

1931-1936

FSTC: ~~Correspondence of~~ E. B. Gaston : Inquiries : A

Fairhope

10517-b

64

LEASE

This Lease, MADE THIS 7th DAY OF January, 1936, BY AND BETWEEN
 FAIRHOPE SINGLE TAX CORPORATION, OF FAIRHOPE, BALDWIN COUNTY, ALABAMA, AND Alaba-
ma Cooperative Industries, Inc., Group One
 OF Fairhope, Ala., HEREINAFTER DESIGNATED AS THE LESSEE.

WITNESSETH: THAT THE SAID FAIRHOPE SINGLE TAX CORPORATION; FOR AND IN CONSIDER-
 ATION OF THE ANNUAL RENTALS AND COVENANTS HEREINAFTER MENTIONED, HAS THIS DAY LEAS-
 ED TO AND SAID LESSEE TAKEN POSSESSION OF THE FOLLOWING DESCRIBED PORTION OF LAND
 TO WIT Lots three (3) and four (4), block twentyone (21), division
four (4) of the land of lessor, in the Town of Fairhope, Alabama,
as per its plat thereof, filed for record, Sept. 13, 1911.

SECTION _____, TOWNSHIP 6 SOUTH, RANGE 2 EAST, BALDWIN COUNTY ALABAMA, FOR THE
 TERM OF NINETY-NINE YEARS FROM THIS DATE SUBJECT TO THE CONDITIONS HEREIN STATED AND
 THE REPRESENTATIONS AND AGREEMENTS OF THE LESSEE IN HIS APPLICATION FOR SAID LAND
 HERETO ATTACHED AND A PART OF THIS LEASE CONTRACT AS FULLY AS IF PRINTED HEREIN.

(1) The said lessee, his heirs, or successors, shall pay to the said Fairhope Single Tax Corporation, its successors or as-
 signs, in equal payments, on the first days of January and July of each year, the annual rental value of said land, exclusive
 of his improvements thereon, to be determined by the said Corporation through its Executive Council or Board of Directors,
 under its avowed principle of so fixing the rentals of its lands as to equalize the varying advantage of location and natural
 qualities of different tracts and convert into the treasury of the Corporation for the common benefit of its lessees, all values
 attaching to such lands, exclusive of improvements thereon. And the said lessee, for himself and his heirs, hereby expressly
 agrees that the said annual rent shall be determined by the said Corporation upon the principle just stated, and shall be
 expended by said Corporation, subject to the conditions hereinafter stated.

(2) The land herein leased shall be used for such purposes only as may not be physically or morally offensive to a
 majority of the resident members of the Fairhope Single Tax Corporation, and the lessee shall be subject to such reasonable
 sanitary regulations as may be imposed by the Executive Council or Superintendent of Public Health of said Corporation.

(3) In consideration of the agreement of said lessee to pay the rentals herein provided for, the Fairhope Single Tax Corporation will pay
 all taxes upon the land leased and will accept from the lessee on rent receipts of the County Tax Collector or Clerk of Town of Fairhope,
 for taxes paid to State, County, School District, or Town, upon the improvements and personal property (moneys and credits excepted) held
 by lessee upon the land herein leased; or, if all rent due be paid, will give him a certificate in amount equal to such acceptable tax receipts
 remaining, receivable from bearer at face value on rent, or in discharge of any indebtedness to the Corporation; provided that said lessee will
 appoint whomsoever may be designated by the Corporation as his agent to return his property for taxation where permitted by law so to do;
 that in no event shall the Corporation be bound to accept tax receipts on more than a fair assessed valuation of the property, on the basis
 required by law, or to a greater amount for any year than the rent for that year on the land on which such improvements and personal
 property are held.

(4) And the said Fairhope Single Tax Corporation further agrees in consideration of the covenants of the said lessee here-
 with evidenced, that no part of the rents paid by him upon the land herewith leased, shall be appropriated as dividends to its
 members or any other persons, but that all shall be administered as a trust fund for the equal benefit of those leasing its
 lands.

(5) And the said Corporation still further agrees, that in the distribution of the benefits which its purpose is to secure
 for residents upon its lands, no distinction shall be made between individuals, whether members of the corporation or not, but
 that with the exception of the right of members as participants in the government of the Corporation, all shall be treated
 with strict equality.

(6) It is agreed by the parties hereto, that time is of the essence of this contract. All rents not paid within ninety days
 of the time the same become due, shall be subject to a penalty of one per cent per month until paid; and the lessor shall
 have a prior lien on all improvements upon the land herein leased, to secure the payment of the rent and for the payment of
 all other indebtedness of any description whatsoever, by the lessee to the lessor. If the land leased be unimproved, or in the
 judgment of the Corporation the improvements thereon are not of sufficient value to secure the payment of the rent and cost
 of collecting same, then, in such event, all rights under this lease shall be subject to forfeiture without notice, after the
 rents shall have been due and unpaid for ninety days; and the improvements, if any, shall revert to the lessor. Upon failure
 to pay the rents, or any portion thereof, for six months after the same become due, the lessor is hereby authorized to
 sell at public sale the improvements on any leasehold, for satisfaction of the amount due, after first giving ten days' notice
 by one publication in some paper published at Fairhope, Alabama, the cost of such publication and the making of such sale
 to be paid with the rent out of the proceeds of such sale, and the remainder, if any, to be returned to the lessee or such other
 person as may be authorized to receive the same. The lessor, its agent or attorney, may conduct such sale; and the party
 so conducting the sale is authorized to make, in the name of the lessee, proper conveyance of the property so sold. The
 lessee hereby waives all right of exemption of any property as against the collection of any debt due under this contract. The
 sale of the improvements under legal process shall work a forfeiture of all rights under this lease.

