

1955-1969, n.d.

FSTC : Cornelius A. Gaston : Financial Statements

Fairhope

10517-a

166

FINANCIAL STATEMENT 1955

RECEIPTS

Rent.....	\$ 79,695.58
Penalty.....	664.12
Lease Fees.....	103.00
Oil Lease.....	3,710.00
Miscellaneous Sales.....	315.00
Bond Redemption (Corporation).....	3,000.00
Corporation Interest.....	232.50
Library Interest.....	93.00
Membership Fees.....	180.00
Lease Bonus.....	50.00
Tax Refunds.....	203.67
Miscellaneous.....	85.50
	<u>\$ 88,332.37</u>
Cash on Hand, January 1, 1955	17,258.24
	<u>\$106,090.61</u>

DISBURSEMENTS

Taxes Paid for Lessees:	
General Property.....	\$ 35,259.43 ✓
Car and Truck.....	3,303.58 ✓
Poll Taxes.....	77.03 ✓
Corporation Land and Property Taxes.....	6,089.52 ✓
City Business License.....	150.00 ✓
Income Taxes.....	849.50
Social Security Taxes.....	159.00
Salaries.....	9,321.00
Office Expenses.....	1,906.70 ✓
Lands and Highways.....	32,403.04
Library Maintenance.....	1,942.03 ✓
Library Interest.....	79.25
Cemetery Maintenance.....	400.00 ✓
Civic Contributions.....	393.00 ✓
Miscellaneous Refunds.....	185.42
Corporation Investments.....	3,000.00
Land Purchase.....	2,900.00
Office Equipment.....	1,217.84
Membership Redemption.....	50.00
Organic School.....	3,625.25
	<u>\$103,311.59</u>
Cash on Hand, December 31, 1955	2,779.02
	<u>\$106,090.61</u>

MISCELLANEOUS SALES

Trees.....	\$310.00
Heater.....	<u>5.00</u>
	\$315.00

MISCELLANEOUS RECEIPTS

Sewer Connection, Fig St.....	\$ 80.50
Description Charge, Stromberg.....	<u>5.00</u>
	\$ 85.50

LANDS AND HIGHWAYS

General

Surveys.....	\$ 527.97
Blakeney Street Sewer.....	302.00
Erosion Control, Johnson Street.....	9.00
Culverts, Sam Dyson.....	91.77
Road Sign.....	2.00
Section Street Right of Way.....	25.00
Purchase of Gregorious Improvements.....	50.00
Abstracts, Section 17.....	40.00
Grading and Hauling.....	596.25
Leveling and Clearing.....	161.00
Church Street Sidewalk Paving.....	823.46
Paving, Block 8, Division 1.....	112.00
Fill, Hall Lot.....	500.00
Maps.....	2.55
	<u>\$ 3,243.00</u>

Magnolia Beach

Engineering Services.....	600.00
Report on Streets and Sewers.....	75.00
Plans and Specifications.....	668.32
Paving.....	9,270.48
	<u>\$10,613.80</u>

Golf Course Subdivision

Barracade, Johnson Street.....	\$ 12.70
Surveying and Engineering, Sewers.....	56.72
Sewer Connections.....	708.99
Engineering Services.....	1,180.69
Plans and Specifications.....	138.59
Paving.....	16,291.05
Surveying.....	153.50
Clearing.....	4.00
	<u>\$18,546.24</u>

REFUNDS

Trees.....	\$ 75.00
Rent.....	<u>110.42</u>
	\$ 185.42

ORGANIC SCHOOL

Contribution.....	\$3,000.00
Insurance.....	204.45
Repairs.....	<u>420.80</u>
	\$3,625.25

LAND PURCHASE

Lot 8, Green Subdivision.....	\$2,200.00
Bell Land Tract.....	<u>700.00</u>
	\$2,900.00

LIBRARY

Regular Appropriation.....	\$1,800.00
Insurance.....	39.20
Plumbing Repair.....	27.38
Seed and Fertilizer.....	15.45
Labor on Grounds.....	<u>60.00</u>
	\$1,942.03

OFFICE EQUIPMENT

Three Desks.....	\$ 422.17
Two Chairs and Posting Tray.....	173.13
File and Index Cards.....	247.54
Air Conditioner.....	<u>375.00</u>
	\$1,217.84

October 1, 1957

Zadnichek, Kenneth W.....	1	✓297
Zadnichek, Rubylea.....	2	✓297
Zeller, August I.....	4	✓300
Zeller, Jeannette W.....	5	✓300
Zepp, Irene L.....	6	✓297
Zepp, Maurine R.....	7	✓298
Zepp, Wm+H.....	8	✓297
Zepp, Wm L.....	9	✓298
Zies, Ella D. <i>art. f.</i>	3	✓297
Ziliak, Schafer Milling Co. <i>Inc</i>	10	✓297
Zimmerman, Frances B.....	11	✓299
Zimmerman, Joe.....	12	✓298
Zimmerman, Martha.....	13	✓298 & 299
Zimmerman, Patrick. <i>G</i>	14	✓299
Zipp, E. J.....	15	✓299
Zipp, Hazel.....	16	✓299
Zyriek, Frank A.....	17	299
Zyriek, Hazel.....	18	299

1960 STREET FRONTAGE RATES

- N. Bancroft St., Fairhope to Magnolia s-15 n-10 '47; Magnolia to Pine 7 '49; Pine to Oak 7 '53; Oak to end 0.
- S. Bancroft St., Fairhope to Johnson 11 '49; Johnson to Morphy 7 '49.
- N. Bayview St., Fairhope to Magnolia 14½ '39; Magnolia to Atkinson Lane 13 '39; Atkinson Lane to Oak 18 '53; Oak to North 20 '53.
- S. Bayview St., Fairhope to St. James 12½ '47; Cliff Drive to Fels 10 '47; Fels to S/S White on W 8 '47; S/S White to Nichols 8 '53.
- Bellangee St., Section to Bancroft N/S 8 '50, S/S 8 '53; Brown to end 7 '49; Mershon to Young 7 '49; Young to Berglin 4 '56.
- Berglin St., Johnson to Morphy 8 '56.
- Blakeney St., Bayview to Summit 9 '49.
- N. Brown St., Fairhope to Stimpson 2½ '40.
- S. Brown St., Fairhope to Morphy 7 '49.
- Call St., Fairhope to Johnson 8 '56.
- N. Church St., Fairhope to Magnolia s-16 n-12 '53; Magnolia to Oak 7 '57.
- S. Church St., Fairhope to De La Mare 18 '48; De La Mare to S/S Blk. 13 s-17½ '45 n-10 '40; N/S Blk. 15 to Fels 8 '47; Fels to Nichols 8 '49; Pecan to Pinecrest 6 '57; Pinecrest to Fig 6 '60.
- Cliff Drive, Mobile to Short 15 (?); Short to Bayview 10 '47; Bayview to George 9 '49;
- De La Mare St., Church to Section 16 '53.
- Edwards St., Ingleside to 796' E. 5 '52; thence to Greeno 4 '55.
- Equality St., Section to Bancroft 7 '49; Bancroft to alley E of Blks. A&B 7 '53; thence to end 4 '53.
- Equity St., Morphy to Fels 8½ '49; Fels to White 8 '49; White to Nichols 8 '53.
- Fairhope Ave., Mobile to Summit 19 '39; Summit to Church w-20 e-30 '50; Church to Section N/S w-60 e-70 S/S w-65 e-80 '50; Section to Bancroft N/S w 48 e-25 '50 S/S w-50 e-25 '50; Bancroft to N. School 15 '47; N. School to gully 7½ '47; gully to Blue Island 7½ '40; Blue Island to Ingleside 7 '39; Ingleside to Rm Greeno 6 '49.
- Fels Ave., W of Mobile 12 '42; Mobile to Freedom 14 '47; Freedom to Bayview 12 '47; Bayview to Liberty 10 '47; Liberty to Church 9 '47.
- Fig St., Pomelo to Church 6 '54; Church 3rd Ave. 3 '54
- Freedom St., Cliff Drive to Fels 9 '49; White to Nichols 8 '53.
- Gaston Ave., Bayview to Church 8 '49.
- George St., Cliff Dr. to Morphy 8½ '49; Morphy to White 8 '49; White to Nichols 8 '53.
- Greeno Blvd., Fairhope to Edward 1½ '54.
- Horton St., Pecan to Fig 4 '54.

FINANCIAL STATEMENT

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RECEIPTS

Rent.....	\$88,132.30
Penalty.....	416.24
Lease Fees.....	503.00
Assent Fees.....	132.00
Interest, Corporation Investments.....	320.00
Interest, Library Investments.....	124.00
Special Meetings.....	24.00
Mail Interview.....	10.00
Refunds.....	1,091.70
Membership Fees.....	340.00
Clearing charges.....	50.00
	<u>\$91,143.24</u>
Cash on hand, January 1	1,212.21
	<u>\$92,355.45</u>

DISBURSEMENTS

Taxes Paid for Lessees:	
General Property.....	\$40,480.77
Car and Truck.....	4,769.24
Poll Taxes.....	114.00
Corporation Land and Property Taxes.....	7,240.45
City Business License.....	150.00
Income Taxes.....	243.02
Social Security Taxes.....	240.30
Salaries.....	11,151.27
Office and Business Expense.....	3,935.39
Lands and Highways.....	17,715.67
Library Maintenance.....	2,230.92
Library Interest.....	62.00
Cemetery Maintenance.....	400.00
Organic School.....	781.87
Civic Contributions.....	100.00
Education Committee.....	275.00
Redeem Membership Certificate.....	100.00
Air Conditioner.....	283.00
	<u>\$90,272.90</u>
Cash on hand, December 31.....	2,082.55
	<u>\$92,355.45</u>

Madam

Mr President and fellow members, the financial statement just presented indicates a healthful status of your Colony. Rent collections again exceeded current rent charges, but by a reduced margin from the previous year. As a result accounts receivable from lessees at the end of 1960 were \$241.50 more than at the end of 1959.

We closed the year with only 35 of our 827 lessees listed as having delinquent rent accounts on 37 of the 994 leasehold accounts entered on our books. The previous year shows only 22 such lessees with 26 unpaid accounts. Reviewing the list of delinquents it appears that several were due to oversight rather than to financial limitations.

RENTS

Total rent charges for 1960 amounted to \$86,602.88, only \$496.37 more than was charged in 1959. ^{start} These charges were distributed as follows: urban land inside the City's corporate limits, \$74,001.49; urban land in the unincorporated Magnolia Beach section, \$2,768.10; and rural or country land, \$9,833.29.

Rent charges for 1961 will be a little more than ten per cent higher than in 1960 as a result of increases in street frontage rates in several urban sections, a general increase in urban rentals effected by an increase in the multiplier used in figuring urban rents and an increase in the acreage rates on all country lands.

LAND TRANSACTIONS

APPLICATIONS--There were four applications for land. Two were made possible by the prior forfeiture of two unimproved leaseholds for non-payment of rent. One was land made available for use by rezoning. The other was to the City for the use of its water department. It had not been available for general use. No other lands were available to be leased for general use.

LESSEES' TRANSFERS--Lease transfers dropped to 91 from the 132 reported last year. Seven properties were transferred twice within the year. Urban properties accounted for 75 of the transfers and rural properties 16. Involved were 63 residence and 8 business properties. Two of the transfers were to settle the estates of deceased lessees. There were two repossessions where buyers had failed to meet the terms of their purchase contracts. Neither required the dispossession of a resident. There were two mortgage foreclosures, both involving country properties. Exchanges of title within the family accounted for twelve transfers. Delchamps Realty of Alabama was the transferee in four of the transfers, involving all of Block 8, Division 3 on the South side of Oak St. between Church and Section Sts. The buildings have all been demolished to make way for the building of a supermarket to house a branch of the Delchamps stores.

Prices on fifty residence properties ranged from \$2500 for a small 32 year old frame house in a poor state of repair to \$26,000 for a large 19 year old house completely renovated and modernized within the year. Also included in the purchase price ~~were equipment and furnishings~~ ^{furnishes} of considerable value. Twelve of the homes, ~~were~~ built within the past five years, two within the year, sold for an average price of \$11,600. Six from five to ~~ten~~ ^{twenty} years in age brought an average price of \$8400. The remaining 21 with ages up to 55 years sold for an average price of \$7930. The average price for the fifty was \$8970.

