldwin County properties.

MARKET VALUE: shall mean the YOH CO appraisal
values.

BOARD: shall mean the Baldwin County Board of Tax
Equalization.

BOARD VALUE: shall mean the land and building values
as reported to the Tax Assessor by
the Board, and accepted by the Tax Assessor.

ASSESSOR: shall mean the Baldwin County Tax Assessor.

ASSESSED VALUE: shall mean the values as applied to
properties - (either 10%, 15%, or 20%
of Board Value as the cases may be).

TAX: shall mean the amount of tax in dollars and cents for
the various parcels of land.

PARCEL: shall mean each individual parcel as designated
and numbered by the YOH CO - (it should be
noted that the system does not follow the usual
pattern - thus a parcel includes all lots in a
block in the city or all acres adjacent to each
other outside the city unless separated by

PARCEL: roads or section lines.

LEASEHOLD: shall mean each individual leasehold.

RECOMMENDATIONS & SUGGESTIONS

It is recommended that the rent of each leasehold be calculated as a percentage of the Board Value for all leaseholds within the city of Fairhope. --- This can be done by using the Board Value of the parcel in which the leasehold is situated - and by reference to the 1978 rent formula, calculating each leasehold in relation to the total rent of the parcel (See Attached Example).

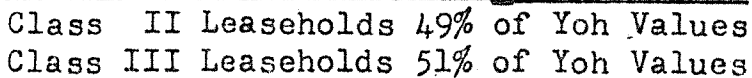
It is also recommended that the same method be used in calculating rents for country lands (lands outside the city of Fairhope) with a provision that credits be allowed on country land rents for current use in each case when the leasehold, or any part thereof, qualifies for current use and as recognized by the Assessor. (The intent of this provision shall be to allow a credit up to the difference between what the rent would be when calculated at the Board Value and the amount as calculated at the current use value of the leasehold).

It is further suggested that some consideration be given to allowing a credit for a part of the Homestead Exemption of taxes on improvements. In this connection, it should be especially recognized that the State Supreme Court made its recent decisions because it had not been shown that harm had been done to the citizens. We must, therefore, be especially careful that no action be taken nor that a position be held that might be construed as injurious to anyone.

Respectfully submitted,

Sam Dyson

Sheet 3



GENERAL TAX AND RENT INFORMATION FOR BLOCK 4-DIVISION 3

The Yoh Company estimated value for the Block\$ 68,250.

Board value as applied\$ 58,000.

Tax Liability for Block:

Class II portion 49% of 58,000. = 28,420 @20% = 5,680. x .041 \$232.88
 Class III portion 51% of 58,000. = 29,580 @10% = 2,960. x .041 121.36

Current rent Charges:

Total rent charges for year 1979 are \$2,889.28 (see sheet 3)

This amounts to .0498% of Board value of land or approx. five per cent.

According to this proposal rents should be fixed at a percentage of the Board Values for each of the several parcels for both Country and City Leaseholds and each leasehold rent should be calculated as a percentage of the parcel in which it is located.

As an example if this block were charged at 5% of Board Value to total rent charge for all the lots will be \$2,900. and the rents for each lot will be as listed here; (Listed in same order as in Sheet 3; beginning at the upper left hand corner and continuing clockwise)

Lots 7 & 8	12.54% of 2,900.	=	363.66
Pt. Lot 9-N	3.25% of 2,900.	=	94.25
Pt. Lot 9-S	6.80% of 2,900.	=	197.20
Pt. Lot 10&11	5.58% of 2,900.	=	161.82
Lot 12 +	5.37% of 2,900.	=	155.73
E. Pt. Lot 1	4.43% of 2,900.	=	128.47
Lot 1	23.88% of 2,900.	=	692.52
Lot 3	18.93% of 2,900.	=	548.97
Lot 4	10.82% of 2,900.	=	313.78
Lot 5	4.03% of 2,900.	=	116.87
Lot 6	4.37% of 2,900.	=	126.73
<u>Total all</u>	<u>100.00% of 2,900.</u>		<u>2,900.00</u>

At the present time this method would require only the raising or lowering of the base rate which is 5% to change rents.

It is suggested that at this time the rate be fixed at 6% which will produce an increase of approximately \$50,000 additional rent income to cover the increase of approx \$45,000. in the estimated tax liability on the lands.

KLUMPP AND COPAS HOMESITES (RING FARM ETC) SE 1/4 SEC 15

Yoh Co. Value (Est) 157.79 Ac. @ \$5,400. = 852,066.00 *

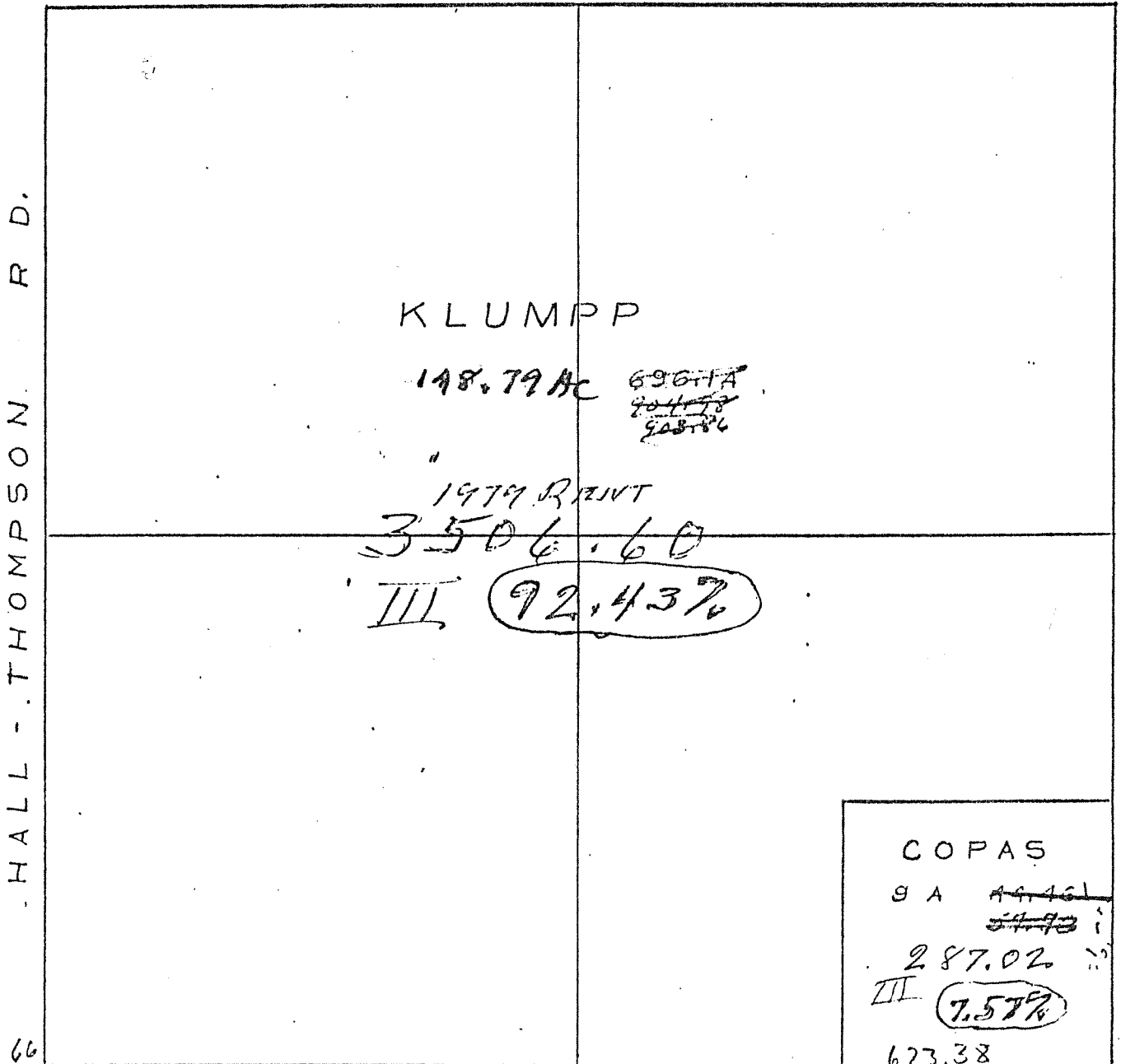
Board Value 157.79 Ac @ 430.88 = 67,988.56

1967

Total Rent at 5% of Board Value (1980) 3,399.43

FAIRHOPE AVE

BOORUM & PEASE "NOLAR" ®



PEASE "NOLAR" ®

1979 Rent
Total Rent 1979 3,793.62

Klumpp Portion 1979 3,506.60 = 92.43%

Copas Portion 1979 287.02 = 7.57%

1980 Rent

Klumpp Portion 1980 93.43% of 3,399.43 = 3,176.09

Copas Portion 1980 7.57% of 3,399.43 = 257.34

FAIRHOPE SINGLE TAX CORPORATION,

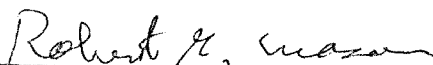
RENT STUDY COMMITTEE

Minutes - Committee Meeting, April 2, 1979.

1. Committee met at 5:30 p. m. in the library of the Corporation.
2. Members present: Mr. Robert Mason, Mr. Charles Ingersoll and Mr. Roger Dennis.
3. The Chairman reported that the Committee had been asked by the Review Board to review the rent charges on the A. Schneider leasehold and that member Robert Mason had made an extensive review of the situation, comparing other similarly situated leaseholds and making an on-the-site inspection. A general discussion followed during which the Committee agreed that changes over the years in the drainage pattern of surface water from the property and streets above the leasehold have adversely affected access to the leasehold; and that until the City of Fairhope has taken steps to resolve the problem, a deficiency factor should be applied to the rental of the Schneider leasehold.
4. The Committee had previously been asked to examine rents on certain lots in the Bay Meadows Subdivision and had asked member Lucier Rockwell to give final recommendations. The Committee decided to recommend to the Council certain adjustments be made as recommended by Mr. Rockwell's letter to the Committee dated March 9, 1979.
5. Upon motion duly made and seconded the following resolutions were adopted:

RESOLVED: It is the recommendation of the Rent Study Committee that a deficiency factor of 20 percent be applied to the rent charges on the A. Schneider leasehold.

FURTHER RESOLVED that the recommendations made in Mr. Lucier Rockwell's letter to the Rent Study Committee regarding the rents in the Bay Meadows Subdivision be approved and recommended to the Executive Council.
6. Meeting adjourned at 6:30 p. m.



Robert Mason
Acting Secretary

FAIRHOPE SINGLE TAX CORPORATION

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6. Meeting adjourned at 6:30 p. m.

Robert Mason
Acting Secretary

ROGER M. DENNIS, Area Manager
P. O. Box 552
Fairhope, AL 36532
Phone 205-928-1900



April 9, 1979


Executive Council
Fairhope Single Tax Corporation
340 Fairhope Avenue
Fairhope, Alabama 36532

Gentlemen:

The Rent Study Committee has looked into the situation regarding rents in the Bay Meadows Subdivision.

It is the recommendation of the Committee that the suggestion made in paragraph one of Mr. Lucier Rockwell's letter to the Committee dated March 9, 1979, be followed. A copy of that letter is enclosed.

Cordially,


Roger M. Dennis
Chairman
Rent Study Committee

RMD:fw
Enclosure

March 9, 1979

Rent Study Committee
Fairhope Single Tax Corporation
340 Fairhope Avenue
Fairhope, Alabama 36532

Gentlemen:

In answer to the problems that seem to have presented themselves regarding rents in the Bay Meadows Subdivision, it is apparent from a close examination that the explanations are as follows:

- (1) Lot 1, Block 1, Bay Mead. - rent of record - \$136.64
- Lot 2, Block 1, Bay Mead. - " " " - 147.44

These rents should be reversed. On recalculation of these rents (since the office was not able to supply the original calculations) the figures showed this to be the case. This is apparently an error in transcribing the rents from the calculations to the report sheet.

(2) Also regarding these two lots - the street width of extended streets was not included in the calculations, which is correct.

(3) Lots 3 and 4, Block 1, have a frontage rate of .018 (Steeple Chase), while Lots 1 and 2, Block 3 have a frontage rate of .016 (Derby Lane), which accounts for the difference in rents of these lots which are back to back and of the same size. The frontage on Hall-Thompson Road is the same in both cases.

(4) The difference in rent between Lot 3, Block 1 and Lot 4, Block 2 is accounted for by the difference in front footage of the two lots (312 ft. and 298.6 ft. respectively).

(5) The customary and previously approved method of dealing with lots having frontage on cul-de-sacs, as Lots 2 and 3, Block 1, and Lots 3 and 4, Block 2 have, has been to, in effect, extend the street past the lots at the end, giving these lots the effect of having a street frontage on one side. Otherwise the rents would amount to nearly zero.

(6) The difference in rents in the two corner lots at Hall-Thompson Road and Twin Beech Road is calculated correctly, as nearly as can be determined without having exact dimensions of the lots given on the plat provided. This is characteristic of unusually long, narrow lots adjoining on corners, using the Somers System, and must be dealt with separately, as is the problem of poor subdivision planning as evidenced by the two lots in Block 1, Bay Meadows Subdv. - one with three sides on developed streets and another with the front and back entirely on two paved streets.

Rent Committee (cont'd)

It might be well to mention here that, speaking from experience, care must be taken that solutions to this problem not create more problems than already exist.

It would also seem that all members of the Rent Committee should thoroughly acquaint themselves with both the Somers System and the frontage rate determination program in actual practise, so that all the factors involved in the valuations are apparent to each member, making consideration of a problem much easier.

Sincerely,

R. Lucier Rockwell
R. Lucier Rockwell, Member
Rent Study Committee

Copies to:

Donald Gooden
Roger Dennis
Kenneth Rockwell
Charles Ingersoll
Robert Mason

Enclosures - Plats etc.

January 2, 1979
TO LESSEES OF FAIRHOPE SINGLE TAX CORPORATION

THE FEDERAL COURT ORDERED REAPPRAISALS OF ALL REAL ESTATE IN ALABAMA FOR TAX PURPOSES AND THE RESULTING NEW ASSESSMENTS FOR BALDWIN COUNTY WILL CAUSE A SUBSTANTIAL INCREASE IN TAXES THE SINGLE TAX CORPORATION MUST PAY FOR ITS LANDS. IN ORDER TO PARTIALLY COMPENSATE FOR INCREASES IN STATE, COUNTY AND CITY TAXES ON LANDS AND LESSEES BUILDINGS RENT CHARGES HAVE BEEN ESTABLISHED FOR 1979 WITH INCREASES THAT WILL PARTIALLY COVER THE ESTIMATED ADDITIONAL TAXES.

RENT CHARGES FOR 1979 ARE CALCULATED ON THE ESTABLISHED RENT FORMULA USING 1978 RENTS AS A BASE-WITH INCREASES AND ADJUSTMENTS FIGURED ON A SMALL PORTION OF THE PERCENTAGE INCREASES IN TAXES ON LAND ONLY. NO INCREASES HAVE BEEN MADE FOR ESTIMATED INCREASES IN TAXES ON LESSEES BUILDINGS AND PERSONAL PROPERTIES.

ADDITIONAL AMOUNTS ADDED TO THE 1978 BASES SHOULD RANGE FROM 17.3% TO 138.8% ACCORDING TO A SCHEDULE USING*"THE YOH COMPANY" LAND VALUATIONS. INCREASES ARE, HOWEVER, LIMITED TO A MAXIMUM ADDITION OF 25% OVER 1978 CHARGES ON ANY INDIVIDUAL LEASEHOLD (EXCEPT FOR CHANGES DUE TO ST. IMPROVEMENTS & CORRECTIONS OF ERRORS).

TOTAL RENT INCREASES FOR 1979 WILL NOT EXCEED THE TOTAL LAND TAX INCREASE WHICH THE SINGLE TAX CORPORATION MAY HAVE TO PAY. RENT INCREASES ARE QUITE MODERATE IN VIEW OF THE RISE IN FAIRHOPE SINGLE TAX CORPORATION ESTIMATED LAND TAXES DUE FOR 1979. TAXES ON COLONY LAND IN THE CITY OF FAIRHOPE WILL INCREASE BY 346.8% AND ON LAND OUTSIDE THE CITY BY 2077.8%.

IT SHOULD ALSO BE NOTED THAT NO GENERAL "ACROSS THE BOARD" RENT INCREASES HAVE BEEN MADE SINCE 1975 WHILE THE U. S. DEPT. OF LABOR COST OF LIVING INDEX HAS RISEN BY 29.7% IN THE SAME PERIOD. (SEE FIGURES BELOW.)

IT IS A GENERALLY KNOWN FACT THAT PRICES OF PRIVATELY OWNED LANDS HAVE "SKYROCKETED" AROUND FAIRHOPE WHILE FSTC RENTS HAVE BEEN HELD AT MODEST LEVELS IN ORDER NOT TO CREATE HARDSHIPS ON ANY OF THE LESSEES.

FAIRHOPE SINGLE TAX CORPORATION IS NOT RESPONSIBLE FOR THE RISE IN COSTS FOR HOME SITES AND COMMERCIAL BUILDING LOCATIONS IN AND AROUND FAIRHOPE NOR IS IT RESPONSIBLE IN ANY WAY FOR THE HIGH RATE OF INFLATION WHICH THREATENS THE VERY LIFE OF OUR DEMOCRACY BUT FSTC DOES IN FACT OFFER A PLAN OF TAXATION TO DISCOURAGE BOTH LAND SPECULATION AND INFLATION.

THE DECISION BY FSTC TO MAKE NECESSARY ADJUSTMENTS IN 1979 RENT CHARGES WAS MOTIVATED BY NECESSITY IN ORDER TO PROCURE ADDITIONAL FUNDS IN AMOUNTS APPROXIMATELY EQUIVALENT TO THE PROJECTED ADDITIONAL TAXES ON LANDS.

RENT STATEMENTS MAILED TO THE VARIOUS LESSEES SHOW THE TOTAL AMOUNTS DUE ON EACH LEASEHOLD FOR 1979 AS WELL AS AMOUNTS DUE FOR THE FIRST HALF OF THE YEAR.

*The Yoh Company is the firm of professional appraisers employed by the County to reappraise all properties in compliance with a Federal Court Order.

UNITED STATES DEPARTMENT OF LABOR COST OF LIVING INDEX

			Inflation	
			Percent Increase	
1967	(Basis)	100.0	2.9	
	10 year		-	
1974	Increase	147.7	11.0	
1975	96.7%	161.2	9.1	
1976		170.5	5.8	4 year Increase 29.7%
1977		181.5	6.5	
1978		196.7	8.3	

FAIRHOPE SINGLE TAX CORPORATION

COUNCIL PROCEEDINGS

FAIRHOPE SINGLE TAX CORPORATION

November 2, 1978

Council met in regular session with Pres. Dyson presiding; all present. Guests were Richard C. Lacey, attorney representing lessees Sully, Pope and Butgeriet; lessee G. B. Klumpp and Arthur Rigas of Ponder Engineering representing Mr. Klumpp.