(7) The Fairhope Single Tax Corporation agrees that in case of its dissolution, either by voluntary act of its members
 or otherwise, and the division of its assets among its members, the said lessee, if a member, shall be entitled to have the
 land herein described and leased—or so much of it as he may designate—included in his portion, at its actual value at the
 time, exclusive of improvements thereon, and if it exceed in value such portion, to purchase the excess at such valuation. If
 not a member, the lessee may at such time acquire title to the land herein leased by paying to the Corporation its actual value
 exclusive of improvements upon it.

(8) The Fairhope Single Tax Corporation believes its title to the land herein leased to be good, and will use every proper
 means in its power to maintain the same; but it is distinctly understood that the Corporation, acting only with the benevo-
 lent purpose to secure land and administer it for the benefit of those who may desire its use, shall not be held liable for
 any losses resulting from defects in its title.

(9) The right is reserved by the Fairhope Single Tax Corporation to resume possession of all or any portion of the land
 herein described, for public purposes only, on payment of the appraised value of the improvements thereon.

(10) Should it become necessary to determine the value of said land, or of the improvements thereon, in compliance with
 the provisions of clauses 3, 7, or 9, of this lease, the same shall be determined by three disinterested persons, to be selected
 as follows: the Corporation and the Lessee each choosing one of three persons named by the other and the third to be
 selected by the two. Should any Lessee fail to name his arbitrators within thirty days after written notice by registered
 mail to do so, the Corporation may name an arbitrator for him.

(11) This lease is assignable only to members of the Fairhope Single Tax Corporation, or to persons acceptable to it.
 The original lease must be returned to the Corporation with any proposed transfer endorsed thereon and, if approved, a new
 lease will be issued to the transferee.

(12) Surface rights only are hereby leased. All mineral rights are reserved by lessor.

IN WITNESS WHEREOF, THE PARTIES HEREUNTO HAVE SET THEIR HANDS IN DUPLICATE,

THIS 7th DAY OF January 1936

BY ORDER EX. COUNCIL January 6th, 1936

FAIRHOPE SINGLE TAX CORPORATION

By W. W. Wagoner President

E. B. Baston Secretary

Lessee

Alabama Cooperative Industries
Inc. Group One
 By J. K. Smith Pres.
L. A. Baston, Vice-Pres.

FOR VALUE RECEIVED, the undersigned CITY OF GREENVILLE (ALABAMA) does hereby transfer, setover, assign, convey and deliver unto Fairhope Single Tax Corporation, of Fairhope, Alabama, the within lease contract and all its right, title and interest in and to the within described leasehold and all improvements and personal property of whatsoever situated thereon, and the undersigned does hereby certify and declare that it is in lawful possession of the said improvements, personal property and leasehold interest, and that the same were acquired by the CITY OF GREENVILLE through a lawful sale of the properties of Alabama Cooperative Industries, Group No. 1, of Fairhope, Alabama, by conveyance made by Alabama Cooperatives Financing Corporation, assignee of Alabama Cooperative Industries, Group No. 1, on March 22, 1938.

IN WITNESS WHEREOF, the City of Greenville has executed this conveyance, and has affixed its corporate seal by James T. Beeland, its Mayor, who is hereunto duly authorized, on this the 15th day of September, 1938.

CITY OF GREENVILLE,
By James T. Beeland
ITS MAYOR

ATTEST:
H. Grant
CITY CLERK.

The State of Alabama
Baldwin County
I, _____, a Notary public in and for said county in said state, hereby certify that _____ whose name as president of the FAIRHOPE SINGLE TAX CORPORATION a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with authority, executed the same voluntarily for and as the act of said corporation. Given under my hand this _____ day of _____, 19____

Notary Public

CITY OF BIRMINGHAM

Zoning

JOHN H. ADAMS, CHAIRMAN
HAROLD M. HENDERSON
R. A. WALKER

BOARD OF ADJUSTMENT
427 CITY HALL
BIRMINGHAM, ALA.

February 12th 1934

Postmaster
Fairhope Ala.

Dear Sir: We have several enquiries about Fairhope, its land, rental system, schools, government &c. Also as to whether persons desirous of moving there can do so, and under what conditions?

Will you kindly refer this, to the proper authorities, and we trust they will send us literature or such information that we can put to proper use, with parties who are keenly interested. We shall appreciate this courtesy.

Sincerely yours
John H. Adams

Feb. 13, 1934.

John H. Adama,
Chairman Board of Adjustment,
427 City Hall,
Birmingham, Ala.

Dear Mr. Adams:-

Yours to Postmaster has been handed to us and we take pleasure in giving you the desired information.

Let us say at the outset to simplify the matter that while we call our organization, the "Fairhope Single Tax Corporation" it has no authority whatever over taxation, being at law only a private corporation.

To put the object of the Corporation before your attention is first directed to an unpretentious leaflet, a reprint from the Congressional Record, entitled "The Single Tax, What It Is and Why We Urge It." Then to "Exhibit B" page two,, wherein the writer in an address at Chicago in 1928, connects the private Single Tax Corporation, so far as it was possible under the law to do, with the purpose which Henry George proposed to realize by legislation, won through political action. I hope you will find time to read the remainder of this little "Exhibit B" and other matter which take pleasure in including.

Our corporation has many very desirable lots in the town of Fairhope, and good land for agriculture and kindred uses in the immediately adjacent country.

Any one wanting any of the lots or acres, makes application to the secretary on the form enclosed, tendering only advance rent at the rate fixed by the Corporation--being limited in choice, of course, to land which is not under lease. To acquire land already held by some one he would have reach an agreement with the holder of purchase of his improvements and transfer of lease.