SURRENDERS & FORFEITURES--No leaseholds were surrendered, but as heretofore reported two leaseholds were forfeited and again leased to others within the year.

ASSENTS TO MORTGAGE--The considerably reduced number of property sales during the year ~~during the year~~ resulted in a corresponding reduction in requests for mortgage assents. These fell to 62 as compared to 101 in 1959. All but nine were divided between Baldwin County Savings & Loan Association,

the Bank of Fairhope and local individuals.

ASSESSED VALUATIONS

In 1959 the State Department of Revenue instituted a plan to increase assessed valuations of property throughout the state. As a result appraisers employed by the State came to Fairhope, Bay Minette, Foley and Roberts-dale and placed their valuations on buildings and lands in the central business districts of these communities, except that in Fairhope they proposed an increase in the assessed value of all Colony land within the corporate limits of the City. With two exceptions, Baldwin County Savings & Loan Association and Poser Printing Company, the increases in Fairhope were on the Colony land and buildings of Colony lessees.

Some of the valuations of the State's appraisers were wholly unrealistic and considerable reductions were agreed to by the members of the County Board of Equalization. ^{the} As a result ~~of~~ placing on the assessment books ²⁵ new buildings of Colony lessees, ^{the} voluntary increases in the assessed value of 27 others and the increases imposed by the Board of Equalization, brought the assessed value of Colony land and the buildings and personal property of Colony lessees and their tenants to \$2,092,720 as compared to the \$1,887,140 reported for 1959, an increase of \$205,580, 10.89 per cent.

For the entire county the 1960 assessed value of real and personal property belonging to individuals and corporations, other than public utilities, amounted to \$35,796,120 as compared to \$33,111,520 in 1959, an increase of 8.11 per cent. Within the City of Fairhope the 1960 assessed value of Colony land and of the buildings and personal property of Colony lessees and their tenants amounted to \$1,876,820 as compared to the 1959 figure of \$1,671,220, an increase of \$205,600, 12.30 per cent. For the entire City the assessed value of real and personal property belonging to individuals and corporations, other than public utilities amounted to \$3,337,290

as compared to \$3,066,540 in 1959, an increase of \$270,750, 8.83 per cent. It will be noted that the Colony increase of \$205,600 accounted for more than three-fourths of the City's total increase.

These assessed valuations of the Colony, its lessees and lessees' tenants should produce public revenues as follows: City of Fairhope, \$28,152.30; Baldwin County, \$24,066.28; County Schools, from the 3 mill school tax, \$6,278.16 and an additional \$12,566.32 from the County's \$24,066.28. Of the total assessed value \$633,380 is on homesteads of Colony lessees, exempt from the State levy of 6½ mills, making the State's portion \$9,485.71. Out of ^{the} total tax levy of ^{894.29} \$67,982.35 the Colony treasury was obligated to the extent of ^{48,946.93} \$51,936.09. On 95 leaseholds the taxes on buildings and personal property exceeded rent charges by ^{5,149.76} \$2,150.86; taxes on the shares of stock of business corporations, not a contractual obligation of the Colony, amounted to ^{9,902.52} \$9,873.72; and the remaining ^{3,895.08} \$4,021.68 was the tax on the personal property, other than shares of stock, of lessees' tenants.

LANDS AND HIGHWAYS

Accomplished during the year was the paving of Bellangee St. from Mer-shon St. East to Young St. and of Young St. from Bellangee St. to Johnson St.. This paving is complete, with curb and gutter and with underground drainage on Young St. to carry the water into the gully. Also completed was the hard surfacing of Fig St. East from Pomelo to Church St. This work was done by the State Highway Dept., the Colony, the City and Baldwin County sharing in the cost to the State, as reported in our 1959 report. The City and the Colony shared the cost of reconstructing the Pinecrest Lane and Orange St. intersections on Liberty St. to divert the surface drainage into the underground structures that the State had extended to the gully South from Fig St. to the gully. gully
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No definite plans for work in this department have been determined

for this year. Under consideration by the State Department of Revenue are some further reappraisals of property. Until assessed valuations are fixed for the year the Colony's tax liabilities will not be known. However should funds be available there are several prospective projects such as additional streets to accomplish a further subdivision of the Colony's land East of Church St. between Pecan and Fig Sts. This improvement^{and sewer extensions} would also open for use the Macon lands on the South side of Fig St., acquired by the Colony last year. Other contemplated projects are the completion of Bellangee St. between Young and Berglin Sts. and streets into the 40 acre tract north of Fairhope Ave. between Ingleside Ave. and Greeno Rd. In the event the City undertakes a further paving project in the Magnolia Beach section it should include Pinecrest Lane West of Liberty St. and Pomelo St. between Pecan and Fig Sts. One-half the cost of Pomelo and all the cost of Pinecrest Lane would be charged to the Colony.

MEMBERSHIP

Other than the death of M. Dyson, reported in our last year's report there were two membership losses in 1960. The one affecting us most closely was that of one of our trustees, A. H. Mershon. Uncle Arthur was in his 95th year. He joined the colonists in 1895 and was issued Membership Certificate No. 20 in the Fairhope Industrial Association, predecessor to the Fairhope Single Tax Corporation in which he held Certificate No. 5. He had served the Colony in many capacities and would have completed his 5th 3 year term as trustee next month.

In October the death of Caroline Ann McConnel was reported by her son, Murray McConnel. Mrs. McConnel and her husband the late G. M. McConnel sold their Fairhope home in 1943 and moved to Connecticut where both passed on.

Happily our gains exceeded, in numbers, our losses. Joining our ranks

in the order of their acceptance were Raymond H. Lambert and John J. Burke, accepted March 17; John Lawrence Monroe, accepted June 2; and Paul M. Gaston accepted Oct. 6. Mr. and Mrs. Lambert came here ^{in 1958,} from Rochester, N. Y. to make Fairhope their retirement home. They enrolled in a Henry George study class and upon completion made application for membership. Their home is at 55 Berglin St. Mr Burke also attended Henry George study classes. He and Mrs. Burke built two homes on Colony land, selling the first one and then building the second. Unhappily demands of Mr. Burke's employment have made necessary a change of residence to Birmingham. John Monroe is director of the Chicago Branch of the Henry George School of Social Science, a position he has held for many years. His parents were ~~among the~~ early converts of Henry George and his aunt, the late Jennie L. Monroe became a member of ~~the~~ our corporation in 1911. Paul M. Gaston, presently residing in Charlottesville Va. where he is a history teacher at the University of Virginia is the only son of your secretary and Mrs. Gaston and a grandson of the Colony's first secretary, the ^{late} Ernest B. Gaston and the late Clara M. Gaston.

EDUCATION

On Feb. 4 Claude Arnold, Sam Dyson and Oliver M. Rockwell were appointed to constitute an Education Committee to devise means to secure a more general knowledge of the single tax here in Fairhope. They were authorized to offer essay prizes to qualifying high school students and otherwise to stimulate interest ⁱⁿ attendance at such classes as it might be possible to arrange to have conducted. They were authorized to commit the corporation financially to the extent of \$900.00. Due to the late start the results were quite meagre. However a beginning was made.

Qualifying students were invited to submit essays on "Causes of Increases in Land Values". A reward of \$100.00 was offered the writer of the best essay, and if the winner enrolled in an approved college a like amount was promised for each of three additional years po

was promised for three additional years provided enrollment was continued.

A single award of \$75.00 was offered for the next best essay. Our Memphis ^{Start} member ^{Abe D. Waldauer} secured an additional award of a one year scholarship at Memphis State University, covering the year's tuition and all fees, a very handsome prize.

Arrangement was made for classes at the Organic School and one senior girl from the Public School took the course, Bruce Evans assuming the teaching duties. Essays were submitted by Joyce Brumby, the Public School senior, and by Monita Gooden, an Organic School senior. The essays were judged independently by three non-resident Colony members, one living in Chicago, one in Memphis and the other in Pensacola. The unanimous first choice was the essay of Miss Brumby who is enrolled at Alabama College, Montevallo. If she ⁿ continues her college education she will receive three additional payments of \$100.00 each. Since Miss Brumby did not elect to avail herself of the Memphis State scholarship it was offered to and accepted by Miss Gooden.

There now appears good prospect of a wider participation this year by students of both schools. The one year scholarship at Memphis State is again offered and cash awards for second and third essays have been increased to single payments of \$100.00 and \$50.00 awards are offered for both the fourth and fifth essays.

CEMETERY

Your secretary, C. A. Gaston and Mildred Roberts were appointed to serve with Helen Call on the Cemetery Committee and it has been possible, without too much objection ^{to} ~~at~~ adhere to the rules you imposed.

In 1960 your corporation was officered by the following: President J. E. Gaston, Vice President Daphne B. Anderson, Secretary C. A. Gaston, Treasurer and Superintendent of Finance M. O. Berglin, Superintendent of Lands and Highways Marvin Nichols, Superintendent of Public Service R. H. Brown

Superintendent of Industries O. M. Rockwell, Superintendent of Public Health Sam Dyson and Trustees A. H. Mershon, Lillian B. Totten and Elof M. Tuveson. Council committees were as follows: Membership, Marvin Nichols and O. M. Rockwell, alternate Sam Dyson; Education, C. W. Arnold, Sam Dyson and O. M. Rockwell; Cemetery, Helen Call, C. A. Gaston and Mildred Roberts. Representing the Colony on the Library Association board were Marvin Nichols and Helen Dyson. Representing the Colony on the Managing Board of the Marietta Johnson School of Organic Education were R. H. Brown, C. A. Gaston and J. E. Gaston.

Jan 1961
Jan 1961
Aug 1961

FINANCIAL STATEMENT
1961

RECEIPTS

Rent.....	\$94,564.64
Penalty.....	628.61
Lease Fees	625.00
Assent Fees.....	152.00
Interest, Corp. Investment.....	480.00
Interest, Library Investment.....	186.00
Special Meetings.....	72.00
Membership Fees.....	160.00
Bonus Receipts.....	1,171.00
Sewer Charges.....	89.25
Landscaping Charges.....	840.18
Refunds.....	172.59
	<u>\$99,141.27</u>
Cash on hand, January 1.....	<u>2,082.55</u>
	\$101,223.82

DISBURSEMENTS

Taxes Paid for Lessees:	
General Property.....	\$41,741.04
Car and Truck.....	4,682.60
Poll Taxes.....	57.00
Corporation Land and Property Taxes.....	7,422.36
City Business License.....	150.00
Income Taxes.....	57.74
Social Security Taxes.....	271.35
Salaries.....	11,614.10
Office and Business Expenses.....	1,866.80
Lands and Highways.....	1,095.49
Library Maintenance.....	1,876.42
Library Interest.....	186.00
Cemetery Maintenance.....	400.00
Organic School.....	5,281.87
Civic Contributions.....	265.00
Education Committee.....	636.10
Refunds.....	261.17
	<u>\$77,865.04</u>
Cash on hand, December 31.....	<u>23,358.78</u>
	\$101,223.82

SECRETARY'S REPORT

Madam

~~Mr.~~ President and fellow members: Our financial statement again indicates that the Colony and those who lease its lands are doing quite well. Our receipts were the highest on record, only a little short of the hundred thousand dollar mark. Only 38 of our 825 lessees on 39 of their 1,010 leasehold accounts had failed to pay the year's rent charges in full.

RENTS

Total rent charges for 1961 amounted to \$96,081.71, a 10.96 per cent increase over the 1960 charges of \$86,602.88. The increase was due to an increase in rental charges as a result of community growth and increased demand for land. The increase in area of land under lease was very minor and, except for one application approved in January, did not occur until the latter part of December. The rent charge was distributed as follows: urban lands inside the municipal boundaries, \$81,919.70; urban lands in the unincorporated Magnolia Beach section, \$3,474.93; and rural or country land, \$10,687.08.

1962 rent charges will be based upon the same rates that were effective in 1961 and any increase will depend on such additional land as it may be possible to make available for leasing.