Minutes of regular meeting of October 5 and special meetings of Oct. 4, 21 and 25 were approved. Minutes and actions of Executive Committee meeting of October 25 were approved.

Treasurer's Report for September and October were accepted and ordered placed on file.

Council discussed proposals regarding the Sully and Pope and Butgeriet leaseholds with their representative Attorney Lacey and he was excused. Subdivision of the Klumpp leasehold was discussed with Mr. Klumpp and his Engineer Mr. Rigas and they were excused.

Bills were allowed as follows:

E. S. Courier, pub. min.-----	\$ 76.46
John A. Robertson, Bond-----	72.00
Jani-Care, Inc., off. cleaning-----	60.00
Cash, off. sund.-----	108.01

Lessees transfers were approved, subject to the rules, as follows:

Elsie G. Lowell, Estate to Charles D. McCully & Patricia J. McCully, jointly, Lots 11 & 12, Blk. 30, Div. 2 and assent to mortgage to 1st Sou. Fed. Savings & Loan Assoc.

Jack B. Herrick & Beulah J. Herrick to Howard R. Thomas & Barbara J. Thomas, jointly, Lot 3, Blk. 10, Div. 2 and assumption of B.C.S.L. mortgage.

Robert Joseph Potter to Fred L. Watkins, Sr. S $\frac{1}{2}$ of SW $\frac{1}{4}$ of SW $\frac{1}{4}$ except S. 297' of W 297', Sec. 11-6-2.

Transfer from Sybil Tobias to Thomas D. Hamilton and Donna Marie Hamilton, jointly, Lot 8, Blk. 14, Div. 2 was denied.

Assent to mortgage was approved on Lot 17 & W9' of Lot 18, Blk. 45, Div. 4 to Gene B. Whiting.

Lease assignment to 1st Nat'l. Bank of Baldwin County on pt Lots 1, 2 & 3, Blk. 17, Div. 2 was reported.

Council voted to pursue annexation of the land E of City limits to Troyer Road between F'hope Ave. & Nichols Ave. and to request it to be zoned B-2.

Preliminary approval of plat of Blueberry Orchard, Unit Two in W $\frac{1}{2}$ NW $\frac{1}{4}$ & W $\frac{1}{2}$ of SE $\frac{1}{4}$, Sec. 14-6-2 was given subject to obtaining written agreement with lessee regarding road rights-of-way.

1979 rent charges were discussed and report from Rent Study Committee received.

Council approved correction of descriptions of Lots 3 & 4, Blk. 47-E, Mag. Bch. Addn.

Council determined that no window advertising would be allowed in the office in the future.

New Lease Application Affidavit form was approved.

Payment of expenses connected with appraisals was authorized.

Repairs to Fairhope Single Tax Corporation parking driveway was authorized.

Communications were read from E. D. Moyd; Crittenden Enterprises, Inc. and the Planning & Zoning Commission.

Adjourned.

Approved-----, 1978
-----, Sec.

COUNCIL PROCEEDINGS
FAIRHOPE SINGLE TAX CORPORATION

December 7, 1978

Council met in regular session with Pres. Dyson presiding; all present. Guests were Mrs. William C. Lucey, Mrs. John S. Parker, Mrs. Sam Dyson, Mrs. Richard Spater, Mrs. Harriett Otteson, Barbara Zwayner, Sam L. Box, Mrs. Cleveland Woodward, Phil Porter Dyson, Mrs. Phil P. Dyson, Robert Mason and Mrs. Roger Dennis.

Guests were representing themselves and various Garden Clubs in the matter of the use of Knoll Park for display and sales booths. Letters were read from the Eastern Shore Art Association, Inc., The Wisteria Garden Club and the Fairhope Garden Club and several of the guests made personal statements and then they were excused.

Council later discussed the matter and instructed the Secretary to inform the City of Fairhope that the Fairhope Single Tax Corporation Council considers the proposed use of the Park to be in conflict with the Park Deed and therefore does not approve the request.

Minutes of regular meeting of Nov. 2 and special meeting of Nov. 22 were approved.

Minutes and actions of the Executive Committee Meetings of Nov. 8; Nov. 17 and Dec. 6 were approved.

Treasurer's Report for Nov. was accepted and ordered placed on file.

Bills were allowed as follows:

Waller Bros. off supp-----	\$ 19.19
The Independent, adv-----	15.75
Garner & Klumpp,floral-----	15.60
Office Sund-----	103.00

Jani-Care, Inc., cleaning-----	60.00
Safeguard, statements-----	65.91
Shepherd Prtg, supp-----	10.57
Xerox, supp-----	152.16
E. S. Courier, adv.-----	337.64
DeWoody, copies-----	22.88
Print Shop, envelopes-----	50.91
Richard Dunning, CPA-----	955.46
Phil P. Dyson, appraisals-----	280.00
Craig T. Sheldon, trip for Corp.-----	45.00

Lessees transfer was approved, subject to the rules as follows:

Crittenden Enterprises, Inc. to Richard A. Carrier & Mary Susan C. Carrier, Lot 4, Bay Meadows East, jointly, and VA assent to mortgage to Real Estate Financing.

Lease assignments to 1st Nat'l Bank of Bald. County were reported as follows: (1) Lot 1-A, Blk. 3, Golf Cse. (2) Lots 1 & 3, Ingleside Unit 3 and (3) NW¼ NE¼, Sec. 14-6-2.

The report of the Rent Committee as presented to the Council on Nov. 2, 1978 was reviewed as well as additional information gathered through property examinations and appraisals. A motion was then made, seconded and approved adopting a schedule of rents for 1979 using 1978 rent figures as a base and adding charges calculated according to a formula presented using the Yoh Company land values with a provision that the resulting increases for 1979 shall not exceed 25% for any leasehold; subject also to corrections for errors in existing rents and adjustments for street improvements and physical changes in leaseholds.

Assistant Secretary Godard was authorized to pay extra help as needed to help with assessments and other year end duties.

President Dyson was authorized to make changes in office opening & closing hours to improve efficiency in office operation.

By action of the Council, auto taxes will be credited to the rental account only beginning January 1, 1979.

Resolution adopted August 16, 1976 regarding improvements in subdivisions was rescinded.

The regular appropriation to Education Committee for Education activities was approved.

Finance Committee report was read and approved including Compensation for office personnel beginning January 1979.

Council approved payment for real estate appraisals at current rate.

Regular contributions to the following were approved: Henry George Schools of California; Henry George Institute; Henry George Foundation of America and Schalkenbach Foundation.

Adjourned.

Approved-----, 1978

-----, Sec.

COUNCIL PROCEEDINGS

FAIRHOPE SINGLE TAX CORPORATION

Special Meeting

December 27, 1978

Council met in Special Session at 12:10 p.m. President Dyson presided, with Councilmen Parker, Nichols, Brown and Secretary Gooden present. Members Les Boone and E. B. Gwin were also present.

Transfer from Earl Forsman, Katherine Forsman and Dan A. Forsman to Betty Rejczyk, approved by the Executive Council, November 14, 1977, on Lot 15, Block 2, Golf Course Subdivision, was reported cancelled.

Transfer from Lionel S. Simpson and Mary Ann Simpson to Mary Ann Simpson with a life estate to Dorothy H. Oliver, approved by the Executive Council September 20, 1976, on N $\frac{1}{2}$ of Lot 4 and all of Lot 5, Block 6, Division 3, was reported cancelled.

Bills were allowed as follows:

Marion E. Wynne Jr. - legal service.....	\$105.00
The Print Shop - receipt books.....	122.20
R. L. Polk - city directory	39.32
IBM - Service office machines	37.17
Sam Dyson - expenses	174.35

Council authorized reimbursement to Cemetery Trust Fund for corporation expenses paid in error.

Severance pay was authorized.

Letter clarifying rent adjustments approved.

Adjourned.

Approved -----1978

----- Sec.

ROGER M. DENNIS, Area Manager
P. O. Box 552
Fairhope, AL 36532
Phone 205-928-9200




October 19, 1978

Executive Council
Fairhope Single Tax Colony
340 Fairhope Avenue
Fairhope, AL 36532

Gentlemen:

I am enclosing minutes from the Rent Study Committee meetings held on July 19, August 16 and October 16, 1978.

Cordially,


Roger M. Dennis
Chairman
Rent Study Committee

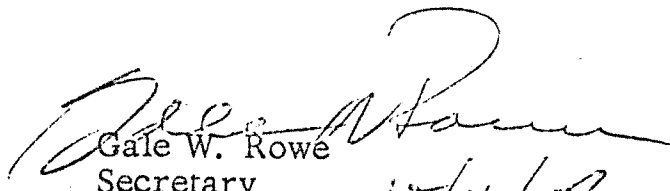
RMD:fw
Enclosures

FAIRHOPE SINGLE TAX CORPORATION

RENT STUDY COMMITTEE

Minutes - Committee Meeting, July 19, 1978

1. Committee met at 7:30 in the Library of the Corporation.
2. Members Present: Mr. Roger Dennis
Mr. Robert G. Mason
Mr. Kenneth Rockwell
Mr. R. Lucier Rockwell
Mr. Gale W. Rowe
and Mr. Sam Dyson, Exofficio
3. Mr. Roger Dennis was elected Chairman and Mr. Gale Rowe was elected Secretary.
4. A general discussion on the reappraisal activity as applied to corporation holdings was held. No conclusions or decisions were reached.
5. Next meeting was scheduled for Wednesday, August 9.
6. Meeting adjourned at 9:00 pm.


Gale W. Rowe
Secretary

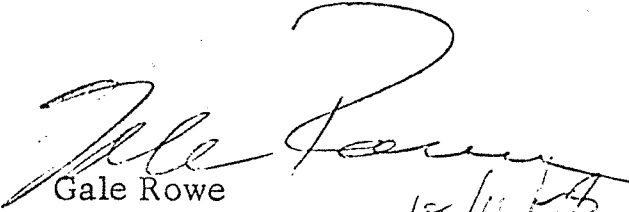
10/16/78

FAIRHOPE SINGLE TAX CORPORATION

RENT STUDY COMMITTEE

Minutes - Committee Meeting, August 16, 1978

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2. Members present: Mr. Roger Dennis
Mr. Robert Mason
Mr. Kenneth Rockwell
Mr. R. Lucier Rockwell
Mr. Gale Rowe
and Mr. Sam Dyson, ex officio
3. Chair provided a proposed agenda for meeting and guide for follow-on meetings. Copy attached.
4. Motion by R. Lucier Rockwell that a proposed rent adjustment be prepared which would compensate for the impact of the recent tax increase. Second by Kenneth Rockwell. Motion passed.
5. Chair appointed Lucier Rockwell and Kenneth Rockwell to the Engineering Data sub-committee. Chair appointed Robert Mason to the committee on commercial and farm values. These sub-committees to be reimbursed for charges and fees as approved by the Executive Council.
6. Meeting adjourned at 9:15 pm. Next meeting scheduled for September 13, 1978 at 7:30 pm.


Gale Rowe
Secretary

13/12/78

ROGER M. DENNIS, Area Manager
P. O. Box 552
Fairhope, AL 36532
Phone 205-928-9200



Franklin
LIFE INSURANCE COMPANY
SPRINGFIELD, ILLINOIS 62713
PHONE: 217-528-2011

October 19, 1978

Executive Council
Fairhope Single Tax Colony
340 Fairhope Avenue
Fairhope, AL 36532

Gentlemen:

I am enclosing minutes from the Rent Study Committee meetings held on July 19, August 16 and October 16, 1978.

Cordially,

A handwritten signature in cursive script that reads "Roger M. Dennis". The signature is fluid and written in dark ink.


Roger M. Dennis
Chairman
Rent Study Committee

RMD:fw
Enclosures

FAIRHOPE SINGLE TAX CORPORATION
RENT STUDY COMMITTEE

Minutes - Committee Meeting, July 19, 1978

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Gale W. Rowe
Secretary
10/16/78

FAIRHOPE SINGLE TAX CORPORATION

RENT STUDY COMMITTEE

Minutes - Committee Meeting, August 16, 1978

1. Committee met at 7:30 pm in the library of the corporation.
2. Members present: Mr. Roger Dennis
Mr. Robert Mason
Mr. Kenneth Rockwell
Mr. R. Lucier Rockwell
Mr. Gale Rowe
and Mr. Sam Dyson, ex officio
3. Chair provided a proposed agenda for meeting and guide for follow-on meetings. Copy attached.
4. Motion by R. Lucier Rockwell that a proposed rent adjustment be prepared which would compensate for the impact of the recent tax increase. Second by Kenneth Rockwell. Motion passed.
5. Chair appointed Lucier Rockwell and Kenneth Rockwell to the Engineering Data sub-committee. Chair appointed Robert Mason to the committee on commercial and farm values. These sub-committees to be reimbursed for charges and fees as approved by the Executive Council.
6. Meeting adjourned at 9:15 pm. Next meeting scheduled for September 13, 1978 at 7:30 pm.


Gale Rowe
Secretary

13/12/78

FAIRHOPE SINGLE TAX CORPORATION

RENT STUDY COMMITTEE

Minutes - Committee Meeting, October 16, 1978

1. Committee met at 7:30 in the library of the corporation.
2. Members present: Mr. Roger Dennis, Mr. Robert Mason, Mr. Kenneth Rockwell, Mr. R. Lucier Rockwell, Mr. Gale Rowe, Mr. Sam Dyson, ex officio and Mrs. C. G. Godard, Assistant Secretary of the corporation.
3. Upon motion duly made and seconded, the following resolutions were adopted:

RESOLVED, that a recommendation be made to the Executive Council of the Single Tax Colony that the multiplier be increased for the 1979 rent computation. It was suggested that the multiplier be set at 15.

FURTHER RESOLVED, It is recommended that any evidence of error discovered in individual rents be continuously reported to the Rent Study Committee for review and correction.

4. Meeting adjourned at 9:30 pm.



Gale Rowe
Secretary

EXHIBIT "A" - BUSINESS AND COMMERCIAL PROPERTIES - EVALUATIONS

F S T C RENT STUDY 1969

THIS FOLDER CONTAINS A NUMBER OF DATA SHEETS ON SEPARATE PROPERTIES IN THE BUSINESS COMMUNITY OF FAIRHOPE.

MOST OF THE RENTAL FIGURES HAVE BEEN CONFIRMED. OTHERS HAVE BEEN ESTIMATED AND SECURED FROM USUALLY RELIABLE SOURCES.

INSURANCE COSTS HAVE BEEN CALCULATED FROM RATES FURNISHED BY THE HUFFMAN ROBERTSON AGENCY.

THE VALUES OF IMPROVEMENTS HAVE BEEN ESTIMATED BY THIS REPORTER WHO HAS HAD MANY YEARS OF EXPERIENCE AS A BUILDING COST ESTIMATOR AND AS A PROPERTY APPRAISER FOR VARIOUS LENDING AGENCIES. SOME OF THE VALUES ARE THE EXACT CONTRACT COSTS OF THE PROPERTIES.

THE DEPRECIATION FIGURE INCLUDES OBSOLESCENCE. THIS ESTIMATOR CAN PRESENT INFORMATION TO SUPPORT THE VALIDITY OF THE FOUR PERCENT ALLOWANCE. IT IS OF PARTICULAR INTEREST THAT THE OLDER IMPROVEMENTS ARE GENERALLY LOW INCOME PRODUCERS OR EVEN "LOSERS".

DATES OF CONSTRUCTION AND OF MAJOR IMPROVEMENTS ARE APPROXIMATE.

THESE FIGURES HAVE BEEN COMPILED WITHOUT THE AID OF A CALCULATOR AND MAY CONTAIN CERTAIN ERRORS. SUCH ERRORS USUALLY COMPENSATE FOR EACH OTHER IN COMPILATIONS OF THIS KIND.

KEY TO NUMBERING SYSTEM: ZERO IS ASSUMED TO BE THE CENTER OF THE INTERSECTION OF FAIRHOPE AVENUE AND SECTION STREETS. SHEETS ARE MARKED NUMERICALLY BEGINNING AT THE ZERO POINT AND RUNNING NORTH ON SECTION-SOUTH ON SECTION-WEST ON FAIRHOPE AVE.-AND EAST ON FAIRHOPE AVENUE. MISCELLANEOUS SHEETS ARE MARKED AS SUCH. (EXAMPLE 3-W IS LOCATED ON FAIRHOPE AVENUE WEST OF SECTION STREET)

SINGLE TAX CORPORATION RENT CHARGES ARE NOT INCLUDED IN COSTS OF OPERATIONS OF PROPERTIES.

PART OF THE INFORMATION CONTAINED HEREIN IS "CONFIDENTIAL" AND MUST NOT BE DIVULGED.

No.	Property	Estimated Value	Annual Rental	Cost of Operation	Excess (Deficit)	Rent Charge
1-N	Bedsoles & East Shore Travel & Jewelers	131,648.00	17,100.00	16,380.41	719.59	
3-N	Jordan Clinic	64,600.00	8,400.00	7,673.29	726.71	
5-N	Dr. Frederick	6,336.00	420.00	708.21	(288.28)	
7-N	Motor Parts-Barber-Printer Sales	28,424.00	3,300.00	3,556.55	(256.55)	
9-N	Dr. Harrell Dentist	11,352.00	1,500.00	1,349.52	150.48	
11-N	John Duck Atty(Mag. Av)	11,600.00	1,500.00	1,384.06	115.94	
13-N	Former Warley Realty	27,000.00	2,040.00	3,041.22	(1,001.22)	
2-N	Superior Hardware	48,830.00	3,000.00	5,849.29	(2,849.29)	
4-N	Bill Steber Motor Klumpp's	95,158.40	24,000.00	11,593.95	12,406.05	
6-N	Western Auto & Pool Room- Pitman	56,720.00	7,200.00	6,532.84	667.16	

.....

PROPERTIES ON SOUTH SECTION STREET

1-S	Music Store-T V Shop Jeweler- Wm.Cowan Bld.	25,384.00	3,000.00*	3,245.18	(245.18)*	
3-S	Greers Super Mkt. (Former Baldwin)	60,000.00	7,200.00	7,228.80	(28.80)	
5-S	Newman Industries Roser Bldg. FSTQ	45,600.00	6,000.00	5,681.26	318.74	
2-S	Odom's Shoes	10,944.00	1,680.00	1,392.00	287.64	
4-S	Sportsman s-Davis Fashion-Health Clinic	55,632.00	5,880.00	7,124.31	(1,244.31)	
6-S	A B C Store	22,400.00	3,000.00	2,922.00	78.00	
8-S	Children's House and Vorel	14,100.00	1,680.00	1,828.72	(148.72)	
10-S	Barber Shop-Harrison	4,000.00	600.00	493.12	106.88	
12-S	Garden Center	19,964.00	2,400.00	2,570.40	(170.40)	

.....

PROPERTIES WEST OF SECTION ON FAIRHOPE AV.