We hope that this letter and printed matter accompanying gives you the information desired. If there any other points you wish information on we will be only too glad to furnish the same and we hope to hear further from you.

Yours most sincerely

FAIRHOPE SINGLE TAX CORPORATION,

Feb. 22, 1935.

Alabama Highway Department,
Hon. Gaston Scott, Chmn
Montgomery, Ala.

Gentlemen:-

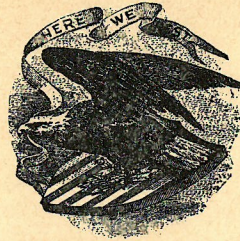
The attention of the officers of this corporation being called to a communication of even date herewith, to your honorable body, by the Town of Fairhope, thro its Mayor, Mr. Howard Ruge, praying for the completion of the most important road to this community, that from Robertsdale thro Silverhill to Fairhope, I was directed ^{as} secretary, to add the hearty endorsement of this organization, pioneer in the settlement of Fairhope and owner of a large part of the land embraced within its area and express the hope that the improvement prayed for may, on due consideration, meet with your approval.

Most respectfully yours, for the

FAIRHOPE SINGLE TAX CORPORATION,

Secretary.

A. G. PATTERSON, PRESIDENT
H. F. LEE, ASSOCIATE COMMISSIONER
F. P. MORGAN, ASSOCIATE COMMISSIONER



HUGH WHITE, SPECIAL COUNSEL FOR THE COMMISSION
I. F. McDONNELL, CHIEF ENGINEER
J. H. ALLDREDGE, CHIEF RATE EXPERT

JOHN BRANDON, SECRETARY

Alabama Public Service Commission Montgomery

February 15th, 1927.
File 128.

Fairhope Single Tax Corp.,
Fairhope, Alabama.

Gentlemen:

This will acknowledge receipt of your Annual Gross Revenue Report to this Commission for the calendar year 1926 which was received in this office today.

The above Report indicates that you are due the State an Inspection and Supervision fee amounting to \$2.50.

If you have not already remitted this amount to the State Treasurer kindly let us have check for same at your earliest convenience.

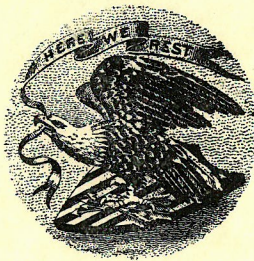
Yours very truly,

M.L. Cooper,

Auditor.

C-p

A. G. PATTERSON, PRESIDENT
H. F. LEE, ASSOCIATE COMMISSIONER
FRANK P. MORGAN, ASSOCIATE COMMISSIONER



HUGH WHITE, SPECIAL COUNSEL FOR THE COMMISSION
I. F. McDONNELL, CHIEF ENGINEER
J. H. ALLREDGE, CHIEF RATE EXPERT

JOHN BRANDON, SECRETARY

Alabama Public Service Commission Montgomery

February 15th, 1927.
File 128.

Mr. W.B. Allgood, State Treasurer,
Capitol,
Montgomery, Alabama,

Dear Sir:

Please find enclosed Postal Money Order from the Fairhope Single Tax Corp. of Fairhope, Alabama amounting to \$2.50 covering the Inspection and Supervision fees due the State by this Company for the calendar year 1926.

Yours very truly,

M. J. Cooper
Auditor

Carbon copy to State Auditor,
" " " Fairhope Single Tax Corp. ✓

C-p
enc.

ALABAMA RELIEF ADMINISTRATION

B. M. MILLER, GOVERNOR

PHONE CEDAR 4003

ALGERNON BLAIR, CHAIRMAN
DONALD COMER, VICE-CHAIRMAN
JOHN H. PEACH, SECRETARY
GROVER C. HALL
GESSNER MCCORVEY

MONTGOMERY

November 5, 1934

THAD HOLT, DIRECTOR

Mr. E. B. Gaston, Secretary,
Fairhope Single Tax Corporation,
Fairhope, Alabama.

Dear Sir:

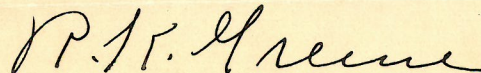
This acknowledges your letter of October 28,
addressed to Mr. W. E. Elsberry.

The limited funds at our command are primarily
for the purpose of first taking farm families from relief and
advancing them subsistence and a minimum of farming equipment.
The second phase of the program is to help those who have shown
themselves deserving to become home owners. We do not have
funds for the latter purpose but hope that through some other
Credit Agency this goal may be reached.

At present, only families on relief during the month
of September are eligible as our funds are relief funds where
a little more latitude is allowed in their expenditure.

Very truly yours,

ALABAMA RELIEF ADMINISTRATION



R. K. Greene, Director,
Rural Rehabilitation Program

RKG/k

R. K. Green

Oct. 28, 1934.

Mr. W.E. Elsberry,
C/O. Alabama Relief Administration,
Montgomery, Ala.

Dear Sir:-

I am disappointed not to have heard anything from you in reply to mine of Oct. 13th, relative to use of land owned by our Corporation and leased only - not sold - for farmers sought to be rehabilitated,

A number of local people are anxious to get located on some of our land and it seems to be the understanding of local relief agencies that same can be made available to them on terms which would be approved by State agents, but no authoritative statement seems to have been made.

We would be able to find places for a number of farmers with 10 to 40 acres on a three year rental basis, with privilege of purchase of improvements and continuing as tenants on our 99 year place, as owners of the improvements with rental based on the value of the bare land, which is better than owning on the average, if the holder holds only what he can use to advantage. But in this far south portion of the state, the time is near at hand when next season's crops should be started, or at least the ground be gotten ready, and we would like to know if our organization and the Rehabilitation Department could get together.