LAND TRANSACTIONS

APPLICATIONS--Eight applications for land were filed and six were approved. Two, for land in the Golf Course Subdivision, were tabled since the land applied for had only just been platted and no general notice of its availability published. No new lots were declared to be open for lease until December. On the first day set for receiving applications for the five lots offered all were applied for by Colony members. The first application was for a single lot. All five were then applied for by another member who deposited with his application a \$50.00 bonus on each of the five lots. Lat-

er, a third member, within the seven day period allowed for bidding, entered the contest with ~~wikk~~ applications for three of the five lots. Before the ~~end of the~~ end of the seven days the first applicant applied for an additional lot. As a result of the ensuing auction between the three applicants, the first applicant was outbid on both of the lots he had applied for, the third was outbid on two of the three lots he had made application for and the second bidder was awarded four of the five. Bonus payments received by the Colony amounted ^{to} a total of \$1,171.00.

✓ LESSEES' TRANSFERS--Lease transfers show an increase to 114 from the 91 we reported for 1960. 98 involved urban leaseholds and 16 were in the country. Homeseekers accounted for 38 ⁶⁵ ~~0265~~ residence properties. There were 7 business properties, the largest being the sale to White Dairy Company of Fairhope, Inc. of the Fairhope Ice & Creamery ⁶⁰ and Peoples Ice Co. properties. The average price noted on 45 residence transfers was \$9,350. There were two repossessions by former owners.

SURRENDERS AND FORFEITURES--No leaseholds were surrendered or forfeited.

ASSENTS TO MORTGAGE--72 assents to mortgage were issued, 10 more than in 1960. As in the past most of the loans were made by Baldwin County Savings & Loan Association and The Bank of Fairhope. Mobile Banks, other lending institutions and individuals accounted for the balance. One was a direct loan by the Veterans Administration.

ASSESSED VALUATIONS

Seventeen new buildings were placed on the assessment roll. In three of these an old residence was demolished to make way for a new one of greater value. An additional six buildings were demolished to make way for the new Delchamps buildings, not accounted for in 1961 valuations. However the total assessed value of buildings in 1961 was \$1,282,240, an increase of \$13,780. The 1961 assessed value of personal property of lessees, \$397,560,

reflects an increase of ~~\$\$\$~~4,700.

By adding to these the assessed value of the Colony's land and personal property and of the personal property of lessees' tenants it shows the Colony to be responsible for \$2,130,260 of the entire county's \$37,621,100 after deducting the assessed value of public utilities and oil.

In the City of Fairhope the assessor's record shows a 1961 valuation of \$3,507,875, exclusive of public utilities. Our records show that the Colony, its lessees and their tenants accounted for ^{the} major portion, \$1,921,820. These figures compare with 1960 figures of \$3,326,260 for the City and \$1,864,160 for the Colony.

These~~x~~ assessed values of the Colony, its lessees and lessees' tenants should produce public revenue as follows: City of Fairhope, \$28,827.30; Baldwin County, \$24,497.99; County schools from the 3 mill tax, \$6,390.78; and out of the County's levy, an additional \$12,781.56. Of the total assessed value of Colony lessees' improvements \$642,580 is on homesteads and exempt from the State's levy of six and one-half mills. As a result only \$1,487,680 is subject to the State tax, amounting to \$9,669.92. The State's share is distributed as follows: \$1,487.68 to welfare, \$3,719.20 to the general fund and \$4,463.04 to the State school fund.

LANDS AND HIGHWAYS

There were no major activities in this department in 1961. Due to the uncertainty of the property tax liability it was decided the Colony should increase its liquid asset reserves. As a result, instead of spending all possible funds on community betterments as in the past, with the aim of keeping taxable income at a minimum, it will be noted that we closed the year with a cash balance of \$23,358.78 as compared to only a little more than \$2,000 the previous year and even less in some other years.

Probably the most important event in this department was the extension

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of the municipal boundaries. Not only will the new boundaries embrace all the Colony owned land in the Magnolia Beach Addition, heretofore^e listed as unincorporated urban land, the eastern boundary is moved an eighth of a mile to the east to include some 36.7 acres of Colony land heretofore listed as rural or country land. Based on present values the City's levy on the newly incorporated Colony area will produce \$806.10 of additional revenue.

The probability is that there will be ^{greater activity} in this department this year. Contemplated is the paving of the block on Pinecrest Lane between Liberty and Pomelo Sts. Other street improvements will most probably be made in areas that will provide the largest number of building opportunities.

MEMBERSHIP

Unhappily our membership roll suffered two losses by death and had only one addition. On March 16 the membership application of Arthur F. Gaston was approved. Our new member was the first boy born in the family of a Colony member in Fairhope. Although entitled to secure membership by transfer of the certificate of his father, the late Ernest B. Gaston, he elected to pay the regular one hundred dollar fee. He surrendered to the Colony his father's certificate, "Number One" of the Fairhope Single Tax Corporation, with the suggestion that "it be placed in some historical department or kept in your files forever." The offer was accepted and the framed ^{certificate} picture is displayed on a wall of the Colony office beneath the picture of the senior Mr. Gaston.

Our two losses were Henry W. Rowe, in August and Charles A. Kinney, in September. Both were fairly recent additions to our membership. Mr. Rowe acquired membership in 1951 and Mr. Kinney in 1955. Another loss to the local membership, though happily not by death, was that of Dr. Raymond H. Lambert who was added to our membership roll only last year. He and Mrs. Lambert have moved to Gainesville Florida, where he is agreeably associated

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in the activities program of the department of chemistry in the University of Florida.

EDUCATION

Bruce Evans, Jr., our cashier-bookkeeper and assistant to your secretary, conducted classes in Progress and Poverty at the Organic School and for six Public School seniors. Five of the Public School participants and two Organic School graduates entered the essay contest. All were girls.

Of the five awards offered, ^{the first and fourth,} ~~two~~ went to the Organic School entries and the remaining three to the entries from the Public School. The first award went to Karen Horne who is enrolled at Grinnell College, Grinnell, Iowa. She has received her first one hundred dollar cash award and will receive three more such if she continues her college education. The second and third awards, each of single payments of one hundred dollars cash, went to Lynn Gooden and Milly Hanby respectively. Miss Gooden is enrolled at the University of Alabama and Miss Hanby at Alabama State College for Women. The fourth and fifth awards of single cash payments of fifty dollars each went to Gigi Hoffman and Sandra Brown, respectively. None of the first three having elected to take the one year scholarship at Memphis State University it was awarded to Miss Hoffman. Miss Brown is enrolled at Baylor University, Waco, Texas. The two remaining entries received awards of ten dollars each in consideration of the interest shown.

LIBRARY

Instituted early in the year was a movement looking to the transfer to the City of the Colony's, self assumed function of providing Fairhope with public library services. At a special membership meeting, April 18, a motion was adopted empowering and directing the Executive Council to consult with the municipal authorities and proceed with negotiations necessary to municipalize the library, but with final action to be subject to a referendum

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vote of the Colony membership. September 21 the president appointed R. H. Brown, Sam Dyson and O. M. Rockwell to constitute a committee to institute negotiations with the municipal authorities. The committee has not yet reported.

OFFICERS AND COMMITTEES

In 1961 your corporation was officered by the following: President J. E. Gaston, Vice-President Daphne B. Anderson, Secretary C. A. Gaston, Treasurer and Superintendent of Finance M. O. Berglin, Superintendent of Lands and Highways Marvin Nichols, Superintendent of Public Service R. H. Brown Superintendent of Industries O. M. Rockwell, Superintendent of Public Health Sam Dyson and Trustees Robert M. Schneider, Lillian B. Totten and Elof M. Tuveson. Council committees were as follows: MEMBERSHIP, Marvin Nichols and O. M. Rockwell, Sam Dyson, alternate; EDUCATION, C. W. Arnold, Sam Dyson and O. M. Rockwell; CEMETERY, Helen Call, C. A. Gaston and Mildred Roberts. Representing the Colony on the Library Association board were Marvin Nichols and Helen Dyson. Representing the Colony on the Managing Board of the Marietta Johnson School of Organic Education were R. H. Brown, C. A. Gaston and J. E. Gaston.

C. A. Gaston, Secretary.

OFFICE & BUSINESS & MISCELLANEOUS EXPENSE

For Year Ended December 31, 1967

Rent.....	\$180.00
Utilities.....	192.70
Office Sundries.....	242.22
Fairhope Courier.....	344.05
Telephones.....	252.57
Election Expense.....	37.50
Insurance & Bond Expense.....	333.00
Office Supplies.....	444.55
Legal Expense.....	75.00
Consulting Expense.....	65.68
Smith, Dukes & Buckalew.....	100.00
Safety Deposit Box.....	5.00
Memorial Book.....	9.00
Fire Extinguisher.....	20.86
Chamber of Commerce Membership.....	40.00
	<u>\$2,342.13</u>

Office Furniture & Equipment:

Olympia Typewriter.....	\$243.36
Monroe Calculator.....	500.00
Document File.....	61.17
	<u>\$804.53</u>

Survey & Land Expense:

Oak Street Paving.....	\$2,421.40
Sanitary Sewer & Engineering Expense.....	3,417.70
Drainage Repair.....	225.09
Survey & Miscellaneous Engineering Expense	538.30
Purchase-Condemed Building for Removal...	3,500.00
	<u>\$10,102.49</u>

Building Expense:

Replace Marquee.....	\$407.50
Paint & Repair.....	507.37
	<u>\$914.87</u>

Contributions:

Henry George School.....	\$100.00
Robert Schalkenbach Foundation.....	100.00
Volunteer Fire Department.....	50.00
	<u>\$250.00</u>

Purchase of Office Building.....	\$15,000.00
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Treasurer's Report
1961
Jan. 1-June 30

RECEIPTS:

Rent.....	42,148.59
Penalty.....	108.93
Lease fees.....	303.00
Assent fees.....	66.00
Membership fees.....	160.00
Int. Corp Inv.....	160.00
Int. Lib Inv.....	62.00
Special meetings.....	24.00
Trees.....	75.00
Refunds.....	172.59
	<u>43,280.11</u>
Cash on hand, Jan. 1	2,082.55
	<u>\$45,362.66</u>

DISBURSEMENTS:

Taxes paid for lessees:

Auto.....	1,625.08
Poll.....	22.50
ACC.....	2,298.03
Total.....	3,945.61
Emp. Soc. Sec.....	153.60
Salaries.....	5,795.16
Off. & Bus. Exp:	
Rent.....	300.00
Utilities..	74.41
Sundries...	118.98
Courier....	175.13
Phone.....	116.58
Other.....	263.68
Total.....	1,048.78
Income Tax.....	57.74
Contributions.....	165.00
Refunds.....	261.17
Organic School.....	2,500.00
Library.....	969.50
Lands & Highways.....	83.00
Cemetery.....	200.00
Business License.....	150.00
Education Committee....	10.16
	<u>15,339.72</u>
Cash on hand, June 30	30.022.94
	<u>\$45,362.66</u>

Sept. 24, 1962

Mr. Dennis Howell
Tax Collector
Bay Minette, Ala.

Dennis,

Enclosed find our check for \$27,482.29 and miscellaneous checks in the amount of \$786.07 for a total of \$28,268.36 in payment of taxes for 1962 as per enclosed list.

Very truly yours,

Bruce Evans, Jr.
Cashier

We sent
Should be

28,268.36

28,245.57

Refund due 22.79

Nov. 25, 1963

Dennis Howell
Bay Minette, Ala.

Dennis:

Our check \$2,517.70 and additional remittances for
a total of \$2,724.28 in payment of lessees taxes as per attached
listing.

There are some discrepancies in my last two remittances
will write you concerning them when I return from a Thanksgiving
trip to Anniston.