1-W	First National Bank	94,837.50	14,280.00	10,937.49	3,342.51**	
3-W	Fairhope Hardware	45,216.00	4,320.00	5,969.28	(1,649.28)	
5-W	Courier Office (New)	24,539.60	2,700.00	3,000.25	(300.25)	
7-W	Hunter's News Barber Beauty Shop Etc.	27,223.00	3,480.00	3,178.01	301.99	
9-W	Johns Bargain House	56,952.00	7,200.00*	6,877.02	322.98*	
2-W	Fairhope Pharmacy	29,376.00	7,200.00	3,968.55	3,231.45	
4-W	First Finance Old Bank	24,232.00	1,920.00	3,072.66	(1,152.66)	
6-W	Ritz Jewels	21,472.00	1,500.00*	2,733.94	1,233.94)*	
8-W	Moyer's Drug Store	9,728.00	Nil	1,091.52	(1,091.52)	
10-W	Fairhope Recapping	9,580.00	1,200.00	1,333.18	(133.18)	

FSTC

PROPERTIES ON FAIRHOPE AVE.EAST OF SECTION

1-E	Fuel Oil Supply	11,940.00	1,080.00	1,293.70	(113.70)
2-E	Fairhope Motor Co. Berglin Realty(Graham)	13,392.00	660.00	1,566.92	(906.92)
Misc. 1	Jansen House North Bancroft. St.	8,190.00	Nil	885.33	(885.33)
Misc. 2	Sam Dyson Lot.North Bancroft St.	450.00	Nil	57.00	(57.00)
Misc. 3	Lucassen's Store Mershon & Morphy	5,600.00	2,100.00*	746.42	1,353.58

COUNTRY LAND PROPERTIES

Misc. Phil Porter Dyson
4 and May Moss Parker

This miscellaneous sheet is included to show income producing value of forty acres of best quality Baldwin County Farm Land to be \$333.34 per acre. Based on this example farm lands should be valued at not over \$333.34 per acre with Rent charges calculated accordingly, after allowing for clearing and land preparation, fence etc.

COMMENTS ON EXHIBIT A

Excess of Income over costs of ownership- Rent not considered.

					.00*
				71	9.59
				72	6.71
				15	0.48
				11	5.94
1	2,	4	0	6	0.5
				66	7.16
				31	8.74
				28	7.64
				7	8.00
				10	6.88
				3,3	4.251
				30	1.99
				32	2.98
				3,2	3.145
				1,2	3.394
				1,3	5.358
2	5,	3	6	3	6.4*

Of the Thirty Four individual properties considered Sixteen show an excess of rental over and above the costs of ownership.(FSTC Rent Charges not included not included in costs) Eighteen properties show a deficit or a cost of ownership greater than the rental collected.(F S T C Rent Charges again not included)

If the excess of income above the costs of ownership which was received by the owners of the Bill Steber Chevrolet Co. should be deducted from the income figures the resulting amount is \$435.00 indicating that the "Rent Charges" are approximately correct as currently fixed.

Rental income appears to decline rapidly in relation to the distance from the "zero point" in all directions

Land outside a limited perimeter from the "zero point" seems to have approximately the same value for business uses except where unusual conditions exist.

DeLamare St. and Magnolia Avenue are popular with certain types of businesses.

South Section Street may be replacing Fairhope Avenue in importance. Bancroft Street has not attracted business interest.

The one example of farm land income and expenses of ownership indicates that rent charges for "country lands" are below the income producing values and below rentals paid for comparable lands in the area.

There is evidence that certain lessees are receiving greater monetary returns for the uses of some of the business sites. Upon more careful examination there is equally as much evidence that these lessees have made better uses of the leased lands and have exerted more personal effort in order to bring this about. What at first may appear to be charges for land uses is in reality what Henry George describes as "wages of superintendence" and "interest".

Estimated values of improvements is in line generally with recently reported selling prices.

Deficits shown- Income not sufficient to cover costs. Rent not considered.

none not considered.

	2	8	8.2	8
	2	5	6.5	5
1,0	0	1.2	2	
2,8	4	9.2	9	
	2	4	5.1	8
		2	8.8	0
1,2	4	4.3	1	
	1	4	8.7	2
	1	7	0.4	0
1,6	4	9.2	8	
	3	0	0.2	5
1,1	5	2.6	6	
1,0	9	1.5	2	
	1	3	3.1	8
	1	1	3.7	0
	9	0	6.9	2
	8	8	5.3	3
		5	7.0	0
1	2,5	2	2.5	9 *

Excess	2 5,3 6 3.6 4
Deficit	1 2,5 2 2.5 9 -
Overage	1 2,8 4 1.0 5 •
Bill	1 2,4 0 6.0 5 -
Steber.	
Net	4 3 5.0 0 *
Overage	

Fairhope, Alabama
June 4, 1970

Executive Council
Fairhope Single Tax Corporation
Fairhope, Alabama

Gentlemen:

From time to time this committee has made reports of progress in the various activities undertaken, beginning with the traffic and pedestrian survey and through the stages of development of the material gathered and the programming of the material for the computer to determine the relative frontage values of the different areas of the Colony lands, commercial, residential and country, according to the data taken and based on the fundamental principle of the single tax that land value is created by the presence and activity of people and taking this as a measure of such presence and activity, along with the more obvious physical advantages and disadvantages.

At this time it does not seem practical to go into the details of these procedures which will be incorporated in a full and detailed report at a later date.

In November, 1969 a calculation of all rents on the basis of the above determinations was authorized and subsequently expenditures necessary were also authorized.

At the present time all of the country leaseholds have been calculated and about 60 blocks of the commercial and residential areas of the city. Eight of these last have been computerized and everything is now in order to go ahead with computerized calculations of the remaining. Currently, investigations are under way to find the most practical arrangement for this work.

It is apparent that the cost per block will be greatly reduced and uniformity and ease of calculation greatly increased by this method which involves the use of two programs which have been completed since the last report.

The country rents and commercially zoned areas in the city, which both show greater deviations from the present rents than the residential areas according to the determinations of this committee, are now at the stage where your consideration for action for the second half years rent are in order.

Respectfully submitted,

RENT STUDY COMMITTEE



R. Lucier Rockwell, Chairman pro hac vice



Sam Dysan



C. W. Arnold

RLR/rer

FAIRHOPE SINGLE TAX CORPORATION - RENT STUDY - 1969

CONCLUSIONS AND RECOMMENDATIONS:

- A The Single Tax Corporation should continue its policy of making land available to the worker or the entrepreneur at a rental charge that he can afford to pay.
- B Since we alone can not win the battle against inflation every effort should be made to eliminate inflationary influences in fixing land use charges. This in itself could do more to advance the single tax idea than anything else we might do.
- C Land use charges in the immediate locality of the "zero point" in schedule "A" should be reviewed and inequities in the immediate central business area should be corrected. This should be done by use of the "program rent" determined by the traffic count in conjunction with schedule "A" .
- D Careful consideration should be given current charges for other lands within the city boundaries. There is no specific information up to this time to support a general increase.
- E Land use charges for "country lands" and sites in the vicinity of greeno road should be adjusted upward gradually. It seems evident that general increases based on income productivity are in order and are overdue in this area of F.S.T.C. land holdings. A basis of from \$12.50 to \$20.00 per acre income, according to the quality or location of the land appears to be the proper criterion.
- F Arbitrary decisions based on personal opinions and unproven or untested ideas should be avoided.
- G We should expand our activities in the field of "public relations".
- H A more aggressive "education program" should be persued.
- I All members and friends of the Corporation should maintain an optimistic and determined attitude about the future of the organization and about the theory it expouses.
- J It is amazing that in spite of all the taxes that were not even heard of in Henry George's day, such as the devastating income tax, the estate tax, the gift tax, the luxury taxes, surtaxes and hundreds of others, upon examination of the theory it is evident that the idea is sound to-day as it was in the 1880's and that if applied it might solve most of the problems of the day.
- K Action should be taken to prevent continuation of the undercharging for "country land" uses. A resolution similar to the following should be adopted. Be it resolved that subdivisions of or partial transfers of country lands shall be approved only upon the specific understanding and agreement that land use charges for the entire leasehold to be divided shall be assessed at the same rates as other residential areas owned by the Single Tax Corporation.

F S T C RENT STUDY 1969

INFERENCES FROM OBSERVATIONS OF EXHIBITS "A" and "B"

- 1, There is evidence that the Fairhope Single Tax Corporations affairs have been conducted efficiently and fairly and that its general policies have been more effective than may have been presumed.
- 2, The charges made for uses of business and commercial sites are generally as they should and are approximately at the proper level. There are certain inequities in the charges for business sites and adjustments should be made to correct the situation. These adjustments might include some reductions in special cases.
- 3, Exhibit "A" clearly indicates that the advantages and the income productivity of sites in the business area studied are quite limited and not as great as generally assumed.
- 4, The zoning regulations and other "artificial" restrictions are an important factor in determining the income productivity of all properties.
- 5, Licenses, business taxes, income taxes and other fees, over which the Single Tax Corporation has no control, appear to exert downward pressure on income productivity of business property improvements.
- 6, Certain temporary industrial activity in the community is exerting an unusual temporary influence on the productivity of certain sites. An example is the use of the Poser building on south section street. A means should be found to adjust for this temporary situation.
- 7 The study indicates that the general inflationary trend has not been as great in this community as elsewhere. This may be due to the Single Tax Corporation's influence.
- 8, There is substantial indication from this and other available information that the prices paid for improvements on business lands are not out of line with the individual asset or replacement values of the properties bought and sold.
- 9, There is a rapid decline in productivity which is inverse to the distance from the "zero point". It is also noticeable that after a certain lower level is reached there is a halt in the decline and all lands outside a small circle appear to be of approximately the same worth to the users.
- 10, Exhibit "B" indicates that charges for land use in the area of greeno road and for "country lands" is far below the point of income productivity. This appears to be true even when discounting the inflated values and basing calculations on the rental values established by rentals paid for other farm lands.

EXHIBIT "B" - COUNTRY LAND AND SEMI URBAN PROPERTIES - EVALUATIONS

F S T C RENT STUDY 1969

Some vital information regarding farm and country land sites in Baldwin County, Alabama.

Within the past four years 58 Acres of good farm land near Loxley, Alabama $1\frac{1}{2}$ Mi north of Loxley on the Bay Minette Road was leased for one year for farm crop use at \$900.00 for the calendar year. This is the equivalent of a per acre rental of...\$15.51

Home Investment Corporation gave a farm use one year lease on the 70 Acres on Hall Thompson Road at a price of \$600.00 for the year. This was not for the full year as the deal was not made until spring and terminated on Dec. 31 of the same year. This equals a per acre rental of (48 Acres)..... 12.50. This was a one year contract and the land had not been cultivated for several years and was "infested" with Bermuda. Only approximately 48 acres of this land was leased to the farmer tenant.

Lessees of the Fairhope Single Tax Corporation have been known to put FSTC lands in the "Soil Bank" or hold out of use and have been paid the equivalent of a per acre rental of 9.00 *. Such land could be used as pasture even though the acreage could not be used for row crops.

Miscellaneous sheet No. 4 is a confirmed case of rental for "Fee Title" rental of farm land at a per acre price of..... 20.00 (This agreement carries an implied agreement to renew for additional years but only if the land continues to be let out to other than the owners.

In section 21-T S S- R 2 E (within 4 miles of the City of Fairhope) best quality farm land is being sold at \$600.00 per acre where the entire acreage is either usable for row crops or has buildings and homesite improvements standing.

At a public auction sale two years ago (Elzie Hankins) a total of over 600 acres was sold at an average price per acre of \$487.50. This was in the Rozinton area where there was absolutely no commercial or "Urban" growth influence.

Recently a "fee title" site on greeno road was negotiated for at a price of \$60,000.00. This transaction reached the final stages and then the buyer withdrew the offer for unknown reasons. The acreage involved was approximately two acres.

within the past few years it has been indicated that the "fee title" land on fairhope avenue near greeno road has been far more productive than land within the perimeter of the zero point established in Exhibit A of this study.

The opinion of this reporter (which is supported by statements from the business men involved) is that the Automotive, Construction, Industrial, Health, Hospital and Rest Home Businesses and related lines are seeking locations outside the general business area.

There is evidence that the current productivity of land outside the business area (and particularly on the greeno road) is being held down by the present zoning restrictions. A change in zoning could easily cause a drop in the land closer in to the city.

EXECUTIVE COUNCIL
FAIRHOPE SINGLE TAX CORPORATION

June 18, 1970

In recent years it has become increasingly evident that revisions in land use charges should be made periodically in order to equitably reflect the changes in values of the various locations. This is particularly true in those instances where increasing benefits to lessees have been caused primarily by growth in population within the area and along with the growth there have been changes in pedestrian and vehicle traffic patterns due to street developments as well as expansions in residential and commercial building.

In an effort to fairly evaluate the effects of these changes on "location valuation" extensive studies of the various factors were summarily made and the results of the studies have been used as a "yard stick" for establishing land use charges, or rental charges, to be assessed against the various leaseholds.

In the opinion of the executive council many of the adjustments in rental charges are long overdue but it is intended to adopt the new schedule of rental charges in a manner favorable to the various lessees by spreading the increases in charges over an extended period. A percentage of the differential between the "old" and the "new" rental charges will be assessed periodically until the various new rental charges shall have been attained. The first increment of the proposed increase in rental charges shall be an amount equal to ten percent of the differential, calculated in accordance with the above formula, which sum shall be added to (or deducted from) rental charges as heretofore established for all leaseholds; said new charges to be in effect beginning July 1st. 1970.

Lessees should also recognize that subsequent changes in leasehold rental values may bring about other adjustments in rental charges in the interim. If in the opinion of the executive council additional changes or corrections should be deemed proper then such changes may be made even though such changes might deviate from the proposed schedule.

*See council action June 18, 1970
L. A. Gartin, Sec.*

I move approval of the recommendations of the rent study committee and assessment of land use charges for the second half of 1970 on all leaseholds in accordance with the said recommendations as follows;

Rents, or land use charges, for the second half of 1970 shall be an amount equal to the charges heretofore established plus 10% of the difference between the established charges and the amounts as projected in the new schedule prepared by the rent study committee.

Fairhope, Alabama
July 26, 1971

To Executive Council
Fairhope Single Tax Corporation
Fairhope, Alabama

Gentlemen:

Your Rent Study Committee, after considerable study and deliberation has formulated the following recommendations which were agreed upon at its last meeting, July 25, as follows:

1. That the office force work towards getting the remainder of the rent calculations on the computer program ready to be processed.
2. That physical defects allowed on rent on any leasehold be referred to the Rent Study Committee for consideration at the time of transfer of any such leasehold.
3. That an increase in rents be scheduled for 1972.
4. That consideration be given to placing a minimum rent charge for any one leasehold.

Additional information on these points may be found on the attached sheet.

Respectfully submitted,

RENT STUDY COMMITTEE

Claude W. Arnold

R. L. Rucknell

Sam D. Dyer

*Received and reported to
the Council Aug. 5, 1971.
C. A. Garton, Sec.*

Attachment:

1. Approximately half of the system in the City of Fairhope is now computer processed.
2. This can be more readily undertaken in small parcels at a time.
3. The committee is in accord that an increase of 20% of the difference between the 1969 rent and the "Program" rent is an equitable amount.
4. The feeling here is that a small leasehold is as much work clerically as a large one in most cases. A suggested minimum would be approximately \$24.00 per year.

An additional suggestion is that a maximum rent charge be determined which is well above the NORMAL AVERAGE for a 66' X 132' residential lot according to the "Program" to be used for comparative purposes for people desiring information on the rent structure.

FAIRHOPE SINGLE TAX CORPORATION

ADMINISTERING

FAIRHOPE SINGLE TAX COLONY

ESTABLISHED IN 1895

340 FAIRHOPE AVE.

FAIRHOPE, ALABAMA 36532

July 1, 1970

Dear Lessees:

In recent years it has become increasingly evident that revisions in land rents should be made periodically in order to equitably reflect the changes in values of the various locations. This is particularly true in those instances where increasing benefits to lessees have been caused primarily by growth in population within the area and along with the growth changes in pedestrian and vehicle traffic patterns due to street development as well as expansions in residential and commercial building.

In an effort to fairly evaluate the effects of these changes in location valuation, extensive studies of the various factors have been made and the results used as a basis for establishing systematic and impersonal measurements of site value or rental charges to be assessed to the individual leaseholds.

It is apparent that many of the adjustments in rental charges are long overdue but it is intended to apply the new schedule of charges in a manner favorable to the lessees by spreading the increases over an extended period. A percentage of the difference in charges will be added periodically until the new rental charges are reached. The first increase will be 10% of the difference between the old and new charge added to the second half of the 1970 rent charge, effective July 1, 1970.

This action does not preclude further studies and revisions or adjustments in the interim.

The schedule for your individual leaseholds appears on the enclosed statement.

*Approved by the Executive Council
July 2, 1970.
C. A. Gaston, Secretary.*

Fairhope, Alabama
June 4, 1970

Executive Council
Fairhope Single Tax Corporation
Fairhope, Alabama

Gentlemen:

From time to time this committee has made reports of progress in the various activities undertaken, beginning with the traffic and pedestrian survey and through the stages of development of the material gathered and the programming of the material for the computer to determine the relative frontage values of the different areas of the Colony lands, commercial, residential and country, according to the data taken and based on the fundamental principle of the single tax that land value is created by the presence and activity of people and taking this as a measure of such presence and activity, along with the more obvious physical advantages and disadvantages.

At this time it does not seem practical to go into the details of these procedures which will be incorporated in a full and detailed report at a later date.

In November, 1969 a calculation of all rents on the basis of the above determinations was authorized and subsequently expenditures necessary were also authorized.

At the present time all of the country leaseholds have been calculated and about 60 blocks of the commercial and residential areas of the city. Eight of these last have been computerized and everything is now in order to go ahead with computerized calculations of the remaining. Currently, investigations are under way to find the most practical arrangement for this work.

It is apparent that the cost per block will be greatly reduced and uniformity and ease of calculation greatly increased by this method which involves the use of two programs which have been completed since the last report.

The country rents and commercially zoned areas in the city, which both show greater deviations from the present rents than the residential areas according to the determinations of this committee, are now at the stage where your consideration for action for the second half years rent are in order.

*See Council proceedings
June 4, 1970.
L. A. Gaston, Sec*

Respectfully submitted,

RENT STUDY COMMITTEE

R. Lucier Rockwell
R. Lucier Rockwell, Chairman pro hac vice

Sam Dyson
Sam Dyson

C. W. Arnold
C. W. Arnold

RLR/rer

Attachment: (To accompany letter of 7-26-71 to the Executive Council)

(References are to Paragraph numbers of letter)

- 1, Approximately half of the system in the City of Fairhope is now computer processed.
- 2, This can be more readily undertaken in small parcels at a time.
- 3, The committee is in acord that an increase of 20% of the difference between the 1969 rent and the "Program" rent is desirable. The committee is not, however, in complete agreement that such an increase might be best for the Corporation at this time. *
- 4, The feeling here is that a small leasehold is as much work clerically as a large one in most cases. A suggested minimum would be approximately \$24.00 per year. *

An additional suggestion is that a maximum rent charge be determined which is well above the Normal Average for a 66' x 132' residential lot according to the "Program" to be used for "dampening" the criticism currently directed against rent increases.

- * Notes: The committee recognizes that it is a "study" group and that it does not propose to dictate "rent ploicy" nor to usurp the duties of the Executive Council.