Since writing the foregoing, I find in an exchange Mr. R.K. Green as Director Alabama Rehabilitation Corporation and address this accordingly, enclosing my copy of the letter mailed Mr. Elsberry on the 13th.

Shall hope to hear from you.

Yours very respectfully,

Secretary.

Relief Families On New Program

Montgomery, Ala., Oct. 25.—Farm families dropped from relief on Oct. 1st and those in the rehabilitation program of the past season are now being enrolled in the new Rehabilitation Program in all counties, R. K. Greene, Director of the Alabama Rural Rehabilitation Corporation, announced here today.

Mr. Greene emphasized that only those farm families to whom the last avenue of credit has been closed are eligible for the new Rehabilitation Program, and that the program would be operated upon a strict business basis. The family would be advanced a minimum amount for the making of a crop, he said, and loans will be payable in cash.

"First crops will be the first consideration", Mr. Greene said. "These must be ample to provide food and feed for the family and livestock. Cash crops will be of secondary importance, and we do not propose to enter into commercial production on a large scale. The maximum amount of cotton acreage which will be allowed any family will be ten acres."

The eligible farm families are expected to find land for themselves, he said, the land to be obtained under lease for three year periods, with rent to be paid in a part of the crop, and with an option to purchase the tract during the period of tenure. All terms and agreements in obtaining farms, however, he emphasized, are subject to approval by the county work director and the Alabama Rehabilitation Corporation.

Rental payments upon a basis of a share of the crop, Mr. Greene said, will give the landowner a personal interest in the welfare of the farm family and his crop, which otherwise could not be expected if the rent was upon a cash basis.

In the event an eligible family is unable to find upon suitable terms the Alabama Rehabilitation Corporation will endeavor to aid the family in finding a location, Mr. Greene said, but the Alabama Rehabilitation Corporation does not assume a definite responsibility in obtaining land.

The eligible families are those who have been classified by local Rehabilitation Committees for group 1, and consists of those who are capable and trustworthy. Most of them are families who owned farms before the depression and others were renters or managing tenants.

The non-family groups and individuals, principally of the farm day laborer type, are not eligible for the privilege of renting a farm with the aid of the Rehabilitation Corporation, Mr. Greene said. They will be grouped in farm camps in the respective counties and will be fed and housed. They will work on the group farm and will be paid in produce in proportion to the amount of work they have done.

More Seed Corn Will Be Needed

Auburn, Ala.—The United States Department of Agriculture suggests that farmers use great care in selecting and storing their seed corn this fall. Many farms are not going to produce quality seed corn, the department says, and there will not be enough to meet the demand, it advises the department.

Ans
Fairhope Single Tax Exp. Council
Fairhope Alabama.
6/9/34

3594-21 St.
San Francisco Cal.
June-2-1934

Dear Sirs.

I would like to inquire if your colony is still in operation: I just recently heard of it and am very deeply interested. I would very much appreciate any printed matter you may have concerning it. If you are still in operation the requirements for joining in your activities the cost etc, Awaiting your reply with a great deal of interest I am.

Very cordially yours.
August J. Alger.

Dec. 2, 1931

Mrs. Laur ie Allen,
City.

Dear Mrs. Alleen:-

I regret to have to inform you that the Executive Council of this corporation meeting last night and with the trustees also participating decided against taking on any further project for land acquirement at the present time.

Yours very truly

Secretary.

June 23, 1935.

Virgil D. Allen, Ex. Sec.
Economic League of Ohio,
Guardian Building,
Cleveland, Ohio.

Dear Mr. Allen:-

I appreciate your invitation to attend the Cafeteria Dinner, of Cleveland Extension of the Henry George School of Social Science, on the 27th. I would delight to be there, but the distance is too great.

I send you a little matter about Fairhope's application of the Single Tax principle, without awaiting the changing of the laws, which will be necessary for any general application, and call your attention to an article in the July number of "Real American Chicago, on "The Single Tax Why I introduced a single tax bill in Congress" and How the Single Tax Works in Fairhope." Think you would find it interesting.

Thanks for the excellent printed matter mailed me.

Yours most sincerely,

St. Louis, Mo.
April 16th, 1935.

Editor,
Fairhope Courier,
Fairhope, Alabama.

*Note
Trinity
6/1/35
copy to
Alper*

Dear Sir:-

While attending the Georgest Convention in Chicago year before last, I secured a few copies of the poem, "Uncivilized". I wish you would tell me who I have to write for permission to reprint that poem in a publication that I am about to launch upon the un-certain seas of Journalism. I would like to reproduce it in the first issue.

I have had no journalistic experience, but I am greatly enthused about conducting a journal devoted to economics, and of course to the basic principle of "land value" taxation. I am going to approach my task from a slightly different view point than the Georgist, in as much as I hope to take advantage of all the people that have studied economics in the high schools and colleges of our country, and point out to them that the case for Land Value taxation is portrayed right in their text books; and that we USE what they learned.

I will appreciate having the above information, and with kindest regards, I am,

Sincerely yours

N. D. Alper

N. D. Alper

Are Fish in Sea Wealth? Try These Puzzlers

Questionnaire Will Test City's
Business Men on Eco-
nomic Problems.

What is economic rent?
Is an airplane used for pleasure capital?

These are two of the adroitly worded puzzlers in a questionnaire which is being distributed by N. D. Alper, secretary of the Civic "Show Me" Economics Group, an outgrowth of an informal economic study group which formerly met at the Downtown Y. M. C. A.

About 200 copies of the questionnaire are being sent out in an effort to determine if business men have a comprehensive understanding of economics, the basic factor in their business. It seeks a cross section of St. Louisans' understanding of the problems and terms in common use. It also is intended to stimulate study groups, according to Alper.

Answers Available.