Bruce

14	M. J. Antineralla	<u>2.91</u> ✓	42.05 ✓	526	Howard Martin		46.32 ✓
22	Doug. Bagnell		45.93 ✓	530	T. R. Mason		51.24 ✓
39	Ashton BAugh		29.72 ✓	531	T. R. Mason		49.20 ✓
86	Jas. D. Boothe	<u>6.82</u> ✓	61.42 ✓	555	E. R. Mills, Jr.	<u>14.91</u> ✓	26.13 ✓
99	Aubrey Brewton	<u>6.78</u> ✓	53.30 ✓	576	Amy McDonald		30.06 ✓
103	Dewey Brown	<u>3.68</u> ✓	24.18 ✓	596	Kenneth Neal	<u>3.29</u> ✓	28.25 ✓
169	W. W. Creamer	<u>3.78</u> ✓	52.06 ✓	641	George Peters	<u>7.46</u> ✓	60.12 ✓
171	Cleve Crow		32.52 ✓	654	E. M. Pomeroy	<u>3.34</u> ✓	68.66 ✓
180	Ethel Darrow		20.70 ✓	657	Louie Porch	<u>1.35</u> ✓	56.33 ✓
219	Sam Dyson	<u>5.28</u> ✓	131.20 ✓	672	A. C. Rainey		42.22 ✓
222	Thurstan Eaves	4.00	40.84 ✓	709	Wm. Ruffles	<u>25.26</u> ✓	57.20 ✓
246	Joe Faust	<u>19.62</u> ✓	26.00 ✓	713	Mabel Ryan		32.69 ✓
230	Wm. Engleke	<u>19.96</u> ✓	26.00 ✓	717	B. G. Sawyer		31.16 ✓
254	Wm. L. Flynn		61.50 ✓	719	Wm. Schaeffer		7.41 ✓
256	Wm. D. Ford		49.12 ✓	719			
266	Joe Fram	<u>11.58</u> ✓	65.60 ✓	733	Craig Sheldon		31.87 ✓
269	Jos. Funk		62.92 ✓	748	E. C. Slye		74.74 ✓
328	Wm. W. Gray		36.14 ✓	767	Jack Stapleton	<u>2.90</u> ✓	122.18 ✓
Walter Haddock #343		<u>11.63</u> ✓	15.73 ✓	790	Sim Stevens	<u>13.88</u> ✓	127.10 ✓
367	George Havranek	<u>12.81</u> ✓	20.15 ✓	841	A. J. Verhoestra		226.32 ✓
395	J. S. Holland	<u>3.64</u> ✓	65.60 ✓	856	Matthew Walker		9.75 ✓
402	Thos. Horne		71.46 ✓	858	Henrietta Wallace		86.98 ✓
462	Mrs. Chas Kinney	<u>8.24</u> ✓	24.60 ✓	874	O. C. Wheeler		64.56 ✓
483	Luther Lay		34.33 ✓	879	J. H. Wienand	<u>9.44</u> ✓	61.50 ✓
504	H. E. Lowell		100.86 ✓	888	Robt. Willis		32.80 ✓
506	Robt. Lowery		16.12 ✓	909	Joe Zimmerman	<u>8.02</u> ✓	35.32 ✓
509	G. C. Lucasson		30.34 ✓			<u>206.58</u>	2,724.28
514	Marion MacLaren		23.78 ✓				

Check 2,517.70

12	D. E. Andrews	38.60	✓
31	Arthur Balke	45.67	✓
Cp 44	Beasley Nursing Home	441.98	✓
54	A. H. Bell, Jr.	28.86	✓
69	Alice Bishop	84.58	✓
78	Ellen Boise	53.30	✓
87	Jas. D. Boothe	59.78	✓
99	Aubrey Brewton	53.30	✓
125	Roland Carr	41.40	✓
127	Vivian Casolare	24.18	✓
130	C. E. Chambers, Jr.	19.63	✓
137	Minnie Clay	21.52	✓
149	Mary Council	69.00	✓
161	Wm. Creamer	54.52	✓
200	John Duck	57.40	✓
234	Isele Faust	19.24	✓
254	Jos. Fram	65.60	✓
260	Gaston Fuqua	35.32	✓
288	A. M. Gates	82.00	✓
302	E. D. Goodrich	43.42	✓
370	Higgins Mortuary	288.78	✓
375	W. C. Hines	30.16	✓
386	Philip Hollis	31.59	✓
410	Claude Jansen	142.68	✓
424	Eileen Jones	102.50	✓
450	E. J. Kirk	40.24	✓
500	Marian MacLaren	23.78	✓
507	Jos. Manifold	16.12	✓
508	Millard Manners	47.31	✓
541	E. R. Mills Jr	27.17	✓
596	Marvin Nichols	14.26 47.96	✓
642	Benj Platkin	49.94	✓
643	E. M. Pomeroy	66.20	✓
679	W. H. Roberts	105.90	✓
681	Cecil Robinson	42.22	✓
685	Oliver Rockwell	42.90	✓
691 686	R. Lucier Rockwell	65.86	✓
704	B. G. Sawyer	31.16 64.96	✓
710	L. W. Schnitzer	71.12	✓
738	Gordon Smith	68.06	✓
746	R. P. Spater	32.80	✓
751	Artie Stalhood	61.50	✓
775	Louise Steppe	110.82	✓
798	Jos. Tagsherer	41.00	✓
804	J. A. Teegarden	49.20	✓
812	H. W. Thomson	16.40	✓
844	Julia Walker	18.07	✓
852	Ralph Ware Jr.	21.19	✓
876	Mamie Wilson	24.60	✓
890	Philip Yoas	63.74	✓
691	G. W. Rowe	31.70	✓

1	Abbott, John C.	28.42	109	Burns, J. John	56.84
2	Akins, Chester	19.71	110	Burr, Edward	49.94
3	Akridge, Sidney J.	50.76	111	Burton, J. W.	67.84
5	Allen, Jas W. Est.	53.30	113	Butgereit, Elmer	16.69
8	Anaker, Mrs. Otto	36.14	114	Butler, Pauline	54.12
10	Anderson, B. C.	49.20	115	Byers, Rose	28.42
11	do	41.00	116	Cain, Earl	51.58
13	Antinarella, M. J.	38.77	118	Call, Helen	51.75
14	Arctander, Olive	55.85	119	Callies, Wm. Jr.	21.06
18	Atwater, W. M.	94.42	120	Campbell, Albert	37.72
19	Austin, Iretta	65.86	121	Campbell, J. R.	69.00
20	Bagley, W. Guy	41.82	123	Carpenter, Wilbur	51.58
21	Bagnell, Doug.	46.75	124	Carr, Kath	32.43
22	Baker, Mrs. B. B.	57.66	Chapman, J. L.		
25	Bakker, Albert	45.10	131	Chambers, C. E. Sr.	36.40
26	Baldwin, C. C.	319.80	132	Chapman, J. L.	41.40
27	Bald. Co. Savings & Loan	16.40	133	Chapman, Lewis	29.52
32	Barbour, Wm. A.	69.70	134	Chappelle, & Farmer	32.80
34	Barnes, Cullen	55.85	136	Clay, Lloyd	49.12
35	Barnette, M. L.	26.42	138	Clay, Myrtel	38.77
39	Baughner, Emelene	13.52	139	Coates, W. M.	36.96
40	Baxter, Mary S.	41.40	140	Cocke, J. R. Sr.	42.87
41	Beasley, Eula B.	153.46	141	Coleman, H. G.	47.96
43	do	45.10	142	Collins, Jack	52.57
44	do	36.90	143	Collins, Wilmot	43.04
45	Beasley, John	90.32	148	Council, Hazel	36.90
47	Beaty, J. F.	61.50	154	Cowles, Robt.	59.02
48	Beaty, R. J.	34.33	155	do	16.40
49	Beckett, Chas. D.	37.78	156	Cox Myrtle	59.13
50	Beebe, J. F.	60.55	157	Craig, Jno W.	64.02
51	Beek, Henry L.	27.60	158	Crawford, Frances	43.86
52	Beiser, Carl W.	39.59	159	Creamer, Ella	84.01
53	Beiser, F. W.	49.94	166	Celina Cummings Est.	24.60
55	Bell, Horace L.	63.06	167	do	78.72
58	Bendik, Michael	31.87	169	Cummins, Chas B. Jr.	30.06
59	Benik, Al	88.66	170	Curtis, Jos.	47.45
60	Benik, Ed	36.66	171	Dardek, Elise	41.00
61	Bennett, J. G.	40.41	173	David, Walter	15.87
62	Berglin, L. A. Jr.	56.67	176	Davis, R. L.	15.99
68	Bertolla	21.84	177	Day, Davenport	37.78
Bishop, Clifford			178	Dealy, Mrs. W. A.	21.78
70	Bishop, Clifford	48.88	181	Deese, Ollie	64.00
71	Bishop, Jno G. Jr	51.58	182	DelHomme, Selwin	50.76
72	Blackmun, Gladys	41.00	184	Denman, Jas. A.	5.20
74	Bloom, Oscar	32.69	186	Dill, G. Dorsey	39.59
75	Bloxham, Carl	82.00	187	Dillabough, E. C.	56.67
76	Bodden, V. H. Jr	77.42	188	Dodd, Tom, Sr.	32.80
77	Boise, Ellen	61.50	190	Doty, L. M. Est.	69.70
79	do	29.52	192	Dougherty, C. J.	32.69
80	Bonham, JJ & PB	63.14	193	Douglas, J. A.	75.44
81	Bonnell, Camilla	65.38	194	Douthit, Wm. F.	49.20
82	Bonnell, C. E.	23.98	195	do	36.90
86	Booth, Winfred	44.34	196	Dryer, Kath	93.43
89	Box, Sam Jr	61.50	197	do	32.80
90	do	31.44	198	DuBrock, Norvin	72.28
91	do	41.82	199	Duck, John	54.52
97	Brantley, W. S.	49.12	202	Dunnam, Riley	6.76
103	Brown, E. E. Jr	44.68	204	Durling, Blanche	45.50
105	Brown, Sheldon	36.14	206	Dyer, Thos. E.	41.00
106	Brown, Willie D.	28.34			

207	Dyson, Geo Sr.	36.79	313	Gray, Mabel	19.71
208	Dyson, Geo Jr.	38.77	320	Gregorious, V. J.	49.12
213	Edgerton, J. C.	32.52	321	Griffin, J. H.	22.34
215	Egtvedt, Warren E.	40.93	322	Griffin, Prince	41.06
218	Emmons, Roland	36.96	329	Hackley, Kent	35.32
220	Engstrom, Ranghild	42.22	333	Hall, Lloyd	49.20
222	Estoup, Lois	43.46	334	Hall, Philip	36.14
223	Euler, Lyle	32.80	336	Hamilton, J. Agnes	129.56
224	do	22.14	337	Hamilton, Jas. W.	28.42
225	do	39.36	338	Hammond, Vera D.	33.51
226	do	27.56	339	Hampshire, Aurelia	51.66
227	Euler, W. H.	16.40	340	Hamrick, Jas. T.	18.72
228	do	21.32	341	do	6.76
229	Evans, Bruce Jr.	41.88	342	Hanby, R. D.	59.47
Evans, Methea					
230	Evans, Methea	24.15	343	Hand, Ruth	11.31
231	Eyer, Mrs. R. H.	17.25	344	Handlin, Eleanor	102.50
232	Falck, Alfred	20.53	348	Hart, Florene	51.58
235	Fender, Darwin	59.95	350	Harwell, Converse	36.90
236	Ferm, Alexis	15.18	351	do	32.80
238	Finch, Chas. H.	26.61	353	Havel, E. J.	18.86
240	Fisher, Mamie	36.96	354	Havel, Milton	51.66
241	Fleming, Arthhur	102.96	355	Havranek, Ed	42.77
242	Flynn, W. L.	62.32	358	Hawke, Emma	27.60
245	Forsman, B. A.	28.42	259	do	32.80
246	do	36.90	361	Hawke, H. M.	32.80
247	Forsman, Earl	82.00	362	Hayes, Otis	16.12
251	Foster, Irene	93.60	364	Hennersdorf, Otto	45.50
252	Fox, Henry	37.78	365	Hermecz, Julius (Mrs)	41.00
253	Fram, Jos.	41.00	366	Herrman, G. R.	32.80
255	Free, C. J.	18.20	368	Hester, H. B.	25.79
256	Frsibie, Frank H.	53.82	369	Hicks, Bessie & Josephine	41.00
257	Funk, Jos. H.	62.92	371	Hilburn, Leslie	23.92
258	Funk, W. S.	56.84	372	Hiley, Theo J	61.50
259	Fuqua, A. L.	49.74	373	Hill, Gerald	36.14
261	Gabel, Andrew	31.87	376	Hipsh, Jos	123.00
263	Gabel, E. W.	81.77	379	Hoffman, Anna D.	36.14
264	do	14.56	380	Hoffman, Mrs. E. T.	56.97
265	do	3.12 27.72	382	Hoffmeister, Howard	25.79
272	Gail, T. L.	36.92	383	Holland, J. S.	123.00
273	Gammage, G. D. Sr.	25.49	385	do	41.00
274	C. C. Gantt	26.24	387	Holloway, Leota	40.15
276	Garner, Dolphen	28.70	389	Holman, Walter C.	57.49
277	Garner, Jno David	28.70	390	Hooker, Elise	21.52
278	Garner, W. M.	22.34	392	Horton, Grace	12.81
279	Garrett, Gertrude	18.07	393	Horton, Kenneth	36.90
281	Gaston, C. A.	41.23	394	House, Jno M Jr.	123.00
282	Gaston, C. A., Exec.	244.36	395	Howes, E. R.	16.12
289	Gender, Mabel W.	42.22	396	Huffman, Jno. S.	50.59
290	Gentry, Harry	26.61	399	Hunter, Cora B.	29.24
293	Gilmore, Gertrude	88.96	400	Hunter, Gavin	54.21
296	Godard, C. G.	213.20	402	Hutchings, Grace F.	53.39
297	Goff, Bobby	49.12	403	Hutto, Wiley	58.48
300	Gooden, Barbara	28.42	404	Ingersoll, Glan	39.59
301	Gooden, E. H.	28.42 ✓	405	Ingram, Jno R.	49.12
306	Gradle, Jos M.	62.92	407	Ives, Georganna	200.20
308	Graham, J. V.	23.98	408	Ivey, John R. (Mrs)	31.05
309	Graham, Temple	29.24	409	Jacobson, Geo	42.22
310	Grant, Robie	60.43	411	Jansen, Claude	45.10
311	Gray, Judson	92.66	412	Jeffcott, F. N.	54.12
			413	Jennings, Rose	22.34
			414	Jennigan, Robt.	6.89