A handwritten signature in cursive script, reading "Sam H. Dyson". The signature is written in dark ink and is positioned in the lower right quadrant of the page.

Fairhope, Alabama
July 26, 1971

To Executive Council
Fairhope Single Tax Corporation
Fairhope, Alabama

Gentlemen:

Your Rent Study Committee, after considerable study and deliberation has formulated the following recommendations which were agreed upon at its last meeting, July 25, as follows:

1. That the office force work towards getting the remainder of the rent calculations on the computer program ready to be processed.
2. That physical defects allowed on rent on any leasehold be referred to the Rent Study Committee for consideration at the time of transfer of any such leasehold.
3. That an increase in rents be scheduled for 1972.
4. That consideration be given to placing a minimum rent charge for any one leasehold.

Additional information on these points may be found on the attached sheet.

Respectfully submitted,

RENT STUDY COMMITTEE

Claude W. Arnold

R. Lupin Becknell

Sam Dyson

*Received and reported to
the Council Aug. 5, 1971.
L. A. Sartore, Sec.*

Fairhope, Alabama
December 1, 1971

Executive Council
Fairhope Single Tax Corporation
Fairhope, Alabama

Gentlemen:

Your Rent Study Committee met and considered the 1971 transfers and partial transfers of lands having rent allowances for physical defects on them.

Leaseholds considered were:

Batthey to Sumner and Williams	Sec. 11 1-1 4-1
Buffington to Wadsworth	Sec. 22
Britain to Fechtler	Sec. 15 5-6
Fleming to Nielson	Sec. 15 4-1
Fleming to Godwin and Hardy	Sec. 16
Foster to Baugh	Sec. 14
Gunnison to Robison	Sec. 22
Todd to Sully	Sec. 16 2-4

Due to progress in development methods, uses of land, general drainage and the fact that many of the so-called defects are now being listed as salable assets by the sellers of improvements on these lands, the committee recommends that all allowances on rent for physical defects be removed from these leaseholds: Batthey, Williams, Buffington, Wadsworth, Fechtler, Nielson, Fleming, Godwin, Hardy, Baugh, and Robison. Also recommended is that an overall 20% defect be allowed on the Sumner leasehold and a 5% overall defect be allowed on the Sully leasehold.

The committee also feels that each of these defects should be periodically revued.

Respectfully submitted,

Rent Study Committee

Claude W. Arnold

R. Lucier Rockwell

Sam R. Brown

RSC/rer

*Approved by
Executive Council
12/2/71*

FAIRHOPE SINGLE TAX CORPORATION

ADMINISTERING

FAIRHOPE SINGLE TAX COLONY

ESTABLISHED 1895

336-340 FAIRHOPE AVE.

FAIRHOPE, ALABAMA 36532

October 19, 1972

Executive Council
Fairhope Single Tax Corporation
336 Fairhope Ave.
Fairhope, Alabama 36532

Gentlemen:

Your Rent Study Committee has met, considered a number of questions relating to the rent structure and respectfully submit the following recommendations:

1. That the defect allowed on the following recently transferred leaseholds be no longer allowed:

Lee Parker $W\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$
W. A. Nunnery $W\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$
Bobby R. Owens E $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$
James B. Harris E $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$
S. J. Broadwater 5 acres, Section 10 (Rezner)

2. That the defect allowed on the Joseph Potter leasehold be continued.

3. That the rental charge on our lands for 1973 be set at the 1972 amount plus two (2) additional increments of 10% each of the difference between the 1969 rent charge and the projected rent charge according to the schedule. (This will bring the total increase in rent since 1969 to one half ($\frac{1}{2}$) of the total projected increase.)

4. That in 1973 the Rent Study Committee be authorized to make additional studies, traffic surveys, etc. as needed to determine any adjustments that might appear to be in order at that time.

Respectfully submitted,

Report accepted and recommendations adopted by motion Oct. 19, 1972.
Ruth E. Rockwell, Sec.

Rent Study Committee

Rent Study Committee
Fairhope Single Tax Corporation
December 2, 1973

The Fairhope Single Tax Corporation Rent Study Committee met at the Colony office at 3:00 P. M., Sunday, December 2 with Lucier Rockwell, Claude Arnold and ex officio member Ruth Rockwell present; absent John Parker.

Committee moved to the various locations in question to view the situations with the following being recorded:

1. Morphy Ave, Church to Summit is now paved, sewer, curb, gutter, sidewalk, water, gas and electricity available.
2. Summit St. North from Morphy to N/S Blk 15, Div. 1 is paved street frontage for Blk 15.
3. Chestnut St. is now an open ungraded street with sewer and electricity available for 1974.
4. Laraway Lane and Cain Lane are open, ungraded streets, sewer and electricity vailable for 74 and gas part way, on Laraway Ln.
5. New commercial zoning effective in SE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, Sec 17, Div 4; on Lot 2, Schneider Subdv.; on SE $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$, Sec 16 and NW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, Sec 16.
6. Lawrence Road North from Gayfer Ext. is graded road, elec. only, to 400 ft. North of SE $\frac{1}{4}$ SE $\frac{1}{4}$, Sec 11; and South from Hiway 104 for 1525 ft.
7. Blueberry Lane in Sec. 11 open, unpaved, ungraded road; electricity only, 1950 ft.
8. Friends Cemetery Road to continue as in past.
9. Road along South side of SW $\frac{1}{4}$ Sec 14, graded, water and electricity available.
10. Committee members are to consider possibilities of methods of handling values due to parking lots, cul de sac's and dead end streets not now provided for by the program or Somers system.

Adjourned 5:30 P. M.

Ruth E. Rockwell

Ruth Rockwell, Secretary pro tempore

cc: Lucier Rockwell
C. W. Arnold
John Parker
Office file

FAIRHOPE SINGLE TAX CORPORATION

ADMINISTERING

FAIRHOPE SINGLE TAX COLONY

OFFICERS:

DAPHNE B. ANDERSON, President
C. W. ARNOLD, Vice President
RUTH E. ROCKWELL, Secretary
M. O. BERGLIN, Treasurer

ESTABLISHED 1895

336-340 FAIRHOPE AVE.

FAIRHOPE, ALABAMA 36532

TELEPHONE (205) 928-8162

COUNCILMEN:

MARVIN NICHOLS
O. M. ROCKWELL
J. E. GASTON, Jr.
JOHN S. PARKER

July 19, 1976

Executive Council
Fairhope Single Tax Corporation
Fairhope, Alabama 36532

Gentlemen:

Two streets have been opened effective July 1, 1976 and are now subject to the usual frontage charge.

These are Derby Drive in Bay Meadows Subdivision with a frontage rate of .016 and Kennel Court in N $\frac{1}{2}$ of SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 22-6-2 with a frontage of .012.

The cul de sac at the end of Derby Drive was treated as if the adjoining lots had a full side fronting on the street as was discussed at last council meeting.

Charges on the lots on Derby Drive are as follows:

Lot 1 - \$89.64	(corner)
Lot 2 - 67.42	
Lot 3 - 67.42	
Lot 4 - 67.32	
Lot 5 - 67.42	(Hinrichs)
Lot 6 - 67.46	(Hinz)
Lot 7 - 67.44	
Lot 8 - 89.44	(corner)

This will give you an idea of how the rents are on this paved street with all utilities except sewage disposal, but with no curbs, gutter or sidewalk.

Very truly yours,

R. Lucier Rockwell

R. Lucier Rockwell, Chairman - Rent Study Committee

November 14, 1977

Executive Council
Fairhope Single Tax Corporation
Fairhope, Alabama

Gentlemen:

The undersigned members of your Rent Study Committee agree that rents of Corporation lands should represent approximately 4% of the fair market value of the land. The 1968-1970 rent study reflects a rent based on a comparable value at the time it was done.

We now have good, complete, professional and unbiased appraisals of all Corporation lands. These values follow closely, for the most part, the current rent curves.

The suggested 4% of the fair market value of \$12,771,675 total from these appraisals (average of Yoh Co. appraisals and Corporation suggested values presented to Yoh Co at hearings) produces a rent charge of \$510,867.00; a multiplier of 20.5 and an increase of 96%.

This is the ideal situation.

An alternate choice would be to set the rents to produce an income above the new tax rates (net rent) at least equal in real commodity value to present rent.

This would require an income of approximately \$450,000.00; a multiplier of 18.0 and an increase of 72%.


If a program of this nature is not started soon while some action of this kind is expected, the Corporation may well lose what it may have gained from any efforts so far and drop further behind in real values of rents collected.


Specific recommendations for certain areas are as follows:

Bay Meadows Avenue, Steeple Chase and Chukker Court in Bay Meadows Subdivision are all paved and are designed to meet specifications for maintenance by the County (State), Rents should reflect these improvements.

Apparently the streets on the City paving assessment program will not be completed in time for inclusion in 1978 rent adjustments.

Respectfully submitted,


R. Lucier Rockwell


Dian S. Arnold


Kenneth L. Rockwell

Executive Council
Fairhope Single Tax Corporation
Fairhope, Alabama

December 27, 1977

Gentlemen:

In line with past procedures it is recommended that the rents on the portion of the road reservation serving Lot 2 of the subdivision of Irene Brown leasehold, now transferred to her son, Dewey Brown, Jr., be treated in the same manner as the Lambert and Hanson leaseholds in SW $\frac{1}{4}$, Sec 14-6-2 for 1978 rent charges.

Sincerely,

A handwritten signature in cursive script that reads "R Lucier Rockwell". The signature is written in dark ink and is positioned above the printed name.

R. Lucier Rockwell,
For the Rent Study Committee

ROGER M. DENNIS, Area Manager
P. O. Box 552
Fairhope, AL 36532
Phone 205-928-9200



October 19, 1978

Executive Council
Fairhope Single Tax Colony
340 Fairhope Avenue
Fairhope, AL 36532

Gentlemen:

I am enclosing minutes from the Rent Study Committee meetings held on July 19, August 16 and October 16, 1978.

Cordially,

A handwritten signature in blue ink that reads "Roger M. Dennis". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.


Roger M. Dennis
Chairman
Rent Study Committee

RMD:fw
Enclosures

FAIRHOPE SINGLE TAX CORPORATION
RENT STUDY COMMITTEE

Minutes - Committee Meeting, July 19, 1978

1. Committee met at 7:30 in the Library of the Corporation.
2. Members Present: Mr. Roger Dennis
Mr. Robert G. Mason
Mr. Kenneth Rockwell
Mr. R. Lucier Rockwell
Mr. Gale W. Rowe
and Mr. Sam Dyson, Exofficio
3. Mr. Roger Dennis was elected Chairman and Mr. Gale Rowe was elected Secretary.
4. A general discussion on the reappraisal activity as applied to corporation holdings was held. No conclusions or decisions were reached.
5. Next meeting was scheduled for Wednesday, August 9.
6. Meeting adjourned at 9:00 pm.

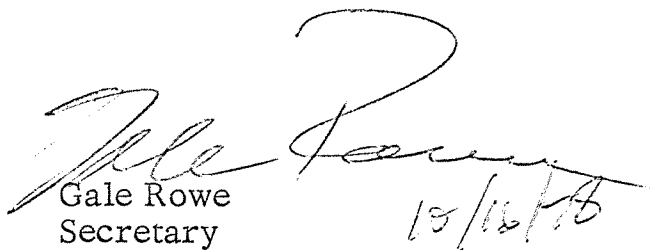

Gale W. Rowe
Secretary
10/16/78

FAIRHOPE SINGLE TAX CORPORATION

RENT STUDY COMMITTEE

Minutes - Committee Meeting, August 16, 1978

1. Committee met at 7:30 pm in the library of the corporation.
2. Members present: Mr. Roger Dennis
Mr. Robert Mason
Mr. Kenneth Rockwell
Mr. R. Lucier Rockwell
Mr. Gale Rowe
and Mr. Sam Dyson, ex officio
3. Chair provided a proposed agenda for meeting and guide for follow-on meetings. Copy attached.
4. Motion by R. Lucier Rockwell that a proposed rent adjustment be prepared which would compensate for the impact of the recent tax increase. Second by Kenneth Rockwell. Motion passed.
5. Chair appointed Lucier Rockwell and Kenneth Rockwell to the Engineering Data sub-committee. Chair appointed Robert Mason to the committee on commercial and farm values. These sub-committees to be reimbursed for charges and fees as approved by the Executive Council.
6. Meeting adjourned at 9:15 pm. Next meeting scheduled for September 13, 1978 at 7:30 pm.


Gale Rowe
Secretary
10/16/78

FAIRHOPE SINGLE TAX CORPORATION

RENT STUDY COMMITTEE

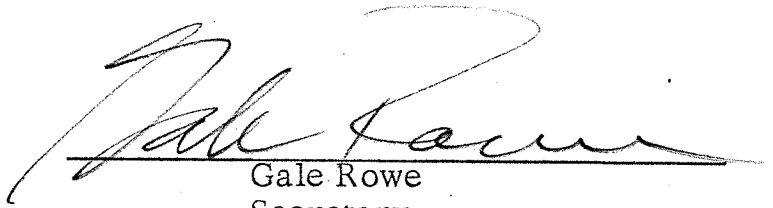
Minutes - Committee Meeting, October 16, 1978

1. Committee met at 7:30 in the library of the corporation.
2. Members present: Mr. Roger Dennis, Mr. Robert Mason, Mr. Kenneth Rockwell, Mr. R. Lucier Rockwell, Mr. Gale Rowe, Mr. Sam Dyson, ex officio and Mrs. C. G. Godard, Assistant Secretary of the corporation.
3. Upon motion duly made and seconded, the following resolutions were adopted:

RESOLVED, that a recommendation be made to the Executive Council of the Single Tax Colony that the multiplier be increased for the 1979 rent computation. It was suggested that the multiplier be set at 15.

FURTHER RESOLVED, It is recommended that any evidence of error discovered in individual rents be continuously reported to the Rent Study Committee for review and correction.

4. Meeting adjourned at 9:30 pm.


Gale Rowe
Secretary

October 11, 1979

To: The Rent Study Committee
Fairhope Single Tax Corporation
%Roger M. Dennis, Chairman

From: Sam Dyson, Former President, Councilman, & Member of Rent
Study Committee

Subject: Suggestions for Rent Determinations for 1980

Gentlemen:

The following information is offered for your consideration.

The recent appraisals of all properties in Alabama made by professionals using formulas and methods approved by the state have created an opportunity to simplify the rent calculating procedures and make them understandable with little difficulty.

To make these suggestions understandable, the terminology as used herein shall be interpreted as follows:

YOH CO: shall mean the professionals who appraised
Baldwin County properties.

MARKET VALUE: shall mean the YOH CO appraisal
values.

BOARD: shall mean the Baldwin County Board of Tax
Equalization.

BOARD VALUE: shall mean the land and building values
as reported to the Tax Assessor by
the Board, and accepted by the Tax Assessor.

ASSESSOR: shall mean the Baldwin County Tax Assessor.

ASSESSED VALUE: shall mean the values as applied to
properties - (either 10%, 15%, or 20%
of Board Value as the cases may be).

TAX: shall mean the amount of tax in dollars and cents for
the various parcels of land.

PARCEL: shall mean each individual parcel as designated
and numbered by the YOH CO - (it should be
noted that the system does not follow the usual
pattern - thus a parcel includes all lots in a
block in the city or all acres adjacent to each
other outside the city unless separated by

PARCEL: roads or section lines.

LEASEHOLD: shall mean each individual leasehold.

RECOMMENDATIONS & SUGGESTIONS

It is recommended that the rent of each leasehold be calculated as a percentage of the Board Value for all leaseholds within the city of Fairhope. --- This can be done by using the Board Value of the parcel in which the leasehold is situated - and by reference to the 1978 rent formula, calculating each leasehold in relation to the total rent of the parcel (See Attached Example).

It is also recommended that the same method be used in calculating rents for country lands (lands outside the city of Fairhope) with a provision that credits be allowed on country land rents for current use in each case when the leasehold, or any part thereof, qualifies for current use and as recognized by the Assessor. (The intent of this provision shall be to allow a credit up to the difference between what the rent would be when calculated at the Board Value and the amount as calculated at the current use value of the leasehold).

It is further suggested that some consideration be given to allowing a credit for a part of the Homestead Exemption of taxes on improvements. In this connection, it should be especially recognized that the State Supreme Court made its recent decisions because it had not been shown that harm had been done to the citizens. We must, therefore, be especially careful that no action be taken nor that a position be held that might be construed as injurious to anyone.

Respectfully submitted,

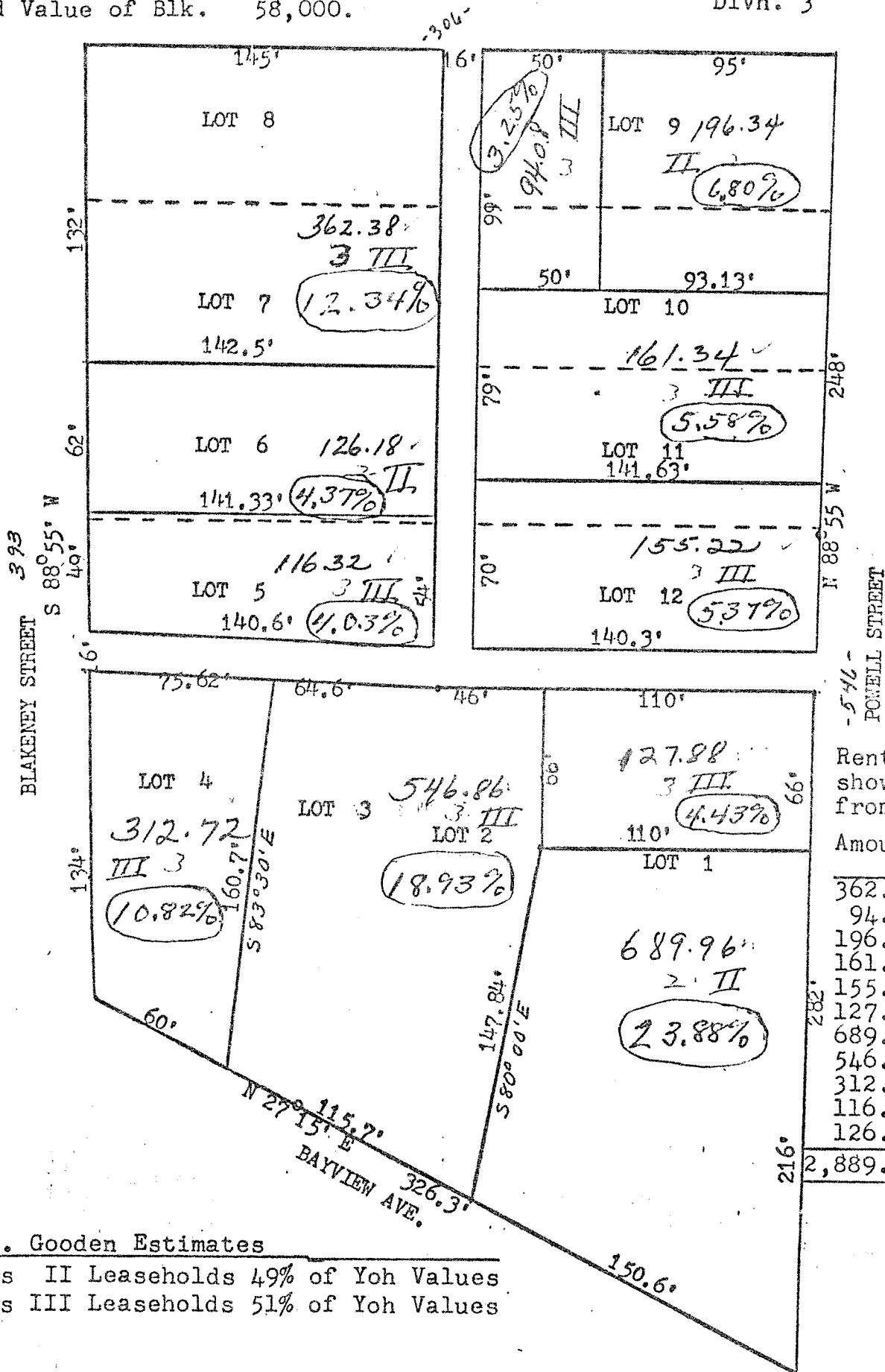
Sam Dyson

Yoh Co. Value of Blk. \$68,250.
Board Value of Blk. 58,000.