Complete anonymity for those answering the questions is assured. No space is left for a signature. Alper says that no effort is being made to embarrass anyone. Those interested in the results or the correct answers may obtain them by writing to Alper, who resides at the Downtown Y. M. C. A. He also urges that the answers be given without research.

The general headings covered are: Wealth, labor, capital, money, profit and economic rent. The questionnaire asks for a definition of each of these terms, and examples.

The questions include the following:

Are the wants (not what they are able to buy) of men and women for goods and service limited?

Is a fish swimming in the ocean wealth?

Are wild grapes growing by the roadside wealth?

Are linen towels on the shelves of a store capital?

Are the same towels on the shelves of your linen closet capital?

Is all wealth capital?

Is all capital wealth?

Do you think the basic economic problem is a money problem?

Is Interest Justified?

Assuming that the purpose for which it is borrowed is "business-like," does capital hired pay its way?

Is interest justified?

Do railroads create wealth?

Should society place a top limit on a man's earnings?

Do you think we have to wait until our citizens are made "unselfish" before we can solve our economic problems?

If you took any item of wealth, such as a lead pencil, and traced it backwards from each stage of production to the preceding one, where would you have to stop so far as our material universe is concerned?

each estate once a year with the view of changing investments."

Sent to Rich Friends.

When Thompson read, "Then it will be invested cautiously and safely by . . . men who invest many millions of dollars every year," the witness remarked, "We send those to our wealthy friends." Thompson said that the booklet he was reading had been sent to him.

"Mr. Brown (A. C. Brown, son of Alanson D. Brown and one of the trustees) doesn't have all those qualifications? He's just a boot and shoe man, a manufacturer? He doesn't have the experience you have? The St. Louis Union Trust Co. is far more capable and far more skilled than Mr. Brown or any other individual in trust administration, and so you represent to the public, don't you?" asked Thompson.

"I think that is true as regards any single individual," Orr answered.

pany
con-
s by
state
were
Sale
that
tined

rmer
nion
n D.
the
ton-
that
of
r of
ard
Co.
ork-
mp-
p is
om-
on-

ent
are
by
lur-
ock
ith
ner
ods
own
on
ite-

ied,
in't
ad
ork
ck,
ock
ges.
al-
lip-
the
the
In
t a
na-

in
ate
m-
Co.
red
909
res
359.
sed
ed,
eak
on-
l a
hat
ust
ket
ted
not
ck.

frs.
son
the
has
ek,
es-
vay
ave
the
vay
m-

the
ion
und
ro-
i.
ion
own
ked
its

ust
lis-
es-
of
ked

Co.
ior
tes,
r.
ter
se-
ness

F

Do

P.
sec
req
de.
me
Wo
1
tio
an
Wi
ex
1
Le
tor
der
lat
dra
anc
mic
For
als
Ge
I
bee
has
Eul
int
B
the
int
sec
tory
wor
ing
It
Fla
sol
Dor
Gre
requ
F

of
tion
nub
to
Aus
Rur
Slav
sigr
this
was
Litt
nub
sibi
if
tory

I
M
was
Fra
prin
agre
beer
repo
tive
Geri

PICI AGA

Pic
Sterr
street
unior
The
hired
store
distril
comp
minir
A-1 se
for ju
Mur
union,
be ext
stores
has no
The cc
Manch
avenue
3904 O
Alth
to rec
lective
emplo
yield
minir
sales

541 80 Russell ave

TUCSON, ARIZONA

Sent -

Jan 21st 1930.

Mr Gaston Fairhope Alabama -
Dear Sir -

It has been five years since
I left dear old Fairhope.

I have had many a longing to go back.
And at last it seems the time has
come for my longing to be fulfilled.
When I get there I will want a
place to stay. so I am asking
you to kindly send me a copy of
the Fairhope paper so I can see
what you have got in the way of
rentals =.

Thank you for your trouble.

address paper to

Weldon M. Shank

541 80 Russell Ave Tucson Ariz

Aleida Anderson.

Feb. 4, 1930

Aleda Anderson,
541 South Russell St.,
Tucson, Ariz.

Dear Mrs. Anderson:-

Yours of Jan. 21st was duly received and a copy of the Courier sent you, but did not find time sooner to drop you a line.

Was interested and pleased to note your "longing to come back" to Fairhope. I find hope you will do so, but you will find many changes if you do.

I am enclosing you copy of the latest folder issued by the Colony. It will no doubt be interesting to you and may be to some of your friends there.

Yours very sincerely

Secretary,

Franklin, Illinois. P.O. Box. 203 Oct 22 - 1935

Manager, the Fairhope Courier; Fairhope, Ala.

Dear Sir. Please send me a sample copy of the Fairhope Courier, and I would like some of your literature on the Single Tax question, and on the colony as a place to live. I have been reading the articles in Real America Magazine, and have become somewhat interested.

Very Truly Yours

Wm. R. Anderton

Oct. 25, 1935

Wm. R. Anderton,
P.O.Box 203,
Franklin, Ill.

Dear Sir:-

Responding to your card of 10/22 I take pleasure in mailing you a copy of the Fairhope Courier and some printed matter about our "Single Tax Colony" which I hope reaches you and is found interesting. The articles in the Real America have interested a nuk'er beside yourself.

Will hope to hear further from you.

Very truly,

Secretary.

*Sent
also paper*
January 10, 1933

Secretary
Fairhope Single Tax Colony
Fairhope, Alabama

Dear Sir:

Will you kindly send me any available literature concerning your colony? A Boston man, formerly a resident in your community, has interested me in your work and I am anxious to know more.

I enclose 10 cents in stamps to cover postage. If any further expense please let me know.

Very truly,

Carl Anthonsen

Carl Anthonsen
37-A Spring Park Avenue
Jamaica Plain, Massachusetts

Augx Nov. 1, 1933.