415	Johnson, Albert	30.06	504	Maines, Walter	28.42
417	Johnson, T. A. Jr	27.43	509	Mannich, Arthur	448.54
419	Johnston, Mary M.	20.50	510	do	86.10
420	Jones, Alice	24.97	511	Mannich, Hubert	38.21
421	Jones, Blanche T.	48.39	512	Martin, Howard	46.32
422	Jones, Dalton	24.31	516	Mason & Brown	47.56
423	Jones, Donald	38.77	521	Matejka, Wm.	39.59
425	Jones, Ernest	49.20	522	Mattingly, Cecil	84.58
426	Jones, Kelly	31.16	523	do	98.40
428	Jordan, M. D.	35.80	528	Maynard, Harold	42.22
429	Joyner, J. E. Jr.	43.04	530	Meinema, Iris	89.50
430	Joyner, Jos. H.	22.34 44.86	531	Melrose, Constance	28.42
431	Joyner, Mrs. R. L.	37.78	533	Merrihew, Matilda	35.32
436	Keller, Laura	33.64	535	Messer, S.	18.89
438	Kelsey, Robt	74.62	536	Meyer, Wm.	20.15
439	Kern, Amanda	32.80	537	Miller, Clyde	49.12
440	Kerr, Gaylord	114.80	538	Miller, Harry	43.86
441	Kervin, Kate	34.50	539	Miller, Nellie	23.16
443	Keuler, Anna B.	44.34	543	Mizeraney, Geo.	36.14 36.12
444	King, Julius	29.89	544	Mobile Press Register	15.58
447	Kinney, Mrs. Chas	30.06	545	Moore, Vernon	44.29
449	Kirby, Mrs. H. D.	12.35	548	Morton, Lloyd	41.23
450	Kirkland, Frances	42.64	549	Mosley, Levi	38.77
451	Kirkland, Frances	42.64	553	Mullins, B. O.	72.28
452	Klump, Geo.	85.54	554	Murphree, Harry	16.69
454	Klump, Geo.	85.54	557	McArthur, Robt.	38.77
455	Klump, T. J.	123.24	558	McCartney, H. F.	38.77
456	Knosher, Edw.	68.97 68.94	559	McLelland, Wilbur	48.69
457	Koeltz, Mrs. L. J.	20.70	560	McCoy, G. F.	55.46
458	Kopecky, Anton	10.35	562	McCurdy, F. M.	34.32
459	Koppersmith, A. J.	45.50	564	McDermott, Ada	115.74
460	Krog, Geo	42.22	565	McDonald, Amy W.	30.06
461	do	28.70	567	McDonnell, Jno	24.60
463	Kulicka, A.	27.04	568	McGee, F. L.	37.78
464	Lacey, Mrs. Paul	52.54	569	McGill, T. G.	69.28
466	Lane, L. L.	28.42	570	do	20.50
469	Lee, Frances	12.42	572	McIntosh, W.J. Jr.	34.33
475	Leonard, B. J.	3.90 47.4	573	McKay, Jas.	29.24
476	Lester, Sam	41.23	576	McKenzie Frank L.	53.50
478	Liberty National	36.90	577	McKenzie, Frank M.	59.04
479	Lipscomb, Jas.	36.90	578	McKenzie, Mackey	84.46
480	Lloyd, Chas	63.06	580	McKnight, Ida	51.66
481	Lloyd, Lucille	51.75	581	McLean, Eva Pearl	52.57
482	Locke, Robt. L.	42.05	589	Nelson & Holmberg	62.92
483	Loftis, Jas. B.	41.00	590	Ness, Gail	18.89
484	Long, Jno E.	55.68	591	Nevins, Thos.	67.02
485	Long, Marvelle	46.15	592	Newell, E. E.	39.59
486	Long, Thos	21.52	593	Newell, Ray	44.25
487	Lowell, Addie	7.72	594	Newman, F. H.	115.74
488	Lowell, Hal	56.67	597	Niemeyer, C. B.	328.00
489	Lowell, Hugh	32.69	599	Niemeyer, E. C.	324.84
491	Lowell, Una	28.42	600	Niles, Dolly	33.90
496	Luenburg, Jno	16.40	602	Nuber, Jos. A.	24.97
497	do	39.36	603	O'Connor, Randolph	28.70
498	do	57.40	604	O'Dell, Edna	35.88
499	Lyons, Albert	36.90	605	Odom, H. W.	43.46
501	Macnichol, Neil	52.88	606	Oliver, Grant	31.87
502	Macnichol, Neil	52.88	607	Olson, R. W.	49.20

610	Owen, Chas.	21.52	703	Sandt, S. A.	78.64
612	Palmer, Ray	34.44	706	Schaffer, Wm. L.	3.51
614	Parish, Zelma	23.59	707	Shheer, Jeannette	93.60
618	Parker, Lee	10.92	711	Shculler, Elsie	30.88
621	Parks, R. T.	47.79	712	Scott, George W.	49.12
622	Patterson, Ford	73.07	713	Scott, Porter	82.74
623	Patterson, Miller	38.77	714	Scott, W. B.	42.22
624	Patterson, Miller Jr	42.22	716	Sharp, A. D.	18.07
627	Pennington, Gertrude	39.42	717	Sharron, T. H.	49.77
628	do	45.10	718	Sheldon, Craig	31.87
631	Petcher, F. H.	23.98	719	Shepherd, Lolita	31.57
634	Peters, Harry (Mrs.)	31.87	720	Sherrill Oil Co	130.38
635	Pitman, Cecil	73.80	721	Shirley, Paul	32.80
637	do	42.64	722	Shivers, Willie	24.15
638	do	22.14	726	Simms, Carl	42.22
639	Pitman, Mrs. J. I	55.85	727	Simpson, Harry	52.57
640	do	410.00	729	Sims, Hubert	57.29
641	do	82.82	730	Sims, Jack	38.77
647	Porter, Evalyn	43.86	731	Singleton, H. E.	18.07
648	do	37.72	732	Sirmon, A. E. Mrs	39.36
651	Powell, C. E.	28.42	733	Skinner, Mrs. A. M.	60.29
654	Prine, Marvin	39.59	734	Slider, Elva	36.79
655	Provost, Achie	25.42	735	Slocum, Ruth	42.22
656	Pruitt, J. H.	33.51	740	Snow, Cicero	26.61
658	Quiggle, C. W.	4.16	742	So. Marine Supply	19.68
659	do	40.41	743	Southworth	66.03
664	Rayborn, Ruby	7.72	744	Spader, R. J.	36.90
665	Redditt, Robt.	31.87	747	Speer, Jas. H.	52.23
666	Reid, Alma	30.06	748	Stapleton, Raymond	
667	Rejczyk, M. W.	41.23	753	Stanley, Jos.	36.96
668	Renz, Paul	31.05	757	Stapleton, Raymond	30.94
669	Rezner, Rudolph	40.69	758	Stapleton, Robt	99.22
670	Richardson, E. S.	49.77	760	do	131.20
671	Riedemann, Kath.	41.00	761	do	70.52
672	Riggs, Mrs. L. K.	32.52	764	Stearns, W. C.	37.78
673	Riggs, Stephen	87.86	767	Stejskal, Geo.	49.20
674	Roberts, Eugene	62.32	769	do	4.10
675	Roberts, Hazel	26.24	770	do	63.74
676	Roberts, W. H.	95.12	771	Stejskal, Mrs. Steve	71.77
680	Robinson, Alvin	51.24	773	Stenzel, A. E.	82.00
681	Robinson, Cecil	42.22	776	Stevens, G. A.	46.32
682	Robinson, Chas. E.	49.12	779	Stewart, Bertie	38.77
683	Robinson, Harold	49.12	780	Stimpson, Carl	28.42
687	Rockwell, Roy W.	96.72	783	Stone, Mabry	39.59
688	Rogers, Ella	27.86	784	Stratis, Leo Jr	38.77
689	Rood, Galen D.	45.10	785	Stratton, E. E.	41.00
690	Rouse, Leland (Mrs)	24.97	787	Stubblefield, John	12.30
692	Rowe, Mrs. H. W.	35.15	788	Stubblefield, Mrs. R.H.	53.36
693	do	58.22	790	Summerlin, Robt	42.78
694	Rudolph, Chas	47.05	791	Sundberg, Lois	89.16
695	Ruffles, Chas	56.67	793	Swanson, O. R.	38.77
697	Ruffles, Wm. R. Jr	53.22	795	Tacon, Tate R.	32.13
698	Rushing, T. B.	54.86	796	Tagsherer, Jos.	41.82
699	Russell, Mrs. J. M.	46.97	797	do	36.90
700	Ryan, Mabel	32.69	799	Talmadge, Esther	35.15
701	Saltz, Harry	43.86	801	Taylor, Warren	26.24
702	Salvation Army	73.80	802	Taylor, Wilbur	36.90