SUMMIT STREET

Block 4
Divn. 3

Sheet 3



Rents on leases
shown clockwise
from upper left.

Amount	Per cent of Total
362.38	III 12.54
94.08	III 3.25
196.34	II 6.80
161.34	III 5.58
155.22	III 5.37
127.88	III 4.43
689.96	II 23.88
546.86	III 18.93
312.72	III 10.82
116.32	III 4.03
126.18	II 4.37
2,889.28	100.00

Pres. Gooden Estimates

Class II Leaseholds 49% of Yoh Values
Class III Leaseholds 51% of Yoh Values

GENERAL TAX AND RENT INFORMATION FOR BLOCK 4-DIVISION 3

The Yoh Company estimated value for the Block\$ 68,250.

Board value as applied\$ 58,000.

Tax Liability for Block:

Class II portion 49% of 58,000. = 28,420 @20% = 5,680. x .041 \$232.88

Class III portion 51% of 58,000. = 29,580 @10% = 2,960. x .041 121.36

Current rent Charges:

Total rent charges for year 1977 are \$2,889.28 (see sheet 3)

This amounts to .0498% of Board value of land or approx. five per cent.

According to this proposal rents should be fixed at a percentage of the Board Values for each of the several parcels for both Country and City Leaseholds and each leasehold rent should be calculated as a percentage of the parcel in which it is located.

As an example if this block were charged at 5% of Board Value to total rent charge for all the lots will be \$2,900. and the rents for each lot will be as listed here; (Listed in same order as in Sheet 3; beginning at the upper left hand corner and continuing clockwise)

Lots 7 & 8	12.54% of 2,900.	=	363.66
Pt. Lot 9-N	3.25% of 2,900.	=	94.25
Pt. Lot 9-S	6.80% of 2,900.	=	197.20
Pt. Lot 10&11	5.58% of 2,900.	=	161.82
Lot 12 +	5.37% of 2,900.	=	155.73
E. Pt. Lot 1	4.43% of 2,900.	=	128.47
Lot 1	23.88% of 2,900.	=	692.52
Lot 3	18.93% of 2,900.	=	548.97
Lot 4	10.82% of 2,900.	=	313.78
Lot 5	4.03% of 2,900.	=	116.87
Lot 6	4.37% of 2,900.	=	126.73
<u>Total all</u>	<u>100.00% of 2,900.</u>		<u>2,900.00</u>

At the present time this method would require only the raising or lowering of the base rate which is 5% to change rents.

It is suggested that at this time the rate be fixed at 6% which will produce an increase of approximately \$50,000 additional rent income to cover the increase of approx \$45,000. in the estimated tax liability on the lands.

KLUMPP AND COPAS HOMESITES (RING FARM ETC) SE 1/4 SEC 15

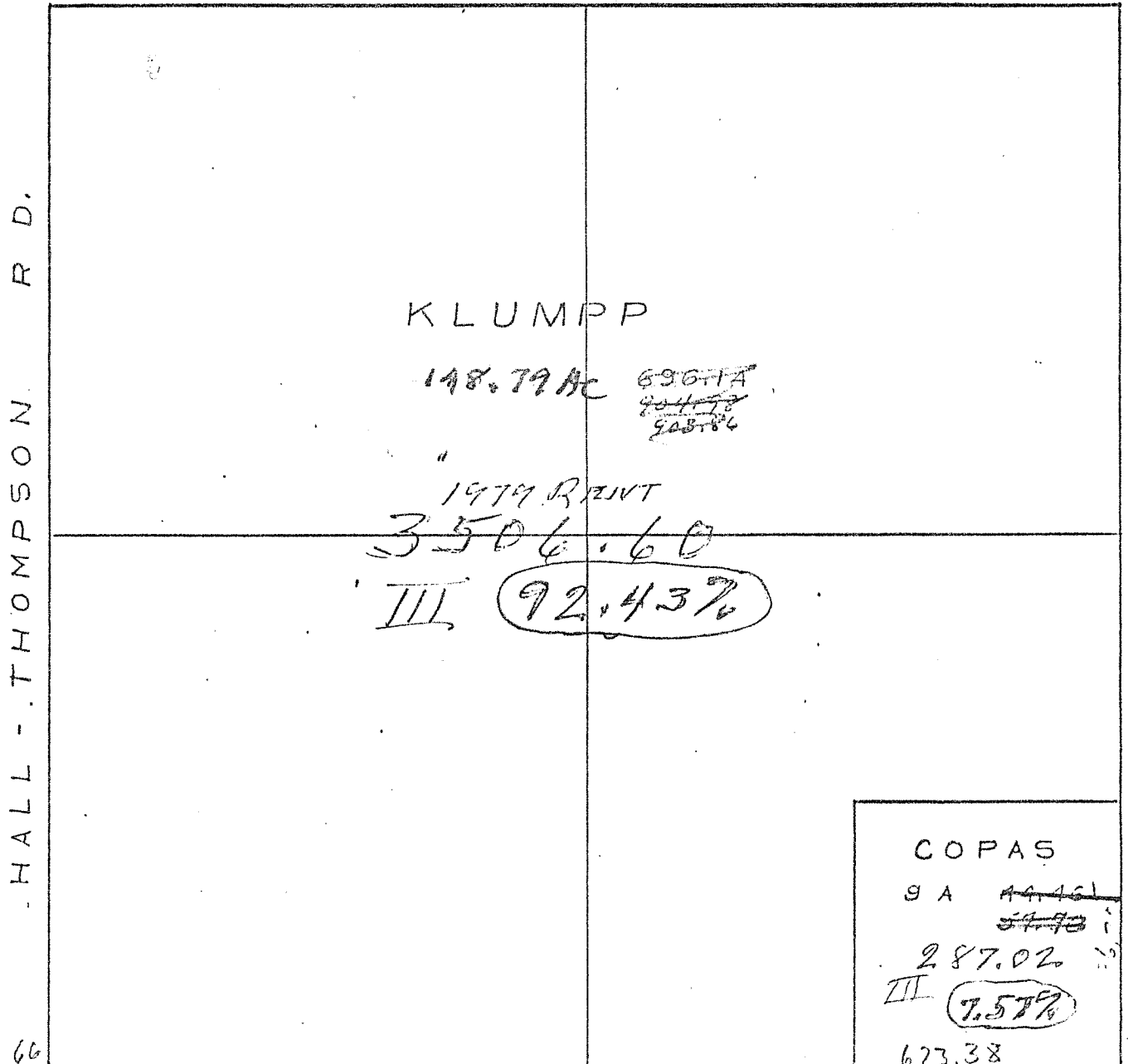
Yoh Co. Value (Est) 157.79 Ac. @ \$5,400. = 852,066.00 *

Board Value 157.79 Ac @ 430.88 = 67,988.56

1967

Total Rent at 5% of Board Value (1980) 3,399.43

FAIRHOPE AVE



50 COUNTY R.D.

1979 Rent
Total Rent 1979 3,793.62

Klumpp Portion 1979 3,506.60 = 92.43%

Copas Portion 1979 287.02 = 7.57%

1980 Rent

Klumpp Portion 1980 93.43% of 3,399.43 = 3,176.09

Copas Portion 1980 7.57% of 3,399.43 = 257.34

March 9, 1979

Rent Study Committee
Fairhope Single Tax Corporation
340 Fairhope Avenue
Fairhope, Alabama 36532

Gentlemen:

In answer to the problems that seem to have presented themselves regarding rents in the Bay Meadows Subdivision, it is apparent from a close examination that the explanations are as follows:

- (1) Lot 1, Block 1, Bay Mead. - rent of record - \$136.64
- Lot 2, Block 1, Bay Mead. - " " " - 147.44

These rents should be reversed. On recalculation of these rents (since the office was not able to supply the original calculations) the figures showed this to be the case. This is apparently an error in transcribing the rents from the calculations to the report sheet.

(2) Also regarding these two lots - the street widths of extended streets was not included in the calculations, which is correct.

(3) Lots 3 and 4, Block 1, have a frontage rate of .018 (Steeple Chase), while Lots 1 and 2, Block 3 have a frontage rate of .016 (Derby Lane), which accounts for the difference in rents of these lots which are back to back and of the same size. The frontage on Hall-Thompson Road is the same in both cases.

(4) The difference in rent between Lot 3, Block 1 and Lot 4, Block 2 is accounted for by the difference in front footage of the two lots (312 ft. and 298.6 ft. respectively).

(5) The customary and previously approved method of dealing with lots having frontage on cul-de-sacs, as Lots 2 and 3, Block 1, and Lots 3 and 4, Block 2 have, has been to, in effect, extend the street past the lots at the end, giving these lots the effect of having a street frontage on one side. Otherwise the rents would amount to nearly zero.

(6) The difference in rents in the two corner lots at Hall-Thompson Road and Twin Beech Road is calculated correctly, as nearly as can be determined without having exact dimensions of the lots given on the plat provided. This is characteristic of unusually long, narrow lots adjoining on corners, using the Somers System, and must be dealt with separately, as is the problem of poor subdivision planning as evidenced by the two lots in Block 1, Bay Meadows Subdv. - one with three sides on developed streets and another with the front and back entirely on two paved streets.

Rent Committee (cont'd)

It might be well to mention here that, speaking from experience, care must be taken that solutions to this problem not create more problems than already exist.

It would also seem that all members of the Rent Committee should thoroughly acquaint themselves with both the Somers System and the frontage rate determination program in actual practise, so that all the factors involved in the valuations are apparent to each member, making consideration of a problem much easier.

Sincerely,

R. Lucier Rockwell
R. Lucier Rockwell, Member
Rent Study Committee

Copies to:

Donald Gooden
Roger Dennis
Kenneth Rockwell
Charles Ingersoll
Robert Mason

Enclosures - Plats etc.

Entered on ledgers - 17 June 80
MGS

ROGER M. DENNIS, Area Manager
P. O. Box 552
Fairhope, AL 36532
Phone 205-928-9200



October 19, 1978

Executive Council
Fairhope Single Tax Colony
340 Fairhope Avenue
Fairhope, AL 36532

Gentlemen:

I am enclosing minutes from the Rent Study Committee meetings held on July 19, August 16 and October 16, 1978.

Cordially,


Roger M. Dennis
Chairman
Rent Study Committee

RMD:fw
Enclosures

FAIRHOPE SINGLE TAX CORPORATION
RENT STUDY COMMITTEE

Minutes - Committee Meeting, July 19, 1978

1. Committee met at 7:30 in the Library of the Corporation.
2. Members Present: Mr. Roger Dennis
Mr. Robert G. Mason
Mr. Kenneth Rockwell
Mr. R. Lucier Rockwell
Mr. Gale W. Rowe
and Mr. Sam Dyson, Exofficio
3. Mr. Roger Dennis was elected Chairman and Mr. Gale Rowe was elected Secretary.
4. A general discussion on the reappraisal activity as applied to corporation holdings was held. No conclusions or decisions were reached.
5. Next meeting was scheduled for Wednesday, August 9.
6. Meeting adjourned at 9:00 pm.

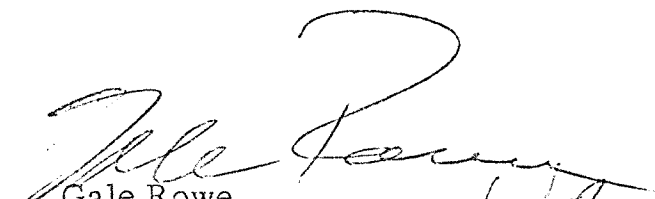

Gale W. Rowe
Secretary
10/16/78

FAIRHOPE SINGLE TAX CORPORATION

RENT STUDY COMMITTEE

Minutes - Committee Meeting, August 16, 1978

1. Committee met at 7:30 pm in the library of the corporation.
2. Members present: Mr. Roger Dennis
Mr. Robert Mason
Mr. Kenneth Rockwell
Mr. R. Lucier Rockwell
Mr. Gale Rowe
and Mr. Sam Dyson, ex officio
3. Chair provided a proposed agenda for meeting and guide for follow-on meetings. Copy attached.
4. Motion by R. Lucier Rockwell that a proposed rent adjustment be prepared which would compensate for the impact of the recent tax increase. Second by Kenneth Rockwell. Motion passed.
5. Chair appointed Lucier Rockwell and Kenneth Rockwell to the Engineering Data sub-committee. Chair appointed Robert Mason to the committee on commercial and farm values. These sub-committees to be reimbursed for charges and fees as approved by the Executive Council.
6. Meeting adjourned at 9:15 pm. Next meeting scheduled for September 13, 1978 at 7:30 pm.


Gale Rowe
Secretary
13/16/78

FAIRHOPE SINGLE TAX CORPORATION

RENT STUDY COMMITTEE

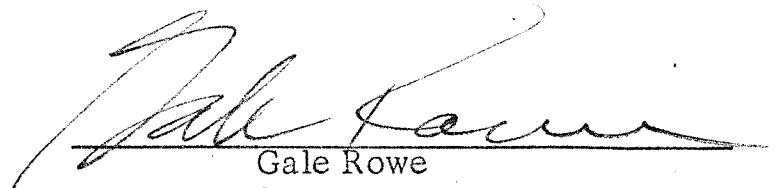
Minutes - Committee Meeting, October 16, 1978

1. Committee met at 7:30 in the library of the corporation.
2. Members present: Mr. Roger Dennis, Mr. Robert Mason, Mr. Kenneth Rockwell, Mr. R. Lucier Rockwell, Mr. Gale Rowe, Mr. Sam Dyson, ex officio and Mrs. C. G. Godard, Assistant Secretary of the corporation.
3. Upon motion duly made and seconded, the following resolutions were adopted:

RESOLVED, that a recommendation be made to the Executive Council of the Single Tax Colony that the multiplier be increased for the 1979 rent computation. It was suggested that the multiplier be set at 15.

FURTHER RESOLVED, It is recommended that any evidence of error discovered in individual rents be continuously reported to the Rent Study Committee for review and correction.

4. Meeting adjourned at 9:30 pm.


Gale Rowe
Secretary

FAIRHOPE SINGLE TAX CORPORATION

RENT STUDY COMMITTEE

Minutes - Committee Meeting, April 2, 1979.

1. Committee met at 5:30 p. m. in the library of the Corporation.
2. Members present: Mr. Robert Mason, Mr. Charles Ingersoll and Mr. Roger Dennis.
3. The Chairman reported that the Committee had been asked by the Review Board to review the rent charges on the A. Schneider leasehold and that member Robert Mason had made an extensive review of the situation, comparing other similarly situated leaseholds and making an on-the-site inspection. A general discussion followed during which the Committee agreed that changes over the years in the drainage pattern of surface water from the property and streets above the leasehold have adversely affected access to the leasehold; and that until the City of Fairhope has taken steps to resolve the problem, a deficiency factor should be applied to the rental of the Schneider leasehold.
4. The Committee had previously been asked to examine rents on certain lots in the Bay Meadows Subdivision and had asked member Lucier Rockwell to give final recommendations. The Committee decided to recommend to the Council certain adjustments be made as recommended by Mr. Rockwell's letter to the Committee dated March 9, 1979.
5. Upon motion duly made and seconded the following resolutions were adopted:

RESOLVED: It is the recommendation of the Rent Study Committee that a deficiency factor of 20 percent be applied to the rent charges on the A. Schneider leasehold.

FURTHER RESOLVED that the recommendations made in Mr. Lucier Rockwell's letter to the Rent Study Committee regarding the rents in the Bay Meadows Subdivision be approved and recommended to the Executive Council.
6. Meeting adjourned at 6:30 p. m.

Robert Mason
Acting Secretary

March 9, 1979

Rent Study Committee
Fairhope Single Tax Corporation
340 Fairhope Avenue
Fairhope, Alabama 36532

Gentlemen:

In answer to the problems that seem to have presented themselves regarding rents in the Bay Meadows Subdivision, it is apparent from a close examination that the explanations are as follows:

- (1) Lot 1, Block 1, Bay Mead. - rent of record - \$136.64
Lot 2, Block 1, Bay Mead. - " " " - 147.44

These rents should be reversed. On recalculation of these rents (since the office was not able to supply the original calculations) the figures showed this to be the case. This is apparently an error in transcribing the rents from the calculations to the report sheet.

(2) Also regarding these two lots - the street widths of extended streets was not included in the calculations, which is correct.

(3) Lots 3 and 4, Block 1, have a frontage rate of .018 (Steeple Chase), while Lots 1 and 2, Block 3 have a frontage rate of .016 (Derby Lane), which accounts for the difference in rents of these lots which are back to back and of the same size. The frontage on Hall-Thompson Road is the same in both cases.

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Rent Committee (cont'd)

It might be well to mention here that, speaking from experience, care must be taken that solutions to this problem not create more problems than already exist.

It would also seem that all members of the Rent Committee should thoroughly acquaint themselves with both the Somers System and the frontage rate determination program in actual practise, so that all the factors involved in the valuations are apparent to each member, making consideration of a problem much easier.

Sincerely,

R. Lucier Rockwell
R. Lucier Rockwell, Member
Rent Study Committee

Copies to:

Donald Gooden
Roger Dennis
Kenneth Rockwell
Charles Ingersoll
Robert Mason

Enclosures - Plats etc.

ROGER M. DENNIS, Area Manager
P. O. Box 552
Fairhope, AL 36532
Phone 205-928-1900



April 9, 1979


Executive Council
Fairhope Single Tax Corporation
340 Fairhope Avenue
Fairhope, Alabama 36532

Gentlemen:

The Rent Study Committee has looked into the situation regarding rents in the Bay Meadows Subdivision.

It is the recommendation of the Committee that the suggestion made in paragraph one of Mr. Lucier Rockwell's letter to the Committee dated March 9, 1979, be followed. A copy of that letter is enclosed.

Cordially,


Roger M. Dennis
Chairman
Rent Study Committee

RMD:fw
Enclosure

FAIRHOPE SINGLE TAX CORPORATION

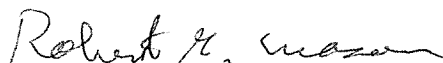
RENT STUDY COMMITTEE

Minutes - Committee Meeting, April 2, 1979.