Robert Armagast,
University, Ala.

Dear Robert:-

Your Dad teels me you have a friend there who wants to study up some on the Single Tax and suggests that I send you some matter for him, which I take pleasure in doing.

I am sending as affording a good startin point, a little folder, a reprint some years ago from the Congressional Record, "The Single Tax--What It Is and Why We Urge It?" and an abbreviated reprint of Henry George's "Land Question" which goes to the roots of the land question. Am also including a clever little story "Whose Land" Your friend no doubt, will find in the University Library, Progress and Poverty, which is the "Bible" of the Single Tax.

I am also sending him a History of the Single Tax Colony. Will be glad to do anything else I can to help inform him on the subject.

Yours most sincerely,

Secretary.

*History
appin
Int. Comp
or*

July 30, 1935.

Mayor Armstrong,
Pensacola, Fla.

Dear Sir:-

My son, Mr. J.E. Gaston, of the Gaston Motor Company, of this place, attending a Fish Fry, etc. to Ford dealers and agents, tendered by the Muldon Company, reports to me the very interesting conversation he had with you and that you are an old-time believer in the Single Tax philosophy, hearing Henry George himself many years; also that you were interest in our local appliction of the idea here.

On his suggestion I take pleasure in sending you some printed matter regarding our Colony etc. which I hope you will find interesting. I hope, also, that you visit our town at no distant date, and when doing so, will call upon me.

Yours most sincerely,

7300 Fountain Ave.
Hollywood, Calif.
July 14th. 1932.

The Editor of the Fairhope Courier,
or any other to whom this may be handed:

Many years ago I read much in a small Single Tax magazine published in Chicago, in which I remember that an experiment of some kind along this line, or some other economic reform, was going on at Fairhope, Ala. The magazine died, as many other papers have since; and I had hardly thought of Fairhope for many years, until lately I saw a little notice in a California Co-operative paper about the Fairhope school situation; and my appetite was whetted to know more about it.

Personally my economic philosophy is along the lines of what might be called academic Socialism;-not the rabid extreme left wing of this group, but an advocate of public ownership and control of public utilities of all kinds, to be operated by the people for the public good, rather than by private individuals for private profit, at the expense of the public.

I am wondering whether or not "The Fairhope Experiment" runs along any of these lines of co-operation; or whether or not you follow the lines of Mr. Hoover's "rugged" (ragged) individualism.

Personally I am a retired minister of the Unitarian church, but for the present serving a small church here that is unable to pay a minister a living salary, having a small income, but adequate to keep me and my wife, all the family I have with me.

Perhaps you are not interested in any of this; and I am only giving it to lead up to my real object. I would like to know more about just what the "Fairhope Experiment" is, if this is a proper name for it; the size of your community; just what its nature is; your industries, etc. etc. I would like to see a copy of your paper, and any advertising literature you may have, if any.

Also something of the cost and conditions of living there. As I am not tied anywhere it is just barely possible that I might want to spend a winter, -possibly longer with you. I understand you are just across the bay east of Mobile, an ideal location that ought to afford a mild climate, even in summer.

About what would be the cost, if available, of a three room furnished apartment; or preferably a three room furnished cottage with small garden?

We are thinking of driving over to our native country in south Mississippi, about 150, miles north of New Orleans, in which case we might drive over and view your community. Thanks in advance; and an early reply will be appreciated.

Very sincerely yours,

Geo. T. Arkley

July 19, 1932.

Geo. T. Ashley
7300 Fountain Ave.,
Hollywood, Calif.

Dear Mr. Ashley:-

Was pleased to receive yours of 14th and also to be able to advise you that the "Single Tax Colony" of which you appear to have a faint recollection is still in existence--very much alive at that.

Your economic philosophy calling for the operation of public utilities for the public good is so far in line with ours. If you will add to it the collection of ground rent due to the presence on the land of the people and their demand for it--the land being by natural law their common heritage--you would be all right from our standpoint. Perhaps I had better say from My Standpoint, for some Singletaxers have little interest in public ownership, because they contend while private ownership of land prevails, the landlords will add to their rent or the selling price of their land all the benefits of savings in the public utilities. However, for the larger number, I am sure, would agree with me.

We are not very well supplied with literature, but I am enclosing copy of an address I gave at Chicago, in Oct. 1928 and a copy of a clever little folder "Whose Land", which answers the query both from the standpoint of the Singletaxer relying only on legislation to realize his hopes and we who through our "Colony" are taking a shorter cut to a partial realization, by our system of leasing and using the rents to pay the taxes, not only upon the land but upon the improvements and personal property of lessees thereon.

In addition to the claims made for our enterprise in the Chicago address (pages 2 and 3) let me say that our town--of which the Colony is the larger part, is now the largest town in the county, larger than the county seat and that it grew more rapidly between 1920 and 1930 than any other town of its approx. size in the state, save one and that a suburb of Birmingham, the state's largest city and greatest industrial producer.

Living is very low here. Good plate lunch at excellent restaurants, 25 cents. A three room apartment furnished for light housekeeping could be rented for about \$15, or a cottage with

ASHLEY

room for a garden for a little more.

We have a delightful location; a very pretty town and an exceptionally fine class of people.

I am sure Fairhope would please you and hope you will come over and visit us---with a view to making your home with us.

Most sincerely yours,

A. Attenhofer
235 East 93rd Street
New York City.

June 5th, 1933.

The Secretary,
Fairhope Single Tax Corporation
Fairhope, Alabama,

Dear Sir:

I am at the present engaged in the organization of a number of European emigrants for the purpose of establishing an agricultural colony in South America. The plan is to be carried out by the organization of an Association for such purpose and on the principles of close collaboration by its members on a basis of cooperative efforts. The adoption of the single tax principles are proposed for the Colony. Individual land ownership on the Colony is therefore to be avoided.