805	R. M. Thigpen	36.90	875	Wilmer, T. W.	28.42
809	Thompson, Dewey Jr.	47.17	877	Winberg, Anna	50.76
817	W. R. Tood	57.40 80.78	880	Wolbrink, C. J.	46.32
819	do	2.60	881	Wolcott, Mrs. E. C.	82.00
820	do	36.90	882	Wood, Ernest	49.20
821	Totten, Lillian	62.58	883	Wood, G. R. Jr.	59.30
822	Troutman, J. E.	45.50	886	Wright, Geo.	56.02
823	Turlot, Mrs. A. M.	37.95	887	Yeager, Merl	58.31
824	Turner, Nellie	24.60	888	Yeend, Mildred	56.47
826	Tuveson, Mary C.	44.68	891	Yohn, Clara	35.32
828	Underwood, Benj.	41.06	893	Youngquist, Anton	12.55
829	Underwood, Boyd	63.74	894	Zepp, Irene	21.52
831	Vick, Loyd	21.91	895	do	20.50
832	do	35.26			
833	Vickers, W. R.	32.52			
834	Vinci, Hilma	32.80			
835	Vinci J. S.	82.94			
836	do	26.24			
838	do	82.00			
839	do	28.70			
840	do	101.68			
842	Vinson, Alyce	35.15			
845	Walker, Matthew	9.75			
846	Wallace, Henrietta	86.98			
847	Walley, Geo.	13.00			
849	Walsh, Margarita	56.58			
850	Ward, Jas. B.	49.12			
851	Ware, Paul	19.76			
853	Waterman, W. J.	32.80			
855	Weaver, Helen S.	27.60			
856	Webster, Amy	47.79			
857	Welk, Theo	36.90			
858	Wells, Jes. A.	38.60			
860	Wheeler, Paul Jr.	74.62 47.62			
861	Whitacre, Mollie	35.97			
862	White, Eugene	73.55			
863	White, Roy	57.49			
864	Whittington, Victor	56.50			
866	Wiggins, F. E.	50.25			
867	Wiggins, Louis C. C.	42.22			
868	Wiggins, W. F.	35.32			
869	Wiggins, Walter A.	40.41			
870	Wilder, Robt.	61.54			
871	Wilkie, Barbara	51.66			
872	Willet, E. P. H.	38.77			
873	Williams, Walter	59.30			

32	Barr & Hoffren	76.04
133	C. E. Chambers	2.94
155	Robt. Cowles	25.92
196	Cladius Dowdle	14.73
216	Eleanor Edmundson	33.10
262	Geo. Gabel	22.97
287	G. R. Gipson	6.03
303	Archie Green	24.10
329	Converse Harwell	16.84
C 77	Jordan Clinic	292.10
403	H. C. Jordan	39.00
465	H. D. Lowell	22.17
552	W. G. McKibbin	44.11
588	Lee Parker	28.71
631	Dale Raddecliffe	49.68
693	Hubert Sims	34.47
701	Gordon Smith	61.70
740	Louise Steppe	95.72
802	Matthew Walker	7.67
317	John Hall	9.58
118	Thos. Calhoun	44.97
669	B. G. Sawyer	27.36
429	R. & V. Klein	16.80
392	D. C. Johnson	55.84
177	Davenport Day	34.54

Set
10% of 1000 -
100000

FAIRHOPE SINGLE TAX CORPORATION

Financial Statement
For Year Ended December 31, 1969

RECEIPTS:

Rent	\$138,158.73
Penalty	483.52
Lease Fees	615.00
Assent Fees	80.00
Interest, Corporation Investments ..	3,975.00
Special Meetings	132.00
Memberships	100.00
Land Fund	555.00
Refunds	403.18
Total Receipts	<u>\$144,502.43</u>
Cash on hand January 1, 1969	<u>33,372.76</u>
Total	<u>\$177,875.19</u>

Disbursements;

Taxes Paid for Lessees:

General Property	\$56,049.18
Auto	7,421.82
Corporation Land & Property Tax ...	13,082.12
Corporation Income Tax	9,533.94
Social Security Tax	634.74
Salaries	15,831.78
Office & Business Expense	3,810.65
Business License	150.00
Lands & Highways	4,413.37
Cemetery Maintance	400.00
Organic School	3,000.00
Civic Contributions	150.00
Education Committee	466.01
Land Fund	655.00
Legal	880.00
Building Expense	256.00
Buildings	436.57
Office Equipment	1,320.90
Land Purchase	2,700.00
Pension Trust	5,000.00
Pension Trust Expense	500.00
To Reserves	40,000.00
Refunds	50.00
Total Disbursements	<u>\$166,742.08</u>
Cash on hand December 31, 1969	<u>11,133.11</u>
Total	<u>\$177,875.19</u>

1969
SECRETARY'S REPORT

Madam President and fellow members: Our financial statement for 1969 is somewhat disappointing in that it is too similar in all respects to the previous year. Land use was confined to the same area already occupied by our lessees. That would indicate that we have not been active enough in bringing into use our undeveloped unleased land. At year's end we had 931 lessees, only 22 more than last year and 1,082 leaseholds in use, only 20 more than last year. 39 lessees, 8 more than last year, had delinquent accounts at the end of the year. Unpaid 1969 rent amounted to \$3,492.14, \$504.98 more than the unpaid 1968 rent at the end of that year. A somewhat better showing was made in the collecting of rents due from prior years. All unpaid rent from years prior to 1968 was collected and unpaid rent for that year amounted to only \$267.66. On January 1, 1970, 88 lessees had not only paid all rent charges then due but had credit balances amounting to \$2,246.06. In large part these credits are due to the election of paid up lessees to accept rent credits instead of cash refunds for receipts for taxes paid on cars or other taxable property that were the obligation of the Colony under the terms of its lease contracts.

RENTS

Total rent charges in 1969 were \$138,576.51, an increase of only \$332.17 over the 1968 total. City land rent, \$121,566.07 accounts for \$106.59 of the increase and country land for \$225.58 of its 1969 total of \$17,010.44. The increase in city land rentals resulted mainly from the advance payments of rent made by the applicants for leases. The increase in country land rent resulted from a full year's charge on land abutting on roads that were paved last year and charged the increase for only one half year in 1968.

The only positive action taken by the council with respect to 1970

SECRETARY'S REPORT

Fairhope Single Tax
1969
SECRETARY'S REPORT

*See March 6, 1969
Issue for
heading*

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ASSESSED VALUATIONS

In 1969 the assessed value of Colony land, office building and personal property and the taxable property of its lessees and of their tenants, amounted to \$2,584,000, an increase of 1.24% over the 1968 total. Six new buildings went on the assessment roll and 17 others had increases in assessed value due to additions or improvements. However these increases were offset to a considerable extent by the demolition of several obsolete buildings and justifiable reductions in the assessed value of several others. Happily on the sites of several of the demolished buildings new business buildings of far greater value have been erected this year and will figure in 1970 assessed valuations.

This \$2,584,000 of assessed value on taxable property belonging to the Colony and to those who occupy its lands, accounts for 4.79% of the total of all assessed real and personal property in Baldwin County, exclusive of properties entitled to industrial exemption and of those assessed by public utilities. In the City of Fairhope the total of Colony assessed valuations, \$2,383,760 accounts for 45.44% of the city's total, exclusive of public utility valuation. And if consideration to the fact that Fairhope's only public utility, South Central Bell Telephone Company, has all of its switching equipment on Colony land as well as its business office equipment and many miles of lines, the percentage would be even higher. Considering the potential for expanded development upon relatively vast areas of unused land in both county and city as compared with the Colony's meagre land holding, one may suspect that the already high and increasing prices for land outside the Colony are responsible for the percentages being as high as they are. However we must admit to some guilt for the fact they are not higher. Had it not been for our lack of needed initiative to make our unused and underused land available to meet the constant demand for land for users the picture might have been more favorable.

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LANDS AND HIGHWAYS

We had one addition to our land area which resulted from an opportunity to purchase at the reasonable price of \$2,700.00, three lots on the East side of Ettel St. abutting on land already owned by the Colony on two sides. The only publicly visible street improvement activity in this department is the construction of concrete sidewalks on Section St. and Morphy Ave. at the northeast corner of their intersection. A much larger expenditure was required to correct deficiencies in outfall installations at the terminus of the storm sewer drain extending north from Fairhope Ave. to the East end of Stimpson St. and on to Bayou Charbon, which threatened erosion damage to Colony owned land. The Colony and the City shared in financing both of these projects. These ^{P two} accounted for more than half the expenditures in this department as shown in the financial statement. The balance was mainly routine departmental costs such as engineering services, land surveys, etc. It is surely to be hoped and expected that in 1970 the council will direct this department's activities toward making more of the Colony's presently unavailable land both available and attractive to those who will put them to uses that are in the best interest of the community.

RESERVES

At the end of the year we showed a considerable increase in our reserve funds. The principle increase was in raising from forty to eighty thousand dollars our investment in First National Bank of Fairhope 5% savings certificates. With our \$10,000.00 Baldwin County Savings & Loan Association 5% certificate with interest accruals of \$264.22 and our \$8,587.32 Land Fund savings account in First National Bank of Fairhope our reserve funds now total \$98,851.54.

EDUCATION

The major action of the Education Committee, chaired by Vice-Pres. C. W. Arnold, was mainly directed toward giving the general public an under-

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We had one addition to our land area which resulted from an opportunity to purchase at the reasonable price of \$27,200.00, three lots on the East side of Ettel St. abutting on land already owned by the Colony on two sides. The only publicly visible street improvement activity in this department is the construction of concrete sidewalks on Section St. and Morphy Ave. at the northeast corner of their intersection. A much larger expenditure was required to correct deficiencies in outfall installations at the terminus of the storm sewer drain extending north from Fairhope Ave. to the East end of Stimpson St. and on to Bayou Charbon, which threatened erosion damage to Colony owned land. The Colony and the City shared in financing both of these projects. These accounted for more than half the expenditures in this department as shown in the financial statement. The balance was mainly routine departmental costs such as engineering services, land surveys, etc. It is surely to be hoped and expected that in 1970 the council will direct this department's activities toward making more of the Colony's presently unavailable land both available and attractive to those who will put them to uses that are in the best interest of the community.

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standing of what might be accomplished socially and economically by a broader application of land value taxation. As one means of doing this and also of showing that interest is not alone in Fairhope, a full page in the October issue of The Fairhope Courier was engaged by the committee to carry a reprint of a full page from The Grand Rapids Press, Grand Rapids, Michigan. The article is devoted to relating the experience of Southfield, Michigan, a Detroit suburb, in its institution of a measure of land value taxation as a means of collecting from land owners, a measure of the value of the benefits accruing to them as a result of community activities and expenditures.

The committee was also active in its support of Mrs. Lucier Rockwell and her assistants in commemorating the 75th anniversary of the landing in Baldwin County of Fairhope's singletaxer founders. On the anniversary date, Saturday, November 15, an open house was conducted in the Colony offices. Announcement of the event with an invitation to the public was carried in the form of an eight page illustrated tabloid published in the November 13 issue of The Fairhope Courier depicting the growth of Fairhope from its very modest beginnings.

The only class conducted during the year was one taught by Chairman Arnold to the Organic School seniors. Due to the fact that adequate furnishings and facilities for using our library and class room had not yet been supplied no adult class was held.

MEMBERSHIP

Our membership roll was considerably diminished during the year as a result of the deaths of sister members, Ivy Powell Norton, Irene Lucier Buell and Ethel O. Darrow. Also we were saddened in 1969 by the death of Chinta Andrews, widow of Don E. Andrews, a member. During their residence here both Mr. and Mrs. Andrews had taken an active interest in Colony activities and Mrs. Andrews had represented the Colony on the Fairhope Library Board of the Fairhope Library Association. We did acquire a new member with

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the acceptance of Dr. E. C. Dillabough's application for membership. During the year the names of three spouses of members were added to the roll upon their signing of the constitution as provided by Sec. 2, Article III. They are Mary P. Gaston, Lester I. Boone and Bart H. Jennings III.

OFFICERS AND COMMITTEES

In 1969 your corporation was officered by the following: President, Daphne B. Anderson; Vice President, C. W. Arnold; Secretary, C. A. Gaston; Treasurer and Superintendent of Finance, M. O. Berglin; Superintendent of Lands and Highways, Marvin Nichols; Superintendent of Public Service, J. E. Gaston, Jr.; Superintendent of Industries, O. M. Rockwell; Superintendent of Health, Sam Dyson and Trustees, B. H. Jennings, Jr., Olive W. Gaston and Robert M. Schneider. Council committees were as follows: MEMBERSHIP, Sam Dyson, Marvin Nichols and O. M. Rockwell; EDUCATION, C. W. Arnold, O. M. Rockwell, Robert M. Schneider and John S. Parker; CEMETERY, Helen Call, C. A. Gaston and C. W. Arnold; ORGANIC SCHOOL MANAGING BOARD, J. E. Gaston, Jr., O. M. Rockwell and R. L. Rockwell; SPECIAL RENT APPRAISAL COMMITTEE, R. Lucier Rockwell, C. W. Arnold and Sam Dyson.