1. Committee met at 5:30 p. m. in the library of the Corporation.
2. Members present: Mr. Robert Mason, Mr. Charles Ingersoll and Mr. Roger Dennis.
3. The Chairman reported that the Committee had been asked by the Review Board to review the rent charges on the A. Schneider leasehold and that member Robert Mason had made an extensive review of the situation, comparing other similarly situated leaseholds and making an on-the-site inspection. A general discussion followed during which the Committee agreed that changes over the years in the drainage pattern of surface water from the property and streets above the leasehold have adversely affected access to the leasehold; and that until the City of Fairhope has taken steps to resolve the problem, a deficiency factor should be applied to the rental of the Schneider leasehold.
4. The Committee had previously been asked to examine rents on certain lots in the Bay Meadows Subdivision and had asked member Lucier Rockwell to give final recommendations. The Committee decided to recommend to the Council certain adjustments be made as recommended by Mr. Rockwell's letter to the Committee dated March 9, 1979.
5. Upon motion duly made and seconded the following resolutions were adopted:

RESOLVED: It is the recommendation of the Rent Study Committee that a deficiency factor of 20 percent be applied to the rent charges on the A. Schneider leasehold.

FURTHER RESOLVED that the recommendations made in Mr. Lucier Rockwell's letter to the Rent Study Committee regarding the rents in the Bay Meadows Subdivision be approved and recommended to the Executive Council.
6. Meeting adjourned at 6:30 p. m.



Robert Mason
Acting Secretary

FAIRHOPE SINGLE TAX CORPORATION

RENT STUDY COMMITTEE

MINUTES FROM MARCH 17, 1980

The first meeting of the new Rent Study Committee was held on Monday, March 17, 1980, at 10:30 A.M. Attending the meeting were Committee Members: Mr. Rick Boone, Mr. Roger Dennis, Mr. Charles Ingersoll, and Mr. Robert Mason. Tax Corporation Secretary, Mr. Gale Rowe, also was in attendance.

A full discussion was held on items coming under the Committee's area of responsibility and specifically on action the Committee needs to take or recommend in 1980.

The Committee does intend to make recommendations to the Council involving rental adjustments and plans to complete its work and make its recommendations by this coming summer. As a prelude to Committee action, it was agreed the Committee would set a meeting up with Mr. Kenneth Rockwell for a full and in-depth discussion of the Somer's System and the presently used Rent Calculation Formula.

As a further prelude toward Committee action, the following motion was passed:

RESOLVED: The Single Tax Corporation Rent Study Committee is considering recommending to the Council a simplified Rent Calculation System to be used in 1980 and the years beyond. It is therefore recommended to the Single Tax Corporation Council that it consider moving immediately to hire competent appraisers to break down the Court-ordered values on the Single Tax Tracts (based on Yoh and Equalization Board values) into individual leasehold values. It is further recommended that this action be taken without delay so that the information will be available to the Rent Study Committee and the Council in time to fully consider its implications prior to making final decisions on rents for this year.

There being no further discussion, the meeting was adjourned.



Roger M. Dennis
Acting Secretary

FAIRHOPE SINGLE TAX CORPORATION

To: All Members of the Rent Study Committee:

From: W.C.LUCEY

Subject: Minutes of the October 10 1980 meeting.

Attached are the minutes of the meeting of the Committee. Will you kindly review them and let us know if their any additions or deletions which could be made.

Sincerely,

Joel
10/17/80

FAIRHOPE SINGLE TAX CORPORATION

Minutes of Rent Study Committee, Friday October 10 1980

1. The meeting was called to order at 9.30AM by Mr. R-bert Mason, Vice-Chairman. The following were present; Robert Mason, Members Rick Boone and Charles Ingersoll. President Lucey and Secretary Rowe were in attendance.
2. Mr. Rowe reported on a recent meeting which he had with Mr. McBee of the State Revenue Office. Mr. McBee advised Mr. Rowe that the land tax bill for October 1980 will be the same as for 1979, and further that the tax bill for 1981 and 1982 should be the same as '79 and '80. Mr. McBee also stated that the new appraisal had stated in the north end of Baldwin County and they are working south and should finish in time for the 1982 tax bills. He also states that our problem with PRC data would be solved and to get in touch with him at the end of the month (October).
3. The estimated tax to be paid in 1980 by FSTC is as follows;

Improvement taxes for country	\$7,026.02
Land taxes for country land	<u>8,554.06</u>
	\$15,580.08

Improvement taxes in the City	\$62,061.93
Land taxes for City land	<u>37,099.02</u>
	\$99,160.95
	<u>\$114,741.03</u>
4. Under the present rent formula it is estimated that the following monies will be received by FSTC from the lessees;

Country economic rents	\$76,421.38
City economic rents	\$236,139.25
5. During the past few months as time permitted and PRC facts were available the office has been breaking out the assessments for each leasehold. While many blocks of land have been divided we still do not have the information from the County that we have been trying to get for the past 7 months. Most of the information on country land is missing. WE will continue to try and get the information and finish up this study so that it will be available and can be updated as new information becomes available.
6. The Committee were given examples of economic rent versus taxes which pointed out that in significant number of cases our rent appraisals do not cover enough income to cover improvement taxes much less the land tax and administrative cost of maintenance, i.e. some lessees do not contribute any moneys to the general fund. These examples were both business and residential.
7. Discussion was held on the present rent formula and the fact that there has not been a traffic count in the past few years. The Committee feels that we should not consider doing a traffic count until the present law suits are resolved.
8. The Committee was advised that there is no detailed explanation in the office of how the traffic counts were converted to front foot rates. Discussions have been held with Mr. Kenneth Rockwell about how the conversion was accomplished and he has agreed to come in during the last week in October and advise us on the method used. The Committee recommends that if for some reason Mr. K. Rockwell does not come in to then employ an expert to fill

8. con't-in the details by decipher the computer language used by the Rockwells. Time is running along and the office needs these details before the cases come to court.
9. The Rent Study Committee's consensus is to recommend to the Executive Council that no changes in the rent formula be made until the present cases are resolved. The Committee recognizes that a formula that can be using a simple method that can be easily explained to lessees is what is needed but now is not the time to change. The Committee encouraged the Office staff to continue to explore various methods using facts from tax appraisal values, assessed valuation and fair market values plus overhead costs and reserves for emergencies and public improvements.
10. There was a discussion on whether the FSTC should employ a outside firm or individual to help develop a new formula. This idea seemed to have value but that this again is not the time. There was no firm or individual suggested as this discussion was only an idea for discussion.
11. The Committee is preparing a resolution for consideration by the Executive Council at the November 1980 meeting. Two points were agreed upon for this resolution.
 - A. The FSTC supports the efforts of the Tax Assessors Office in their efforts of developing fair land and improvement assessments.
 - B. The Economic rents for 1981 be the same as for 1979 and 1980.
12. The meeting was adjourned 11AM

April 20, 1981

Agenda for Rent Study Meeting

7:30-9:00 P.M.

F.S.T.C. Library

1. Call to Order Chairman
2. Review of Minutes Secretary
3. President's Report
As to Outside Appraisers William Lucey
4. Members' Reports
Financial Report Frederick Boone
Formula and Proposal Kenneth Rockwell
Review and Proposal Robert Mason
Country Lands Charles Ingersoll
Report and Review Lawrence Thomas
5. Open Discussion (Please note ending time-
Extension only by vote of Committee)

Rent Study Committee Meeting
16 March 1981 - 7:30 P.M.
Corporation Library

1. Members present were Frederick Boone, Charles Ingersoll, Robert Mason, Kenneth Rockwell and Lawrence Thomas. Also present were President Lucey and Secretary Rowe.
2. President Lucey called the meeting to order and led a discussion on the purpose and principles of the FSTC, land value taxation, Henry George, economic rent and the interrelationship of these subjects. There was agreement that the determination of the economic rent is the most important element of the FSTC operation and that the Rent Study Committee is the body charged to develop and recommend a course of action regarding rents to the Executive Council. This is all done with a view towards the demonstration of the single tax theory.
3. A review of the major determinants of land value as presented by Kahn and Case in "Real Estate Appraisal and Investment" was accomplished. Factors such as use, population, location, agriculture and rural versus urban use, natural resources are presented by these authors.
4. A brief of the present rent formula was presented. The consensus was that the rent formula remains complicated.
5. The Committee discussed the feasibility of using the Yoh appraisal valuations (at that time when the federal court accepts) as a basis for determining economic rent.
6. The country lands lessees and the problems they present, their lawsuits, and the continuing evidence of the land boom was reviewed.
7. The problem of the growing list of lessees whose rent is less than the improvement tax is of much concern.
8. The Committee elected Lawrence Thomas as Chairman.
9. Papers on the items discussed in paragraphs 3, 4, 5 and 6 were distributed to each of the Committee Members.
10. The Chairman assigned the following items to be reported on at the next meeting:
 - a. Boone - present a financial report primarily covering rent related items.
 - b. Mason - review the last five year history of the Rent Study Committee. Prepare a paper proposing what he considers a best method for economic rent determination.

Rent Study Sommittee Meeting continued
March 16, 1981

- c. Rockwell - prepare a paper which would provide or lead to a more easily understood presentation of the present rent formula. Propose a method which could enable utilization of the County land appraisals.
 - d. Ingersoll - propose a solution or solutions to the country land problems. i.e. Can they be solved and how?
 - e. Rowe - Make contact with McBee and/or other State and County reappraisal personnel and find out what information we can obtain.
 - f. Lacey - obtain information related to cost, time and other factors in having a professional appraiser evaluate FSTC lands.
11. Committee agreed that Mondays would be best time to meet and the Chair indicated that Monday 6 April might be the next meeting date; however, an agenda would be sent out in advance and the date would be confirmed.
12. Meeting adjourned - 9:30 P.M.

April 20, 1981

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March 16, 1981

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Rent Study Sommittee Meeting continued
March 16, 1981

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12. Meeting adjourned - 9:30 P.M.

RENT STUDY COMMITTEE MEMBERS

Frederick I. Boone
167 Ettel Street
Fairhope, AL 36532

Charles B. Ingersoll
Rt. 1, Box 275
Fairhope, AL 36532

Robert G. Mason
1 Gayfer Court
Fairhope, AL 36532

Kenneth Rockwell
P. O. Box 618
Fairhope, AL 36532

William C. Lucey
% FSTC
336 Fairhope Ave.
Fairhope, AL 36532

Gale W. Rowe
% FSTC
336 Fairhope Ave.
Fairhope, AL 36532

October 7, 1982

To: Fairhope Single Tax Corp.
Executive Council

From: F.S.T.C. Rent Study Committee

After nearly two years of study on the matter of rent charged by the F.S.T.C., the Rent Study Committee at its September meeting has arrived at the following motion:

Motion by Charles Ingersoll:

That we recommend to the F.S.T.C. Executive Council that they adopt the Rent Data Sheet Procedure and Formula dated 9/20/82, and use said procedure and formulas for figuring rent for 1983.

Seconded by Lucy

Motion carried with Mason abstaining and reserving the right to submit minority report.

For your information and/or use we are attaching a copy of the above mentioned Rent Study Data Sheet.

Submitted by Chairman of Rent Study Committee



L.P. Thomas
Chairman

RENT STUDY COMMITTEE MEMBERS

1974

R. Lucier Rockwell
C. W. Arnold
John S. Parker

1975

R. Lucier Rockwell
C. W. Arnold
John S. Parker

1976

R. Lucier Rockwell
C. W. Arnold
John S. Parker
Kenneth L. Rockwell

1977

R. Lucier Rockwell
Kenneth L. Rockwell
Dian S. Arnold
David E. Rockwell

1978

R. Lucier Rockwell
Gale Rowe
Kenneth Rockwell
Robert Mason
Roger Dennis

1979

R. Lucier Rockwell
Kenneth Rockwell
Robert G. Mason
Roger Dennis
Charles B. Ingersoll

1977

RENT CALCULATION FOR 1978 RENTS

BAY MEADOWS ROAD
CHUKKER COURT
STEEPLE CHASE

Block 1, Bay Meadows Subdv.

Lot 1	\$136.64
Lot 2	147.44
Lot 3	73.98
Lot 4	95.78

Block 2, Bay Meadows Subdv.

Lot 1	\$106.64
— Lot 2	107.06
— Lot 3	66.82
Lot 4	66.82

Krhut leasehold on North side of
Bay Meadows Road:

Krhut	\$898.52
-------	----------

BAY MEADOWS AVE. - EAST

BAY MEADOWS EAST SUBDV.

SOUTH SIDE BAY MEADOWS AVE - EAST

Lot 1	\$45.18	Moyd leasehold on S/S	
Lot 2	45.18	Moyd	\$718.08
Lot 3	45.18		
Lot 4	45.18		
Lot 5	45.18		
Lot 6 (Corner	65.14		

Luth C. Lockwell, Dec 6, 1977

11.26
213.92
19/18

To Executive Council:

LEASEHOLDS GIVEN SPECIAL CONSIDERATION BECAUSE OF INCLUSION IN COMMERCIAL ZONING BUT HAVING THEIR HOMES IN THAT LOCATION PREVIOUS TO ZONING AND CONTINUING TO HAVE THEIR HOMES IN THIS LOCATION:

· R. C. Newman, Sr.

· Ford B. Patterson

Blanche D. Jones - Transferred *OK B div 4*

· Mary S. Jordan

· Olive W. Gaston

· Eva Pearl McLean - Transferred

· Mrs. Mittie Wiggins

W. B. Palmer - Transferred *To Newman to Rude*

Bertha Koeltz - Transferred *OK 21 1+2 to Palmer*

TRANSFERS NEED TO HAVE RENTS ADJUSTED BACK TO REGULAR STATUS.

December, 1977

confirm

EXCERPTS FROM PUBLISHED COUNCIL MINUTES RE: RENTS

10/1/53--The secretary reported that he had met at the corporation office Sept. 8 with Pres. Dyson and Councilmen Brown, Johnson and Rockwell to consider rent charges for 1954. A map showing present street frontage rates in all sections of the city was studied to see if the rates were the same in all sections where values are substantially the same.

Considering that the lands in the Magnolia Beach blocks will be served with the essential utilities in 1954 it was decided that the present rate of 5 should be increased to 6 on Pecan W. of Church, on Pinecrest and Orange, on Fig W. of Church; and on Pomelo and Liberty; from 3 to 5 on Church and on Pecan E. of Church; from 3 to 4 on unnamed street through blk. 47 and from 1 to 3 on Fig E. of Church.

In Division Four it was recommended that the rates on Merston and Young Sts. S. of Morphy, on W. and E. sides of ball park be raised from 3 to 4.

All other rates in the city were believed to be fairly proportioned but it was considered that the growth of the town and the increased demand resulting therefrom justified an increase of ten per cent in the value of the rent unit effecting urban lands and a like increase in the acre rate on country lands. It was noted that there had been no general increase since 1947 when the multiplier used in calculating rents on urban lands was increased from 5.4 to 6 and it was now proposed to increase from 6 to 6.6

It was moved and carried to adopt the recommendations and to so fix the rents for 1954 and to give the secretary authority to employ such help as might be needed.

11/19/53--It was moved and carried to amend council action of October 1, 1953 assessing rental charges for 1954 to reflect the increased value resulting from the paving of Greeno Rd. and Belforest Rd. as follows: Raise from 1 to 1½ rate on Greeno from Fairhope Ave. to Edward St.; add regular 2¢ per front ft. to abutting country land leaseholds.

12/16/54--It was moved and carried to continue for 1955, the same rental charges made in 1954, except on Edward St. where pavement was extended and there to increase the frontage rate by one unit, raising it from 3 to 4.

12/15/55--It was moved and carried to continue for 1956 the same St. frontage and acreage rates on which 1955 rents were calculated except as follows: (1) on both sides of Liberty St., from Pecan to Fig and on south side of Pecan St. from Pomelo to east line blk. 36, raise from 6 to 7, due to paving of streets; (2) on Johnson, Call and Berglin Sts. as opened in golf course subdivision figure 1956 rents using a frontage rate of 8.

11/15/56--It was moved and carried to increase rent charges for 1967 by raising street frontage rates as follows: on N. Church St.; blks 5 and 6, div. 1, blk. 8, div. 3 and land N. of blk. 5, div. 1; from 5 to 7; on S. Church St. lots 1, 2, 3 and 4, blk. 47, Mag. Bch., from 5 to 6; on Pinecrest Ln., 36-N and 36-S; on Orange St., blks. 22-28-S, 22-27, 36-S and lots 1, 2, 3 and 4, 37-42, from 6 to 7.

11/21/57--As a result of a study of present rent charges by the members of the executive council, meeting as a committee of the whole Oct 24, it was moved and carried to order 1958 rent charges as follows: on urban lands, increase the multiplier from 6.60 to 7.00, an increase of approximately 6 per cent; increase acreage rates on country lands 10 per cent; continue as for 1957 street frontage rates on urban lands and on country lands abutting paved highways.

12/17/59--It was moved and carried to leave the rent charges for 1960 the same as for 1959 except on newly paved streets and roads as follows: Church St., Pinecrest Lane to Fig St. Blks. 42 and 47, Mag. Bch. Addn., raise from 5 to 6; Orange St. blk. 42, Mag. Bch. Addn. raise from 6 to 7; Pier and Liberty Sts. blk. 30, Mag. Bch. Addn. raise from 7 to 8; Belforest Rd. between S½ Sec. 14 and S½ Sec. 15 and along E/S Sec. 22 add 2 cents per front foot.

10/20/60--Council members were furnished with lists and maps showing the street frontage rates used in calculating current rent charges on individual leaseholds and urban areas and acreage rates on country lands. Some time was spent in reviewing the street frontage rates and tentative proposals made for local increases to accomplish an equalization with charges in other areas and to reflect increases in value resulting from public improvements completed this year. The study was not completed and will be resumed at future meetings.

11/4/60--Further consideration was given to rent changes to be effective 1961.

11/17/60--The consideration of rent charges for 1961 was resumed and action taken as follows:

It was moved and carried to change from 7.00 to 7.50 the multiplier used in calculating all urban land rents, and to change street frontage rates as follows:

Bellangee St., Mershon to Young, 7 to 8.
 N. Brown St., Fairhope to Stimpson, $2\frac{1}{2}$ to 4.
 N. Church St., Magnolia to Oak, 7 to 8.
 S. Church St., Pecan to Fig, 6 to 8.
 DeLaMare St., 16 to 18.
 Edward St., Ingleside to E/S Lot 7, 5 to 7; thence to Greeno, 4 to 6.
 Fairhope Ave., N. School to Blue Island, $7\frac{1}{2}$ to 8; thence to Ingleside, 7 to 8; thence to Greeno Rd., 6 to 7.
 Fig St., Pomelo to Church, 6 to 8; thence E. fr. Church, 3 to 4.
 Greeno Rd., Fairhope to Edward, $1\frac{1}{2}$ to 4.
 Ingleside Ave., Morphy to Edward, 6 to 7.
 Liberty St., Pecan to Fig, 7 to 8.
 Morphy Ave., Church W. to foot bridge, $2\frac{1}{2}$ to 0; Mershon to Ingleside, 5 to 6.
 Nichols St., Valley to Young, 1 to 3.
 Oak St., Church to Section, 7 to 8.
 Orange St., Pomelo to Church, 7 to 8.
 Pecan St., Pomelo to Church, 7 to 8.
 Pinecrest Ln., Liberty to Church, 7 to 8.
 S. School St., Fairhope to Morphy, $7\frac{1}{2}$ to 8.
 N. Section St., Equality to Pine, $7\frac{1}{2}$ to 10; thence to Oak, 7 to 10.
 Young St., Johnson to Bellangee, 4 to 8; Morphy to S/S Athletic Field, 4 to 5; thence to Nichols, 2 to 3.