Since your Corporation has been organized on a similar principle I am naturally much interested in all features of the Organization. Unfortunately I have been unable to gather much data from the material available at the New York Public Library concerning the Fairhope Single Tax Corporation. I should be very much obliged if you could furnish me with such additional information that might be of interest to me under the circumstances.

I am particularly interested in the constitution and the By Laws of your Corporation as organized at present. The original constitution of the Fairhope Colony, as drafted at Des Moines, Ia. having undergone some changes I would appreciate to have some information about changes that have been effected. Needless to say I should be grateful for any additional information you might have on the subject and that would give me the benefit of your past experience.

Trusting to have the pleasure to hear from you soon,
I remain

Very truly yours,

A. Attenhofer

June 9, 1933.

June 9, 1933.

A. Attenhofer,
235 East 93rd St.,
New York City;-

A. Attenhofer,
235 East 93rd St.,
New York City.

Dear Sir:-

Dear Sir:-

Years of 5th received and we are delighted to learn that you contemplate the establishment of an agricultural colony of Europeans in South America on Single Tax and cooperative lines and take pleasure in giving you the desired information about our plans. We are gladly enclosing a copy of our constitution as it now stands; regretting that we are unable to give you a copy of the constitution originally adopted at Des Moines, Iowa, in 1894, so that you might compare the two. However no real, material change has been made in policy, except that the provisions for cooperative merchandising in the first have been eliminated.

The reorganization under the laws of Alabama, (original incorporation being in Iowa) was effected in 1904, as provided for by adoption of resolutions, of which copy is enclosed. You will note that they provided for adoption "of the constitution of the Fairhope Industrial Association, with such changes as were obviously necessary, reaffirming all general rules and procedure and procedure of said association and assumed all obligations thereof."

The only change which has been made in the constitution of the Fairhope Single Tax Corporation, in many years, was made May 5, 1932, in adding to Sec. 7, of Art. VII as it then appeared the following:

"Providing that notice of every such election shall be sent to by registered mail with return card, to each non-resident member, at his last given address and, if the postoffice reports inability to deliver mail to any such member and no ballot shall be received from him at said election he shall not be counted as a member in determining the result thereof."

This was a "gateway amendment" to make easier the amending of the constitution.

We are also sending a copy of a history of our undertaking brought practically up to date and a copy of an address by our secretary (the writer) delivered at Chicago in October, 1928.

June 9, 1933.

June 9, 1933.

A. Attenhofer,
235 East 93rd St.,
New York City.

A. Attenhofer,
235 East 93rd St.,
New York City.

Dear Sir:-

Dear Sir:-

We are pleased to note your purpose to study the history of the Fairhope Industrial Association in the hope that it will be of some help to you in your study of the history of the Fairhope Industrial Association. We are also sending a copy of a history of our undertaking brought practically up to date and a copy of an address by our secretary (the writer) delivered at Chicago in October, 1928.

The reorganization under the laws of Alabama, (original incorporation being in Iowa) was effected in 1904, as provided for by adoption of resolutions, of which copy is enclosed. You will note that they provided for adoption of the constitution of the Fairhope Industrial Association, with such changes as were obviously necessary, reaffirming all general rules and procedure and procedure of said association and assumed all obligations thereof.

The only change which has been made in the constitution of the Fairhope Single Tax Corporation, in many years, was made May 5, 1932, in adding to Sec. 7, of Art. VII as it then appeared the following:

"Providing that notice of every such election shall be sent to by registered mail with return card, to each non-resident member, at his last given address and, if the postoffice reports in ability to deliver mail to any such member and no ballot shall be received from him at said election he shall not be counted as a member in determining the result thereof."

This was a "gateway amendment" to make easier the amending of the constitution.

We are also sending a copy of a history of our undertaking brought practically up to date and a copy of an address by our secretary (the writer) delivered at Chicago in October, 1928.

Also, a copy of the charter of the new corporation; and a copy of our form of application ~~xxxxxxx~~ for land and lease, the application, (a revised one) being now a part of the lease contract.

Hope this will give you substantially what is wanted.

We suggest that you write Mr Fiske Warren, Harvard, Mass if you want further information about the Single Tax ~~xxxxxx~~ Mr Colony--or as Mr. Warren calls it "Enclave"--movement, for a copy of his annually issued volume "Enclaves of Single Tax."

We shall hope to be kept advised of your plans and if there is any other information which we can give you it will be our pleasure to do so.

Yours very sincerely,

THE FAIRHOPE SINGLE TAX CORPORATION,

By _____

Secretary.

April 13/1913

A.E.Ausman,
Executive Secretary,
Retail Merchants Association,
Birmingham, Ala.

Dear Sir:-

Replying to yours of 7th inst--pardon deary--I do not know whether our Corporation would care to provide land, on other than its regular leasehold provision for another school here or not. We have given considerable land for the local public school and are giving the use of ten acres of ground for the School of Organic Education, of which Mrs. Marietta Johnson is principal, an excellent institution which brings many people to our city, but which, unfortunately, is very inadequately supported.

I understand, however, that some of our citizens had interested themselves in securing a site for the Normal School for this section of the state, now located at Daphne, should a change of location be made, and think it might be well for you to take up the matter with our mayor, Mr. M.F. Northrop.

Our location here is very fine for such an institution.

Yours very truly

Secretary.