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FAIRHOPE SINGLE TAX CORPORATION
OFFICE & BUSINESS EXPENSE
MISCELLANEOUS
1969

Income Tax Reports.....	\$200.00
Utilities.....	510.04
Office Sundries.....	350.52
Courier.....	399.44
Telephones.....	260.53
Election Expense.....	25.00
Office Supplies.....	352.12
Insurance.....	109.00
Maintenance Contract....	119.00
Repairs & Maintenance...	69.68
Appraisals.....	51.75
Legal Transcript.....	75.00
Bank Box Rent.....	5.00
Chamber of Commerce Dues	40.00
Advertising.....	55.00
Xerox Service.....	11.30
Traffic Survey.....	863.00
Draperies & Carpet.....	<u>314.27</u>
	\$3,810.65

Lands & Highways:

Section St. & Morphy Ave	
Sidewalks.....	\$952.00
Stimpson St. storm sewer	2,227.71
Bayview Subdv. expense..	465.51
Land Purchase Expense...	6.00
Misc. Survey & Engineer-	
ing Expense.....	<u>762.15</u>
	\$4,413.37

Civic Contributions:

Volunteer Fire Department	\$50.00
Schalkenbach Foundation..	50.00
Henry George School.....	<u>50.00</u>
	\$150.00

Office Furniture & Equipment:

Ledger Trays & Base.....	\$122.72
Guest Chairs.....	536.64
Secretary's Chair.....	44.44
Blackboard.....	13.42
Library Tables.....	300.00
File Cabinet.....	<u>303.68</u>
	\$1,320.90

Land Purchase.....	\$2,700.00
Land Purchase Expense...	85.00
	<u>6.00</u>
	\$2,791.00

Buildings:

Roof Replacement.....	\$436.57
Insurance.....	220.00
Maintenance.....	36.00

1969
SECRETARY'S REPORT

Madam President and fellow members: Our financial statement for 1969 is somewhat disappointing in that it is too similar in all respects to the previous year. Land use was confined to the same area already occupied by our lessees. That would indicate that we have not been active enough in bringing into use our undeveloped unleased land.

At year's end we had 931 lessees, only 22 more than last year and 1,082 leaseholds in use, only 20 more than last year. 39 lessees, 8 more than last year, had delinquent accounts at the end of the year. Unpaid 1969 rent amounted to \$3,492.14, \$504.98 more than the unpaid 1968 rent at the end of that year. A somewhat better showing was made in the collecting of rents due from prior years. All unpaid rent from years prior to 1968 was collected and unpaid rent for that year amounted to only \$267.66.

On January 1, 1970, 88 lessees had not only paid all rent charges then due but had credit balances amounting to \$2,246.06. In large part these credits are due to the election of paid-up lessees to accept rent credits instead of cash refunds for receipts for taxes they had paid on cars or other taxable property as provided in paragraph (3) of the lease contract.

RENTS

Total rent charges in 1969 were \$138,576.51, an increase of only \$332.17 over the 1968 total. City land rent, \$121,566.07 accounts for \$106.59 of the increase and country land rent for \$225.58 of its 1969 total of \$17,010.44. The increase in city land rentals resulted mainly from the advance payments of rent made by applicants for leases on unleased Colony land. The increase in country land rent resulted from a full year's charge on land abutting on roads that were paved last year and charged the increase for only one-half year in 1968.

The only positive action taken by the council with respect to 1970

rents was to leave them unchanged for the first half year, except for the establishment of a frontage rate on Ettel St. and frontage rates on land now within the city limits, where acreage values had been used as the basis for rent calculations. The land involved has frontage on Blue Island St. and on Fairhope, Morphy and Nichols Aves. East of Greeno Road.

For the council's consideration in establishing more equitable and realistic rent levies for the last half of 1970 it directed that calculations of leasehold rental charges be made, based on frontage rates in city and country as determined by the committee appointed May 2, 1968 composed of R. Lucier Rockwell, engineer and computer analyst and Vice-Pres. C. W. Arnold, to which Councilman Sam Dyson was added by appointment Nov. 6, 1969.

LAND TRANSACTIONS

During 1969 the Executive Council approved 127 land transactions. Seven applications for land were approved. One was to accomplish an addition to an existing leasehold to enable the lessee to make a considerable addition to his residence. On one a new residence has been built and occupied. On another^a new residence is nearing completion and a construction start has been made on a third. Plans for new residences on two of the remaining three are in process and construction is anticipated this year. The lease to one unimproved lot was forfeited for non-payment of rent. Five prior lessees regained title to their leaseholds as a result of repossessions, either by forfeiture or cancellation of sales contracts.

LESSEES' TRANSFERS

The council approved 113 lessees' transfers in 1969. Twenty-seven were interfamily transfers, 20 in the city and 7 in the country. Of the remaining 86, 78 were in the city and 8 in the country. One was a transfer to heirs from the estate of a deceased lessee, which transfer figured in another of the 86 in a resale by the heirs. Two transfers were made by the executors of deceased lessees. Five transfers resulted from the resale of the

five repossessed leaseholds, with the buyer of one such accounting for still another by resale of the purchased property. Another single leasehold accounted for three of the 86 transfers.

Sixty-two transfers were of city residence sales, five of which were second sales of the same property. At the end of the year the 57 final sales were for a total of \$609,285.00. Thirty were sold at prices under \$10,000.00 at an average price of \$5,930.00. The lowest price paid was \$900.00 and the highest \$9,500.00. The remaining 27 were sold at an average price of \$15,977.00, two at an even \$10,000.00 and two at the top price of \$25,500.00.

Three city business properties were sold for a total of \$54,000.00. Three non-farm residence properties beyond the city limits were sold for \$52,160.00. One of these, as was one of the city residence properties was purchased by the government of the United States from a government employee owner who had been transferred to a government job outside of Alabama. Transfers of undeveloped land furnished sites for the building of five new homes in the country and two new ones in the city. Also one such city transfer, acquired to enlarge a residence leasehold, now has on it a new two-car masonry garage.

ASSENTS TO MORTGAGE

There were only 40 assents to mortgage applied for in 1969 as compared with 53 in 1968. The reduction was possibly due to tighter credit measures and/or a reduction in mortgage money available from building and loan associations and banks. First National Bank of Fairhope, Baldwin County Savings & Loan Association and Fairhope branch of Baldwin National Bank of Robertsdale accounted for 25 as compared with 32 in 1968. Ten were by individuals, one by a credit union, one by a Mobile savings and loan association and three by two mortgage companies. One was insured by the Veterans Administration and two by Federal Housing Administration.

ASSESSED VALUATIONS

In 1969 the assessed value of Colony land, office building and personal property and the taxable property of its lessees and of their tenants, amounted to \$2,584,000, an increase of 1.24% over the 1968 total. Six new buildings went on the assessment roll and 17 others had increases in assessed value due to additions or improvements. However these increases were offset to a considerable extent by the demolition of several obsolete buildings and justifiable reductions in the assessed values of several others. Happily on the sites of several of the demolished buildings new business buildings of far greater value have been erected this year and will figure in 1970 assessed valuations.

This \$2,584,000 of assessed value on taxable property belonging to the Colony and to those who occupy its lands, accounts for 4.79% of the total of all assessed real and personal property in Baldwin County, exclusive of properties entitled to industrial exemption and of those assessed by public utilities. In the City of Fairhope the total of Colony assessed valuations, \$2,383,760 accounts for 45.44% of the City's total, exclusive of public utility valuation. And, if consideration were given to the fact^{that} Fairhope's only taxable public utility, South Central Bell Telephone Company, has all of its switching equipment and its business office equipment on Colony land and many miles of lines on city streets that were supplied by the Colony, the percentage would be even higher.

Considering the potential for expanded development upon relatively vast areas of unused land in both county and city as compared with the Colony's meagre land holding, one may suspect that the already high and increasing prices for land outside the Colony are responsible for the percentages being as high as they are.. However we must admit to some guilt for the fact they are not higher. Had it not been for our lack of needed initiative to make

our unused and underused land available to meet the constant demand for land for users, the picture might have been more favorable.

LANDS AND HIGHWAYS

We had one addition to our land area in 1969. This resulted from an opportunity to purchase, at the reasonable price of \$2,700.00, three lots on the East side of Ettel St. abutting on two sides land already owned by the Colony.

The only publicly visible street improvement activity in this department is the construction of concrete sidewalks on Section St. and Morphy Ave. at the northeast corner of their intersection. A much larger expenditure was required to correct deficiencies in outfall installations at the terminus of the storm sewer drain extending north from Fairhope Ave. to the East end of Stimpson St. and on to Bayou Charbon, which threatened erosion damage to Colony owned land. The Colony and the City shared in financing both of these projects.

These two accounted for more than half the expenditures in this department as shown in the financial statement. The balance was mainly for routine departmental costs such as engineering services, land surveys, etc. It is surely to be hoped and expected, that in 1970, the council will direct this department's activities toward making more of the Colony's presently unavailable land both available and attractive to those who will put them to uses that are in the best interest of the community.

RESERVES

At the end of the year we showed a considerable increase in our reserve funds. The principle increase was in raising from forty to eighty thousand dollars our investment in First National Bank of Fairhope 5% savings certificates. With our \$10,000.00 Baldwin County Savings & Loan Association 5% certificate with interest accruals of \$264.22 and our \$8,587.32 Land Fund

savings account in First National Bank of Fairhope our reserve funds now total \$98,851.54.

EDUCATION

The major action of the Education Committee, chaired by Vice-Pres. C. W. Arnold, was mainly directed toward giving the general public an understanding of what might be accomplished socially and economically by a broader application of land value taxation. As one means of doing this and also of showing that interest is not alone in Fairhope, a full page in the October issue of The Fairhope Courier was engaged by the committee to carry a reprint of a full page from The Grand Rapids Press, Grand Rapids, Michigan. The article is devoted to relating the experience of Southfield, Michigan, a Detroit suburb, in its institution of a measure of land value taxation as a means of collecting from land owners, a part of the value of the benefits accruing to them as a result of community activities and expenditures.

The committee was also active in its support of Mrs. Lucier Rockwell and her assistants in commemorating the 75th anniversary of the landing in Baldwin County of Fairhope's singletaxer founders. On the anniversary date, Saturday, November 15, an open house was conducted in the Colony offices. Announcement of the event with an invitation to the public was carried in the form of an eight page illustrated tabloid published in the November 13 issue of The Fairhope Courier depicting the growth of Fairhope from its very modest beginnings.

The only class conducted during the year was one taught by Chairman Arnold to the Organic School seniors. Due to the fact that adequate furnishings and facilities for using our library and class room had not yet been supplied, no adult class was held.

MEMBERSHIP

Our membership roll was considerably diminished during the year as a

result of the deaths of sister members, Ivy Powell Norton, Irene Lucier Buell and Ethel O. Darrow. Also we were saddened in 1969 by the death of Chinta Andrews, widow of Don E. Andrews, a member. During their residence here both Mr. and Mrs. Andrews had taken an active interest in Colony activities and Mrs. Andrews had represented the Colony on the Fairhope Library Board of the Library Association. We did acquire a new member with the acceptance of Dr. E. C. Dillabough's application for membership. During the year the names of three spouses of members were added to the roll upon their signing of the constitution as provided by Sec. 2, Article XIII. They are Mary P. Gaston, Lester I. Boone and Bart B. Jennings, III.