It was moved and carried to change acreage rates on countru lands as follows:

In Township 6 South, Range 2 East:

Sec. 1: SW $\frac{1}{4}$ SW $\frac{1}{4}$, N/S Silverhill Rd., 2.72 to 3.00.
 Sec. 2, S $\frac{1}{2}$, N/S Silverhill Rd., 2.72 to 3.00; N $\frac{1}{2}$, 2.42 to 2.66.
 Sec. 10, E $\frac{1}{2}$ SE $\frac{1}{4}$, W/S Belforest Rd., 2.72 to 3.00; also SW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, 2.42 to 2.66.
 Sec. 11, all S/S Silverhill Rd. and E/S Belforest Rd., 2.72 to 3.00.
 Sec. 14, N $\frac{1}{2}$, N/S Fairhope, Ave., and E/S Belforest Rd. and SW $\frac{1}{4}$ on S/S Fairhope Ave. and E/S Belforest Rd. 2.72 to 3.00.
 Sec. 15, NW $\frac{1}{4}$ and SW $\frac{1}{4}$ NE $\frac{1}{4}$, N/S Fairhope Ave. and S $\frac{1}{2}$ on S/S Fairhope Ave. and W/S Belforest Rd., 3.03 to 3.33.
 Sec. 16, W $\frac{1}{2}$ SW $\frac{1}{4}$, on E/S Greeno and divided by Morphy, 4.24 to 4.66; E $\frac{1}{2}$ SW $\frac{1}{4}$, 3.93 to 4.32; W $\frac{1}{2}$ SE $\frac{1}{4}$, 3.63 to 4.00; E $\frac{1}{2}$ SE $\frac{1}{4}$, 3.33 to 3.66.
 Sec. 22, E $\frac{1}{2}$ on W/S Belforest Rd. and SW $\frac{1}{4}$, 2.42 to 2.66; NW $\frac{1}{4}$ 2.72 to 3.00.
 Sec. 27, W $\frac{1}{2}$ NE $\frac{1}{4}$ and N $\frac{1}{2}$ NW $\frac{1}{4}$, 2.12 to 2.33; SW $\frac{1}{4}$ SE $\frac{1}{4}$, 2.00 to 2.20.
 Sec. 35, NW $\frac{1}{4}$ SE $\frac{1}{4}$ and E $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, 2.00 to 2.20.

In Township 7 South Range 2 East:

Sec. 2, SW $\frac{1}{4}$ NE $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$, 2.00 to 2.20; SW $\frac{1}{4}$ SW $\frac{1}{4}$, 1.82 to 2.20.

No change was made in the 2 cent per front foot charge for paved roads as follows: Belforcst Rd., Fairhope Ave., Greeno Rd., Morphy Ave. and Silverhill Highway.

11/16/61--It was moved and carried to continue for 1962 the same rental charges made in 1961.

12/6/62--It was moved and carried to continue in 1963 rental charges in effect in 1962; except that on Pinecrest Ln. between blks 22-28-N and 22-28-S the rate be increased from 6 to 8 as on other paved streets in the area; and that the rate on north side of blk. 30,

div. 2 be increased from $2\frac{1}{2}$ to 6 to reflect the increase in value resulting from the opening of Morphy Ave. to Church St.

9/5/63--Moved and carried to meet Tuesday night, Sept. 10 to consider rent charges for 1964.

9/19/63--As a result of the study of rents Tuesday, Sept. 10, it was moved and carried to increase from 7.5 to 8.7, the multiplier to be used in calculating 1964 rents on urban lands, with the understanding that no less an increase will be made in country land rents for 1964.

12/5/63--It was moved and carried to remove the existing rate differential affecting the S. frontage of blk. 7 and the N. frontage of blk. 12, div. 1, the effective rates to be 75 at e. and $62\frac{1}{2}$ at w.; also to remove such differential affecting the S. frontage of blk. 5 and the N. frontage of blk. 6, div. 4, the effective rates to be 25 at e. and 49 at w.

With respect to rents on country lands it was moved and carried to apply a 16% increase as accomplished in the City by raising the multiplier from 7.5 to 8.7, the existing 2¢ per foot charge for frontage on paved roads to be extended on W. and N. to leaseholds in NW $\frac{1}{4}$ Sec. 15 and on S. to leaseholds in E $\frac{1}{2}$ SE $\frac{1}{4}$ Sec. 10 where paving was completed this year.

11/5/64--It was moved and carried to continue for 1965 the 1964 rent charges.

11/18/65--It was moved and carried to continue in 1966 the same basis for rent calculations used in calculating 1965 rents.

11/3/66--As a result of a study of the current market values of unimproved land in the area of Colony owned land and a resulting comparison with the unimproved values of Colony land used as a basis for current rent charges it was evident such Colony values were appreciably under current market values in this area. While anticipating the need of a continuing study to determine the full rental value of Colony land the following motion was adopted.

It was moved and carried to increase by 20 per cent 1967 city land rental and to increase by 30 per cent country land rentals.

12/15/66--Presented to the council was a statement entitled "Observations on the Colony's 1967 Rent Increase" to be mailed to lessees with their 1967 rent statements.

11/2/67--It was moved and carried to adjust the frontage rate on N. Ingleside Ave. to correspond to the present rate in that area., 7 from 5.

11/16/67--It was moved and carried to change from country(rural) to city (urban) status, as a basis for rent charges W $\frac{1}{2}$ of W $\frac{1}{4}$ of S $\frac{1}{2}$ of Sec. 16-6-2 on E/S of Greeno Rd. now within the municipal boundaries of the City of Fairhope and to impose a Greeno Rd. frontage rate of 4 as applied to Colony's City land on W/S of Greeno Rd. N. of Fairhope Ave. in SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Sec. 17, div. 4.

12/7/67--It was moved and carried to fix the frontage rate on Bancroft St., as presently extended N. from Oak St. at 4 and together with this year's rate changes, continue for 1968, the 1967 street frontage rates and the multiplier established by the council to effect the 20% increase in this year's rent charges on urban lands and to continue for 1968 the acreage rates effective in 1967, on country lands and the additional paved road charge per front foot, subject, however to such additional charge on lands in sections 15, 16, 22 and 27 as they may receive benefit of the paving of roads now in the process of being completed.

5/2/68--It was moved and carried to appoint R. Lucier Rockwell and C. W. Arnold to propose more scientific means for determining the rental value of Colony land, both urban and rural.

7/18/68--It was moved and carried to authorize R. Lucier Rockwell and C. W. Arnold, appointed by the council May 2, 1968 "to propose more scientific means for determining the rental value of Colony land, both urban and rural", to expend up to \$1500.00 in developing their proposal.

4/3/69--R. Lucier Rockwell was present and reported some of the preliminary results of computerized site value determinations. He suggested that such results be considered in greater detail by the entire council and it was agreed to begin such consideration at the next regular council meeting.

6/5/69--Additional results of their use of a computer in determining an equitable distribution of rental charges was presented by Mr. and Mrs. R. Lucier Rockwell and it was decided to meet in committee session at an early date to consider the matter in detail.

8/7/69--Samples of country land rentals as determined by computer were presented to the council by R. Lucier and Ruth E. Rockwell for consideration, comment and suggestion. It was decided to meet again Monday night, Aug. 11 for further consideration of the matter of 1970 rental charges.

11/6/69--It was moved and carried to fix rents for the first half of 1970 the same as those in effect for 1969, except that a frontage rate of 4 be established on Blue Island Ave., effecting lots 4, 5 and 8, Green Subdv.

It was moved and carried to authorize a calculation of leasehold rental charges on frontage rates in City and Country as determined by the committee appointed by the Executive Council May 2, 1968.

11/20/69--The minutes of the Nov. 6 meeting were read and corrected to include approval of a motion to appoint Councilman Sam Dyson to serve with Member R. Lucier Rockwell and Vice-Pres. C. W. Arnold appointed May 2, 1968 to propose more scientific means ^{for} determining the rental of Colony land, both urban and rural.

12/4/69--It was moved and carried to establish street frontage rates of 4 on Fairhope and Morphy Aves. E. from Greeno Rd. to City limit on E. and a rate of 3 on Nichols St. E. of Greeno Rd. to City limit on E. and to establish a frontage rate of 7 on Ettel St. S. from Morphy Ave.

6/4/70--The rent study committee filed a written report on the council's authorization Nov. 6, 1969 for a calculation of rental charges based on frontage rates in city and country as determined by the committee, for consideration by the council in levying lessees' rental charges for the 2nd half of 1970. Considerable progress was reported.

6/18/70--It was moved and carried to calculate rents for the 2nd half of 1970, using street frontage rates as determined by the rent study committee, as a result of its various calculations and land value comparisons since its appointment by the council May 2, 1968. Recognizing however, that due to the fact of a failure over a number of years to make amply justifiable increases as indicated by the community growth with its corresponding increase in demand for land it was agreed by the council to provide a period of adjustment to lessees affected by the increases in the following manner: For the 2nd half of 1970 the rent charge shall be equal to that charged for the first half plus one tenth of the indicated increase.

7/2/70--A draft of a proposed letter to be mailed to lessees with their rent statements for the last half of 1970 was read to the council and a motion to approve was adopted.

8/6/70--A petition bearing names of persons concerned as lessees of 83, of 150 some country land leaseholds, as well as names of persons concerned with 27 city land leaseholds, and some others who do not appear to have a direct concern as Colony lessees, delivered to the secretary earlier by a committee of six Colony lessees, was brought to the attention of the council. The petition carried the following introductory statement:

We, the undersigned, Lessees of Fairhope Single Tax Corporation, do hereby protest the raise in our annual rent and do hereby petition the Board of Directors or Executive Council to reconsider such increase and to reduce the rental to a reasonable amount.

After careful consideration of the complaint and a discussion of the processes of investigation and study upon which the new rent

levy is based it was moved and carried to direct that a written reply be made to the protesting petitioners, embodying therein points developed by the councilmen and officers in their discussion of the matter; also that such reply be added to and published with the council proceedings.

August 7, 1970

TO COLONY LESSEE PETITIONERS PROTESTING RENT RAISE:

Dear Petitioning Lessees:

Your petition asking for a reconsideration of the recently adopted new rent schedule upon which your bills for the last half of 1970 are based and asking for a reduction of the increase indicated, was presented to the Executive Council at its regular meeting Thursday night, August 6.

There have been many changes in recent years that have influenced the site value of Colony land, both in the urban and rural areas. In many cases these have brought about inequities and an imbalance in our declared aim to accomplish an equalization of the varying advantages of location and natural qualities, as set forth in Sec. 2, Article VIII of our constitution. Rent increases made from time to time on an overall percentage basis have had the effect of perpetuating the inequities resulting from this imbalance.

The recent intensive study of factors influencing such changes was believed to be needed as a means of correcting such imbalance and the establishment of a more equitable distribution of rent charges. As we have reported to you in our published annual reports each year for some years past there was ample evidence that we were falling far short of accomplishing our declared purpose to collect the economic rent from those leasing our lands.

Possibly future evidence may be such as to result in an apparent justification for a modification in the scheduled increases reflected in your rent statements. However it is not believed that the initial increase in the levy for the last half of this year's rent will put an undue burden on any of you, nor is it considered that it constitutes an unreasonable increase for the period covered.

The Executive Council has directed me to extend to your committee an invitation to meet with it Thursday night, August 13 at 7 o'clock, in the Colony office, if you so desire. Please let me know your pleasure so I can have ample time to notify council members and officers. Sincerely yours, C. A. Gaston, Secretary.

TO LESSEES OF FAIRHOPE SINGLE TAX CORPORATION

THE FEDERAL COURT ORDERED REAPPRAISALS OF ALL REAL ESTATE IN ALABAMA FOR TAX PURPOSES AND THE RESULTING NEW ASSESSMENTS FOR BALDWIN COUNTY WILL CAUSE A SUBSTANTIAL INCREASE IN TAXES THE SINGLE TAX CORPORATION MUST PAY FOR ITS LANDS. IN ORDER TO PARTIALLY COMPENSATE FOR INCREASES IN STATE, COUNTY AND CITY TAXES ON LANDS AND LESSEES BUILDINGS RENT CHARGES HAVE BEEN ESTABLISHED FOR 1979 WITH INCREASES THAT WILL PARTIALLY COVER THE ESTIMATED ADDITIONAL TAXES.

RENT CHARGES FOR 1979 ARE CALCULATED ON THE ESTABLISHED RENT FORMULA USING 1978 RENTS AS A BASE-WITH INCREASES AND ADJUSTMENTS FIGURED ON A SMALL PORTION OF THE PERCENTAGE INCREASES IN TAXES ON LAND ONLY. NO INCREASES HAVE BEEN MADE FOR ESTIMATED INCREASES IN TAXES ON LESSEES BUILDINGS AND PERSONAL PROPERTIES.

ADDITIONAL AMOUNTS ADDED TO THE 1978 BASES SHOULD RANGE FROM 17.3% TO 138.8% ACCORDING TO A SCHEDULE USING*THE YOH COMPANY" LAND VALUATIONS. INCREASES ARE, HOWEVER, LIMITED TO A MAXIMUM ADDITION OF 25% OVER 1978 CHARGES ON ANY INDIVIDUAL LEASEHOLD (EXCEPT FOR CHANGES DUE TO ST. IMPROVEMENTS & CORRECTIONS OF ERRORS).

TOTAL RENT INCREASES FOR 1979 WILL NOT EXCEED THE TOTAL LAND TAX INCREASE WHICH THE SINGLE TAX CORPORATION MAY HAVE TO PAY. RENT INCREASES ARE QUITE MODERATE IN VIEW OF THE RISE IN FAIRHOPE SINGLE TAX CORPORATION ESTIMATED LAND TAXES DUE FOR 1979. TAXES ON COLONY LAND IN THE CITY OF FAIRHOPE WILL INCREASE BY 346.8% AND ON LAND OUTSIDE THE CITY BY 2077.8%.

IT SHOULD ALSO BE NOTED THAT NO GENERAL "ACROSS THE BOARD" RENT INCREASES HAVE BEEN MADE SINCE 1975 WHILE THE U. S. DEPT. OF LABOR COST OF LIVING INDEX HAS RISEN BY 29.7% IN THE SAME PERIOD. (SEE FIGURES BELOW.)

IT IS A GENERALLY KNOWN FACT THAT PRICES OF PRIVATELY OWNED LANDS HAVE "SKYROCKETED" AROUND FAIRHOPE WHILE FSTC RENTS HAVE BEEN HELD AT MODEST LEVELS IN ORDER NOT TO CREATE HARDSHIPS ON ANY OF THE LESSEES.

FAIRHOPE SINGLE TAX CORPORATION IS NOT RESPONSIBLE FOR THE RISE IN COSTS FOR HOME SITES AND COMMERCIAL BUILDING LOCATIONS IN AND AROUND FAIRHOPE NOR IS IT RESPONSIBLE IN ANY WAY FOR THE HIGH RATE OF INFLATION WHICH THREATENS THE VERY LIFE OF OUR DEMOCRACY BUT FSTC DOES IN FACT OFFER A PLAN OF TAXATION TO DISCOURAGE BOTH LAND SPECULATION AND INFLATION.

THE DECISION BY FSTC TO MAKE NECESSARY ADJUSTMENTS IN 1979 RENT CHARGES WAS MOTIVATED BY NECESSITY IN ORDER TO PROCURE ADDITIONAL FUNDS IN AMOUNTS APPROXIMATELY EQUIVALENT TO THE PROJECTED ADDITIONAL TAXES ON LANDS.

RENT STATEMENTS MAILED TO THE VARIOUS LESSEES SHOW THE TOTAL AMOUNTS DUE ON EACH LEASEHOLD FOR 1979 AS WELL AS AMOUNTS DUE FOR THE FIRST HALF OF THE YEAR.

*The Yoh Company is the firm of professional appraisers employed by the County to reappraise all properties in compliance with a Federal Court Order.

UNITED STATES DEPARTMENT OF LABOR COST OF LIVING INDEX

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January 2, 1978
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Meeting of Fairhope Single Tax Corporation Rent Committee

August 16, 1975 8:00 A.M.

Chairman Lucier Rockwell, Claude W. Arnold, John S. Parker, Kenneth Rockwell and Corp. Sec., ex officio member and acting secretary were present.

Activities reported were as follows:

1. Adjustment was made on unopened right-of-way on Isloe Faust property, following official adoption of resolution by Exec. Council on recommendation by this committee regarding such r.o.w. reservations. All properties are being monitored for this adjustment as new reservations are made.

2. Adjustments have been made on nine leaseholds now included in commercial zoning which were and remain homesteads in possession of the same leaseholder who had them prior to any zoning being in effect in Fairhope, according to Exec. Council resolution #2 regarding this situation, also recommended by this committee.

3. Mr. Sully, Jr. rent to be rechecked, error in separation corrected and consideration be given to surrender of drainage area as official easement.

4. Proposed appraisals have been made by M. D. Bell Co., M.A.I., Mobile, Al. of six parcels of land, with improvements separated, as follows:

- (A) $W\frac{1}{2}$ E $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ Sec 15-6-2, B. G. Hughes
- (B) N 300 + ft. of E 630 + in NE $\frac{1}{4}$ SE $\frac{1}{4}$ Sec 10-6-2, Rezner
- (C) E $\frac{1}{2}$ E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec 16-6-2, Hoffren
- (D) S 150 ft. of W 250 ft. of SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 16-6-2, Sully
- (E) Lot 10, Blk B, Tanglewood Subdv., Crittenden
- (F) Lot 6, Blk 3, Div. 4, Pitman

5. The office is preparing a listing of rents by geographical location, size, leaseholder with frontage rates and rents.

6. Hoffren soil inventory and evaluation was considered briefly and a similar drainage problem exists here as with Mr. Sully, Jr. possibly calling for surrender for easement. Further consideration to be given to this matter.

7. Request from Mr. C. M. Bishop in NW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec 15 for a soil inventory on his leasehold also was reported.

8. The following changes in public services and/or facilities are to be reported for inclusion in 1976 rents:

- 1. Bancroft St., Magnolia to Oak, c & g & swlk.
- 2. Bellangee, Berglin St. W 400 ft. pav, c & g.
- 3. Mershon St. bal. pav.; c & g fr Ball Park to Nichols & fr. N line of Singleton lot to Nichols on W/S.
- 4. Morphy Ave. c & g & swlk N/S only - Bancroft to Ingleside.
- 5. Bay Meadows Rd. - Open graded road.
- 6. Blue Island - Pav, c & g F'hope to Winn Ln, Sewer F'hope to Lot 5, Green Subdv.