JULIEN S. CAHEEN, PRESIDENT
ISADORE B. PIZITZ, 1ST VICE-PRESIDENT
JULIEN M. SAKS, 2ND VICE-PRESIDENT
HAROLD B. BLACH, 3RD VICE-PRESIDENT

PHONE 3-0889

I. J. MILLER, SECRETARY
J. B. KAUFMAN, TREASURER
A. E. AUSMAN,
EXECUTIVE SECRETARY

RETAIL MERCHANTS ASSOCIATION, INC.

OF
BIRMINGHAM, ALABAMA

HEADQUARTERS
913 FARLEY BUILDING

April 7, 1931

Secretary,
Fairhope Single Tax Corporation,
Fairhope, Ala.

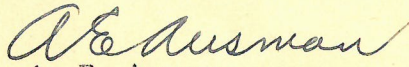
Dear Sir:

Your advertisement in the Fairhope Courier has recently come to my attention, and I am writing for information as to whether or not it will be possible to secure a tract of land suitable for the building of a community centered around a school system.

I am in touch with educators of repute, who are desirous of establishing a resident school in the South, where the natural surroundings are such as to be attractive to people from the North, who would like to come South in the winter and either study themselves, or have their children continue their business educational work.

If you have anything of such nature, I shall appreciate the fullest information that you can possibly give me.

Very truly yours,


A. E. Ausman

AEA/ea

JULIEN B. CARMEN, President
ISAACORE B. PITT, 1st Vice-President
JULIEN M. BARK, 2nd Vice-President
HAROLD B. BLACH, 3rd Vice-President

PHONE 3-0888

J. J. MILLER, Secretary
J. E. KAUFMAN, Treasurer
A. E. AUBMAN, Executive Secretary

RETAIL MERCHANTS ASSOCIATION, INC.

BIRMINGHAM, ALABAMA

813 PARKER BUILDING

April 7, 1931

16
11
10
9
8
7
6
5
4
3
2
1

Secretary,
Fairhope Single Tax Corporation,
Fairhope, Ala.

Dear Sir:

Your advertisement in the Fairhope Courier has recently come to my attention, and I am writing for information as to whether or not it will be possible to secure a tract of land suitable for the building of a community centered around a school system.

I am in touch with educators of repute, who are desirous of establishing a resident school in the South, where the natural surroundings are such as to be attractive to people from the North, who would like to come South in the winter and other times to enjoy the climate and to have their children continue their business educational work.

If you have anything of such nature, I shall appreciate the

fullest information that you can possibly give me.

Very truly yours,

A. E. Aubman
A. E. Aubman

4/8/31

Jan. 15, 1936

Arthur Austin,
Route 3, box 46,
Shell Lake, Wisc.

Dear Sir:

We are pleased to receive and respond to request re-
your request for information about our Single Tax Colony, no-
ting that you think of locating in our southern country, in which
we are sure you would make no mistake.

We mail you ~~xxx~~ some printed matter, historical and de-
scriptive, and a copy of the form of lease. under the terms of
which our land is leased; also some matter dealing with the Single
Tax, dealt with as a governmental reform in taxation.

Our organization is a private but non-stock, non-profit
corporation. It is now in its 43rd year

We regret we are unable to include a map showing our
land, but include a copy of article, the "It County of Alabama,
which gives much general information about this section which
is quite dependable, if it does emanate from railroad source.

We also include a copy of the local paper.

We hope the matter interests you and strongly urge you
to come and see for yourself.

Yours very truly,

FAIRHOPE SINGLE TAX CORPORATION

Shell Lake, Wis.
Jan. 10 - '36

Supt. - Single Tax Colony -
Fairhope Ala.

Dear Sir,

I wish full information and a description
of your Colony in Baldwin Co,
I plan on locating in the Gulf Coast country
in the near future.

Tell me all about your farm lands and
plan of settlement, taxes per tract of lands.
Send me plat showing your Colony land and
I can locate it on a Rail Survey map I have
of Baldwin Co,

Have you good well water and are you
battered with mosquitos during the summer.
Kindly send me any literature you may
have describing your country and the
Single Tax Colony -

Thanking you for these favors I remain,

Very Truly
Arthur Austin
Route 3, Box 46.
Shell Lake Wis

Feb. 3, 1936

O.R. Avison,
633 East Okmulgee
Muscogee, Oklahoma.

Dear Sir:-

Pleased to receive yours of 1/29, ante your former association with Dr. Hirst; when a missionary to the Koreans (who was so favorably impressed with our "Single Tax Colony" and learn that you are inclined to visit it on your way to Florida.

As to the best way to get here, I hardly know the best way, either by rail or auto.

Bearing i n mind that we are just across a narrow Mobile Bay, from Mobile, which is the seaport city of Alabama, I suggest you inquire of any or all railroads northeast (northwest of Mobile, and the same as to bus lines. They will give you, no doubt choice of routes . . Nothing so uncertain as the weather. You should have good weather at this season (by the law of averages) but we have just gone through several days of what we thought was quite disagreeable.

Hoping to hear from you, or better, see you here within a short time, I am,

Yours very truly,

Secretary

1632 E. Okmulgee

MUSKOGEE, OKLAHOMA

Jan 29 /36
Secretary Single Tax Corporation
Fairhope, Ala.

Dear Sir - I have been since the days of Henry George whose lectures I heard in Toronto, Canada, an advocate of his ideas and was recently interested in your town on receiving a letter from Dr J. W. Hirst formerly of Seoul Korea who visited you a short time ago.

He & I were for 30 years associated in work in Korea and I interested him in Single Tax.

As I am thinking of going to Florida soon I am inclined to visit your town enroute to see it for myself. If you can find it convenient to do so please send me information as to the best routes to take from this city

a. by Auto b. by R.R. I wish to avoid cold weather as my wife will be with me and we are both older than we used to be which is a gentle way of saying we are not young people.

With many thanks
Very sincerely O. H. Avison