9. Consideration of value from public parking is to be included in a subsequent traffic survey.

Nashome —

- Attached is motion establishing that General Fund money used to develop Fairland will be returned to General Fund as lots are leased. It certainly will not satisfy Foster, but I believe it makes the point that the General Fund will be reimbursed.
- Mr D. is building a rationale to retain the rent interest in the Land Fund. But I believe as long as you hold firm the Council will too.
- Re the Curtis Report on the rent charged three officers. (A veritable comedy of errors)
- Per Sam Dyson the "office" used by Home Investment was located on a lot on the corner of Magnolia and Section in downtown Fairhope. The lease report (furnished ~~in~~ in Hoffman case) reflected this lease held as belonging to Sam + Helen Dyson (really was a Home Investment lease! but that is another story that has to do with SDyson's attitude about lease transfers.) ~~the most important part of this being that Dyson never told the Corp according to the record, never told the Corp what Home Investment paid him for the improvements!~~ ~~Dyson's the "office" leasehold land rent was \$176.10 in 1969 and 348.96 in 1976 —~~

also increase of 98% certainly
not the ^{urban} average of 60% the yard?
Or speaks of reports.

- The Home Investment Leasehold cited
as the one that didn't change was
a residential lot in the Golf Course
Subdivision. The rent did not change
because the frontage rate did not
change. The leasehold was not
a Home Investment lease but was
an M. Dyson Building Company lease
authorized for transfer to a MR.
M. Nichol in ~~the 50s~~ 1958 by
Contract of Sale. Don't know
how G. Rowe or R. Lockwell decided
to cite Home Investment unless
some perverted satire was at work.
To top it off the rent was really
77.90 not 79.70 (somebody is
getting old!)

HOW TO DETERMINE COUNTRY LESSEES

1. The plaintiffs have the following products:
 - a. The 1971-1976 lessees and rents list provided for the Hoffren Suit.
 - b. The "Master Rent List" in three parts:
 - (1) 1969-1974
 - (2) 1975-1981
 - (3) 1982-1984

Note: In this process it is best to use b.(2) list to determine Country Lessees on list a.

2. The 1 b lists are in Lessee/Leasehold sequence and there is a short land description included (at least the Section).
3. The following sections are outside City limits and are therefore in the Country land or rural land category:(a) Sections 2, 10, 11, 14, 15, 22, 27, 35 in Township 6 South. (b) Section 2 in Township 7 South. (c) Most of Section 16 except the following leaseholds in the 1971-1976 rent list (that is, these leaseholds were in the City of Fairhope in the 1971-1976 timeframe and should not be included as country lessees):
 - Bayview Services #2
 - Emperor Clock Co.
 - Gable, C. W.
 - Hoffren, Marjorie & Wayne #2
 - Jansen, Claude #3, 4 & 6
 - Van Der Linden #1 & #2
4. Other lessees in Section 16 but in the City of Fairhope are:

- Joe Schneider
- Robert Schneider
- Todd, W. R. #3 (That line marked City)

HOW TO IDENTIFY 1975 RENTS

The "Master Rent List" (long ledger sheets) for period 1975-1981 shows the 1975 rent in the Column headed "1969 Rent Program Projected".

COMMENTS REGARDING PROPOSED RENT AJUSTMENTS

FAIRHOPE SINGLE TAX CORPORATION

August 21, 1969.

PREFACE: These comments are predicated on the assumption that it is the intent and purpose of the Single Tax Corporation to assess its charges for the use of its lands at the full amount of the economic rent and further on the premise that the economic rent is all the value of the wealth produced on a given parcel of land that is in excess of the wealth that might be produced on a parcel of land that might be the least productive under similar conditions.

These comments are also predicated on the assumption that it is the intent of the Fairhope Single Tax Corporation to arrive at an estimate of the economic rent of its lands under circumstances wherein the land is not held under private monopoly ownership but under such circumstances that any individual* might in fact have access to a parcel of land by payment of rent only for the land in addition to the costs of improvements thereon.

It is to be noted that assumptions outlined in the preceding paragraphs are sound and that in a free economy the application of the ideas expressed would greatly simplify the problems of public finance but since we do not have a "free economy" these comments have a direct bearing on the problem of fixing charges for the use of lands.

- - - - -

1: The Single Tax Principle should be considered in the light of what it implies; A Single Tax on Land.

Currently we have a multitude of taxes ranging from local license charges, privilege taxes and special assessments levied by local bodies and to these we have taxes levied by the County Authorities, State Authorities and Federal Agencies to say nothing of the various artificial districts created for special taxing authority (School and Housing Authorities etc.)

2, The Single Tax Idea predates a host of taxes which are now common and which in my opinion it is almost impossible to absorb through collection of ground rent. (Sales Taxes for Example)

3, In Fairhope we do not own ALL the land within an area but in fact other individuals have under private ownership certain strategically located parcels. This situation makes comparisons between our lands difficult to justify and to adjust for.

4, The proposal to fix rents in accordance with a schedule based on pedestrian and vehicle traffic counts is in all probability better than any proposal that has been introduced thus far but it is essential in my opinion that several other criteria be considered before adoption of the suggested rent schedules in full.

Use of traffic counts as the sole or the main unit of measure of value would ignore certain factors which may be of equal importance.

(* Individual meaning any person, corporation, or association)

5, Sales prices of land as such: and Sales prices of Leaseholds: Would give a sound basis for fixing land values if it were possible to eliminate the effect of anticipated future increases in land values; but since this is not possible, and since current land selling prices are affected by estimated future values, allowances should be made when using selling prices as a guide to rents.

6, Many factors enter into consideration in the present day society which affect land prices. Some of the factors are listed below:

- ** (A) Current Productivity of the Land.
- (B) The cost of borrowed money.
- ** (C) Easthetic value or value to one particular individual (Emotional)
- (D) Surrounding land and improvements.
- (E) Estimated future value (Speculative value)
- (F) Value of productivity resulting from investment in improvements.
(It is impossible for most of us to separate the land from the improvements)
- *** (G) Zoning laws and restrictive regulations.
- (H) Habit and Custom also affect land prices.

Notes: * This is probably the most equitable guide.

** Consideration to this factor may be important.

*** Unnatural laws can not be completely overlooked.

- - - - -

The foregoing is elementary to any student of the Henry George Theory but should not be overlooked even momentarily in this study of the rent structure.

It seems evident that the bases of rent charges have not been revised greatly in the past thirty years and that a revision is long overdue.

Not since the middle 1930's have there been more than a few unleased parcels of land in the business area and these only because of defetts.

Many inequities in rent charges have developed in recent years due to changes in locations of roads, streets, public buildings, uses of parks etc. that are not due to any one individuals efforts. These changes are in some cases distinctly noticable and might require drastic changes in rent charges to bring into line.

SUGGESTION:

- - - - -

These comments and observations suggest, that further supplemental studies be made to determine current productivity of the various leaseholds after giving effect to and making proper allowances for investments in improvements and for the costs of money in the current market.

This suggestion is offered to give full consideration to "CURRENT PRODUCTIVITY OF THE LAND" as noted in sub paragraph (A) 6, above.

To ignore this suggestion would be to overlook one of the basic principles.

CONCLUSIONS:

The thoughts suggested by these comments indicate that changes in rent charges should be approved and ordered by the Council only after careful consideration of additional factors and that the results of further study should be evaluated along with the results of the traffic survey. A study of the "productive value" of improved leaseholds should be made to ascertain the amount of rent such leaseholds should be properly expected to yield. This could be done on a sampling basis.

After arriving at a rent schedule believed to be properly adaptable action should then be taken to put the new schedule into effect over a period of years (Ten years) so that the local economy will not be drastically upset and in order to avoid possible reactions by lessees that could prove to be damaging to the Corporation and to the Single Tax Idea. If indeed as stated herein our land charges have been gradually departing from the true rent basis then we can not expect to remedy the situation without allowing our present lessees an opportunity to make adjustments to the change.

To Arrive At Rent Charges for 1979 use the following information:

I. Use existing dollar (monetary) amounts charged for 1978 on each lease as a "BASIS".

II. To the "base" amount for each leasehold, as determined in paragraph I, add (or subtract) an amount determined by the procedure indicated in sub paragraph's "A" through "D".

A. For city residential and all commercial leaseholds; calculate the total difference between the taxes paid (or due) for 1978 and the amount due (or estimated) for 1979 using 10% assessments for city residential; and 20% assessments for city commercial.

B. Ascertain the percentage of the difference between the two totals in the preceding paragraph to arrive at a "DIFFERENTIAL" in percentage which shall be applied reciprocally to each block so that the amount of change in land taxes for each block can be determined.

C. To the "BASE" figure for each leasehold; add the percentage DIFFERENTIAL and the result will be the rent charge for 1979 subject to a limit of ____% in increase in each case.

D. For country and fram leaseholds use the same formula as for city residential and commercial leaseholds using a 10% assessment of the Yoh Valuation and limited to an increase of ____% in each case.

CALCULATION FOR DIFFERENTIAL PERCENTAGE 1979

<u>City & Residential Value</u>		<u>Assessment Rate</u>		<u>Assessment</u>		<u>Mills</u>		<u>Tax</u>	
5,197,900	X	10%	=	519,790	@	.042	=	21,831.18	
<u>Business Value</u>									
2,506,850	X	20%	=	501,370	@	.042	=	21,057.54	
						Total	=	42,888.72	
						Taxes paid 1977 & 1978	=	12,366.42	
						1979 Additional Tax	=	30,522.30	
						Differential Percentage increase "of" 1979	=	71.17%	71.2%
<u>Country Value</u>									
7,802,350	X	10%	=	780,235	@	.026	=	20,442.00	
						Taxes paid 1977 & 1978	=	983.84	
						1979 Additional Tax	=	19,458.16	
						Differential Percentage increase "of" 1979	=	95.19	95.2%
						Percentage Country Land Tax Increase		1977.76	(1977.8%)

Residential & Business = 49.68 % of Total
Country = 50.32 % of Total

Using formula presented to the Executive Council on December 7, 1978 for Rent Calculations will result in the following:

1979 RENT INFORMATION

Increase	Residence	Business	Country
At	71.2	71.2	95.2
10% will be	24.72%	24.7%	198.3%
Dollar increase	\$49,440		\$12,500 = \$61,940

7% will be	17.30%	17.3%	198.3%
Dollar increase	\$34,600		\$12,500 = \$47,100

Increase	Residence	Business	Country
	61.66	80.77	95.2
10% will be	16.16%	42.0%	198.3%
Dollar increase	\$19,392	\$20,000	\$12,500 = \$51,892

7% will be	11.3	29.4	138.8
Dollar increase	\$13,560	\$20,000	\$12,500 = \$46,060

* * * * *

1979 Estimated Tax Land Only

City	Assessment				
<u>Residential Value</u>	<u>Rate</u>	<u>Assessment</u>	<u>Mills</u>	<u>Tax</u>	
5,197,900 X	10%	= 519,790	@ .042	= 21,831.18	
<u>Business Value</u>					
2,506,850 X	20%	= 501,370	@ .042	= 21,057.54	
			Total	= 42,888.72	
		Taxes paid 1977 & 1978		= 12,366.42	
		1979 Additional Tax		= 30,522.30	\$30,522.30
		Percentage increase for 1979		346.8%	
<u>Country Value</u>					
7,802,350 X	10%	= 780.235	@ .026	= 20,442.00	
		Taxes paid 1977 & 1978		= 983.84	
		1979 Additional Tax		= 19,458.16	19,458.16
		Percentage increase for 1979		2077.8%	\$49,980.46

Residential & Business Land Tax 1979 = 49.68% of Total

Country Land Tax 1979 = 50.32% of Total

CALCULATION FOR DIFFERENTIAL PERCENTAGE 1979

<u>City & Residential Value</u>		<u>Assessment Rate</u>		<u>Assessment</u>		<u>Mills</u>		<u>Tax</u>	
5,197,900	X	10%	=	519,790	@	.042	=	21,831.18	
<u>Business Value</u>									
2,506,850	X	20%	=	501,370	@	.042	=	21,057.54	
						Total	=	42,888.72	
						Taxes paid 1977 & 1978	=	12,366.42	
						1979 Additional Tax	=	30,522.30	
						Differential Percentage increase "of" 1979	=	71.17%	71.2%

<u>Country Value</u>									
7,802,350	X	10%	=	780,235	@	.026	=	20,442.00	
						Taxes paid 1977 & 1978	=	983.84	
						1979 Additional Tax	=	19,458.16	
						Differential Percentage increase "of" 1979	=	95.19	95.2%
						Percentage Country Land Tax Increase		1977.76	(1977.8%)

Residential & Business = 49.68 % of Total

Country = 50.32 % of Total

Note: At the meeting on Dec. 7, 1978 several examples of rent calculations for leaseholds selected at random were reviewed and it was determined 7% of the formula amount should be applied to both Residential and Business as well as Country Leaseholds. This means 7% of the differential percentage between the taxes paid on lands before the re-appraisal and taxes to be paid according the valuations by the Yoh Company for 1979 and afterward.

Council action limits rent increases on each leasehold to a maximum increase of 25% subject to this limit does not apply to changes for corrections of errors in existing rents or changes and additions for improvements of streets or other changes in land uses etc.

COUNCIL PROCEEDINGS

FAIRHOPE SINGLE TAX CORPORATION

December 7, 1978

Council met in regular session with Pres. Dyson presiding: all present. Guests were Mrs. William C. Lucey, Mrs. John S. Parker, Mrs. Sam Dyson, Mrs. Richard Spater, Mrs. Harriett Otteson, Barbara Zwayer, Sam L. Box, Mrs. Cleveland Woodward, Phil Porter Dyson, Mrs. Phil P. Dyson, Robert Mason and Mrs. Roger Dennis.

Guests were representing themselves and various Garden Clubs in the matter of the use of Knoll Park for display and sales booths. Letters were read from the Eastern Shore Art Association, Inc., The Wisteria Garden Club and the Fairhope Garden Club and several of the guests made personal statements and then they were excused.

Council later discussed the matter and instructed the Secretary to inform the City of Fairhope that the Fairhope Single Tax Corporation Council considers the proposed use of the Park to be in conflict with the Park Deed and therefore does not approve the request.

Minutes of regular meeting of Nov. 2 and special meeting of Nov. 22 were approved.

Minutes and actions of the Executive Committee Meetings of Nov. 8; Nov. 17 and Dec. 6 were approved.

Treasurer's Report for Nov. was accepted and ordered placed on file.

Bills were allowed as follows:

Waller Bros. off supp-----	\$ 19.19
The Independent, adv-----	15.75
Garner & Klumpp,floral-----	15.60
Office Sund-----	103.00

Jani-Care, Inc., cleaning-----	60.00
Safeguard, statements-----	65.91
Shepherd Prtg, supp-----	10.57
Xerox, supp-----	152.16
E. S. Courier, adv.-----	337.64
DeWoody, copies-----	22.88
Print Shop, envelopes-----	50.91
Richard Dunning, CPA-----	955.46
Phil P. Dyson, appraisals-----	280.00
Craig T. Sheldon, trip for Corp.-----	45.00

Lessees transfer was approved, subject to the rules as follows:

Crittenden Enterprises, Inc. to Richard A. Carrier & Mary Susan C. Carrier, Lot 4, Bay Meadows East, jointly, and VA assent to mortgage to Real Estate Financing.

Lease assignments to 1st Nat'l Bank of Bald. County were reported as follows: (1) Lot 1-A, Blk. 3, Golf Cse. (2) Lots 1 & 3, Ingleside Unit 3 and (3) NW $\frac{1}{4}$ NE $\frac{1}{4}$, Sec. 14-6-2.

The report of the Rent Committee as presented to the Council on Nov. 2, 1978 was reviewed as well as additional information gathered through property examinations and appraisals. A motion was then made, seconded and approved adopting a schedule of rents for 1979 using 1978 rent figures as a base and adding charges calculated according to a formula presented using the Yoh Company land values with a provision that the resulting increases for 1979 shall not exceed 25% for any leasehold; subject also to corrections for errors in existing rents and adjustments for street improvements and physical changes in leaseholds.

Assistant Secretary Godard was authorized to pay extra help as needed to help with assessments and other year end duties.

President Dyson was authorized to make changes in office opening & closing hours to improve efficiency in office operation.

By action of the Council, auto taxes will be credited to the rental account only beginning January 1, 1979.

Resolution adopted August 16, 1976 regarding improvements in subdivisions was rescinded.

The regular appropriation to Education Committee for Education activities was approved.

Finance Committee report was read and approved including Compensation for office personnel beginning January 1979.

Council approved payment for real estate appraisals at current rate.

Regular contributions to the following were approved: Henry George Schools of California; Henry George Institute; Henry George Foundation of America and Schalkenbach Foundation.

Adjourned.

Approved-----, 1978

-----, Sec.

1975 Country Corners (200' x 200')

(13.6)

Setback $\frac{.060}{.034} = 41$
54'

FRONTAGE	VALUE	\$\$	
.060/.028	16.619 x 13.6	226.02	-
.055/.028	15.722 "	213.82	-
.040/.028	12.722	164.37	-
.046/.028	13.475	183.26	-
.048/.038	13.391	182.12	-
.039/.038	13.500	177.55	-
.038/.031	12.24	165.10	-
.031/.028	10.355	140.83	-
.020/.018	6.670	90.71	-
.037/.034	12.457	169.42	-
.038/.037	13.149	178.83	-
.033/.031	11.222	152.62	-
.029/.028	9.46	128.66	-
.025/.022	8.254	112.25	-
.032/.028	9.545	129.81	-
.022/.018	7.044	95.80	-
.039/.033	12.663	172.22	-
.028/.020	8.67	117.91	-
.028/.028	9.70	131.92	-

48' 34

25' 11

35' 21

16'

2'

7'

7'

7'

6'

2'

4'

3'

8'

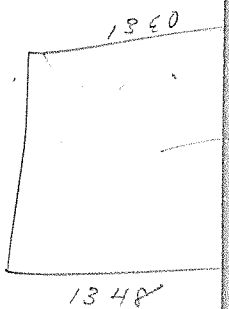
8'

13'

11'

24'

0'



43.540
1.001
43.546

.010

43.540
10.444
4

Country - FRONT ACRES (200' x 200') 1975

(13.6)

.060	14.64	199.10	.027	6.58	89.49
.055	13.42	182.51	.026	6.34	86.22
.040	9.76	132.74	.025	6.10	82.96
.046	11.22	152.59	.024	5.85	79.56
.048	11.71	159.26	.023	5.61	76.30
.039	9.51	129.34	.022	5.36	72.90
.038	9.27	126.07	.021	5.12	69.63
.037	9.02	122.67	.020	4.88	66.37
.033	8.05	109.48	.019	4.63	62.97
.032	7.80	106.08	.018	4.39	59.70
.031	7.56	102.82	.017	4.14	56.30
.030	7.32	99.55	.016	3.90	53.04
.029	7.07	96.15	.015	3.66	49.78
.028	6.83	92.89			