OFFICERS AND COMMITTEES

In 1969 your corporation was officered by the following: President, Daphne B. Anderson; Vice President, Claude W. Arnold; Secretary, C. A. Gaston; Treasurer and Superintendent of Finance, M. O. Berglin; Superintendent of Lands and Highways, Marvin Nichols; Superintendent of Public Service, J. E. Gaston, Jr.; Superintendent of Industries, O. M. Rockwell; Superintendent of Health, Sam Dyson and Trustees, B. H. Jennings, Jr., Olive W. Gaston and Robert M. Schneider. Council committees were as follows: MEMBERSHIP, Sam Dyson, Marvin Nichols and O. M. Rockwell; EDUCATION, C. W. Arnold, O. M. Rockwell, Robert M. Schneider and John S. Parker; CEMETERY, Helen B. Call, C. A. Gaston and C. W. Arnold; ORGANIC SCHOOL MANAGING BOARD, J. E. Gaston, Jr., O. M. Rockwell and R. L. Rockwell; SPECIAL RENT APPRAISAL COMMITTEE, R. Lucier Rockwell, C. W. Arnold and Sam Dyson.

result of the deaths of sister members, Ivy Powell Norton, Irene Lucier Buell and Ethel Darrow. Also we are saddened in 1969 by the death of

1969 City Residence Sales

5000	Andreades - Zunley
58000	Baird-Smith - Hauke
16820	Baxter - Parish
6000	Benitez - Grott (Repossession)
9000	Bramman - Stimpson
15900	Brogdon - Pitman (Repossession)
8200	Brown - Brown (3rd)
13000	Buckannon - Anderson (2nd) ^(Repossession)
5600	Coak - Euler
5700	Crack - Hall
22500	Donnelly - Urbanek
15260	Eastburn - Greene
15000	Evans - Kelly
9000	Garibay - Suecher
10000	Griffin - Green
10500	Griffin - Kinney (Estate)
2500	Griffin - Griffin
6000	Gwatney - Marcellino
6000	Halford - Dwyer
3000	Hall - Hanson et al
3500	Herrick - Stenzel
13750	Hopper - Peter
9450	Hughes - Miller
8000	Leatherwood - Klein
25500	Lohner - Leighton
7700	Maguire - Guinta (2nd)
16000	Mahan - Blackmun
8500	Mason - Mc Donnell
10000	Mathison - Fof
16500	Mickelson - Beasley
10000	Montgomery - Stevens
11500	Muody - Wiggins
21000	Mc Lawley - Mc Murray

*

5,000.00
 5,800.00
 6,000.00
 9,000.00
 8,200.00
 5,600.00
 5,700.00
 9,000.00
 2,500.00
 6,000.00
 6,000.00
 3,000.00
 3,500.00
 9,450.00
 8,000.00
 7,700.00
 8,500.00
 8,000.00
 900.00
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 5,000.00
 6,500.00
 8,800.00
 9,500.00
 5,125.00
 4,000.00
 3,000.00
 6,500.00
 3,930.00
 2,700.00

30) 177,905.00 ©
5,930.00

16,820.00
 15,900.00
 13,000.00
 22,500.00
 15,260.00
 15,000.00
 10,000.00
 10,500.00
 13,750.00
 25,500.00
 16,000.00
 10,000.00
 16,500.00
 10,000.00
 11,500.00
 21,000.00
 13,000.00
 25,250.00
 12,500.00
 14,300.00
 25,500.00
 21,000.00
 15,900.00
 10,700.00
 16,500.00
 20,000.00
 13,500.00

609,285.00 ©
 609,285.00 *
 609,285.00
 177,905.00 -

27) 431,380.00 *
15,977.00

10,489.00

3 @ 10,000
 2 @ 25,500

13 000	Olson - Holt
8 000	Patrick - Wienand
9 000	Patrick - Stadig
25 250	Patton - Gordon
12 500	Perry - Duch
5 000	Petty - Loruso (Repressionion)
5 000	Rider - Willis
6 500	Saltz - Hoffman
8 800	Sexton - Abbott
14 300	Stearns - Slye
9 500	Stewart - Gender (Artists)
5 125	Stimpron - H 89 (2nd)
25 500	Sully - McDonald
4 000	Tate - Gooden
21 000	Taylor - Artander
15 900	Trewolla - Ingram
10 700	Vaughn - Garner
3 000	Vick - Dixon G. G.
6 500	Vick - Asbury
3 930	Vick - Dixon, Sam (Repressionion)
16 500	Walsh - Hampshire
2 700	Walter - Brady
20 000	Waterson - Allen
13 500	Ziegelmeier - Pennington

57 City Residences

5 were sales of repossessed households.

found

*

8,000 0.08
 7,000 0.07
 8,000 0.09
 1 0,000 0.10
 8,000 0.10
 1 1,000 0.11
 8,000 0.08
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 1 0,000 0.10
 6,000 0.09
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 9,000 0.10
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 8,000 0.09
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 9,000 0.11
 6,000 0.10
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 9,000 0.10
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 8,000 0.08
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 7,000 0.08
 5,000 0.09
 8,000 0.08
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 7,000 0.10
 9,000 0.09
 8,000 0.08
 7,000 0.08
 7,000 0.08
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 8 000 0.09
 1 0,000 0.10
 7,000 0.11
 4 9 8,800 5.82 ⊙
 8 000 0.00 -
 4 9 8,000 5.82 ⊙
 8,000 0.00
 5 0 6,000 5.82 ⊙

9,000 0.12
 7,000 0.08
 7,000 0.13
 6,000 0.10
 1 0,000 0.11
 8,000 0.09
 1 3,000 0.14
 8,000 0.09
 1 0,000 0.10
 6,000 0.07
 8,000 0.09
 7,000 0.07
 8,000 0.09
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 8,000 0.09
 1 1,000 0.11
 1 0,000 0.10
 6,000 0.09
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 7 7 8,000 8.94 ⊙
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 8,000 0.13
 8,000 0.11
 7,000 0.14
 6,000 0.10
 7,000 0.10
 1 0,000 0.12
 1 0,000 0.10
 7,000 0.08
 8,000 0.08
 8,000 0.08
 9,000 0.09
 4,000 0.05

9 3 1,010 0.82 ⊙

9 3 1,010 0.82 *

Page	Lesson	Households	
97	7	8	1969 Lesson and Households
98	9	12	931 Lesson
99	9	9	1,082 Households
100	10	10	
101	10	11	
102	9	9	
103	7	11	
104	8	13	
105	8	11	
106	7	14	
107	6	10	
108	7	10	
109	10	12	
110	10	10	
111	7	8	
112	8	8	
113	8	8	
114	9	9	
115	4	5	

Page	kurser	leachhold	Page	kurser	leachhold	Page	kurser	leachhold
1	8	8	33	7	8	65	9	12
2	7	7	34	7	10	66	7	8
3	8	9	35	7	8	67	7	13
4	10	10	36	7	10	68	6	10
5	8	10	37	9	10	69	10	11
6	11	11	38	7	7	70	8	9
7	8	8	39	4	8	71	13	14
8	9	9	40	8	8	72	8	9
9	10	10	41	8	8	73	10	10
10	6	9	42	6	6	74	6	7
11	7	11	43	9	10	75	8	9
12	7	12	44	12	15	76	7	7
13	9	9	45	6	7	77	8	9
14	10	11	46	9	9	78	10	10
15	7	8	47	8	8	79	8	9
16	10	10	48	8	11	80	11	11
17	7	8	49	8	8	81	10	10
18	7	10	50	7	8	82	6	9
19	10	10	51	9	10	83	7	9
20	8	8	52	7	8	84	8	8
21	7	10	53	5	9	85	8	8
22	9	9	54	8	8	86	11	11
23	9	9	55	9	9	87	6	11
24	9	10	56	7	10	88	10	12
25	8	9	57	9	9	89	9	10
26	8	8	58	8	8	90	9	9
27	8	10	59	7	8	91	10	11
28	8	9	60	7	8	92	8	10
29	5	6	61	8	10	93	11	11
30	9	11	62	8	9	94	8	9
31	6	10	63	10	10	95	8	8
32	7	7	64	7	11	96	7	8

FAIRHOPE SINGLE TAX CORPORATION

RESIDENT MEMBERS

December 1969

— Anderson, Daphne B.	Box 543	8-8108
— Arnold, Claude W.	Rt. 1, Box 144	8-9163
— Arnold, Dian S.	Rt. 1, Box 144	8-9163
— Berglin, M. O.	Box 116	8-9309
Berglin, Mary P. D. 2-8-70	Box 116	8-9309
— Boone, L. I.	361 S. Church St.	8-8733
Boone, Joy R.	361 S. Church St.	8-8733
Call, Helen B.	26 N. Bayview	-----
— Crawford, Frances G.	MMX 118 Magnolia Ave.	8-8481
Dillabough, Dr. F. C.	654 Fairhope Ave.	8-8666
Dyson, George C. Sr.	Fairwood Blvd.	8-8572
Dyson, Marguerite	Fairwood Blvd.	8-8572
— Dyson, George C. Jr.	805 Gayfer	8-5877
Dyson, Judi	805 Gayfer	8-5877
— Dyson, Sam	Box 73	8-9804
— Dyson, Helen P.	Box 73	8-9804
Evans, Bruce K. Jr.	224 Orange St.	8-9577
Evans, Paula A.	224 Orange St.	8-9577
Ferm, Alexis	Box 136	-----
Gaston, Arthur F.	254 S. Mobile Ave.	8-8249
Gaston, Mary	254 S. Mobile Ave.	8-8249
— Gaston, C. A.	Box 652	8-8475
Gaston, J. E. Jr.	Box 389	8-8031
Gaston, Louise	Box 389	8-8031
— Gaston, Olive W.	6 N. Summit	8-8932
— Jennings, Bartlette H. Jr.	Rt. 1, Box 50	8-8110
— Jennings, Beverly B.	Rt. 1, Box 50	8-8110
Jennings, Bartlette III	755 Coleman Blvd	8-5407
Jennings, Nancye D.	755 Coleman Blvd	8-5407
Krog, George H. J.	358 N. Summit St.	8-5752
Krog, Corola	358 N. Summit St.	8-5752
Malcolm, Ola Powell	Rt. 1, Sea Cliff Dr.	8-7553
Mershon, R. B.	Rt. 1, Sea Cliff Dr.	8-8866
Mershon, Florence E.	Rt. 1, Sea Cliff Dr.	8-8866
Nichols, Marvin	556 Morphy Ave	8-9329
Nichols, Martha	556 Morphy Ave	8-9329
Parker, John S.	Box 695 Bellangee	8-9607
— Parker, May Moss D.	695 Bellangee	8-9607
— Payne, Hazele W.	114 Kiefer St.	8-8731
Pitman, Cecil	Box 82	8-8166
Pitman, Frances	Box 82	8-8166
— Rockwell, Oliver M.	Box 772	8-2834
Rockwell, Ruth S.	Box 772	8-2834
— Rockwell, Reuben L.	Box 788	8-2461
Rockwell, Helenbell	Box 788	8-2461
— Rockwell, R. Lucier	Box 765	8-2890
— Rockwell, Ruth E.	Box 765	8-2890

— Schermerhorn, Floyd Mann

(cont'd)

— Schneider, Joe	108 Kiefer	8-9856
Schneider, Madeline	108 Kiefer	8-9856
— Schneider, Robert	Rt. 1, Box 190 A	8-9518
Schneider, Florence	Rt. 1, Box 190 A	8-9518
— Wilcox, Lucien T. ✓	Box 241	-----
 Dillabough, Dr. E. C.	 654 Fairhope Ave.	 8-8666

*Guests at Delaney meeting
maire Dillabough
mr. & mrs. Ed. Hamilton
Lemorse Harvill
Jackie Linnley
Robert Delaney*

LANDS AND HIGHWAYS

Survey Charges	47.50
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Plats:

Block 2, Div. 3	24.00	
Duplicate, 1911 Plat	206.25	
Golf Course	424.75	
Block 47, Mag. Bch.	117.00	
Colony urban land	73.50	845.50

Engineering Charges:

Balance, Liberty St.	47.44	
Drainage, N. Brown St.	60.00	
Services in July	147.12	
Services in August	250.00	
Orange & Pinecrest	297.62	802.18

Sewer plans		97.20
Professional services		25.00
Culverts, Fig & Liberty		43.26
Tree appraisal fees		30.00
Fill and repair, Pecan St.		31.25
Damages to Leiser leasehold		92.33
Seeding, Orange & Pinecrest		250.00

Grading and Hauling:

Church Street	107.45	
L-1, B-21, D-4	290.50	
So. Church St.	228.68	626.63

Johnson Street Drainage

Church Street project		737.50
		6,439.76

Paving:

Alley, B-8, D-1	325.00	
Orange & Pinecrest	9,477.78	
		9,802.78
		19,870.79

OFFICE EXPENSES

Rent.....	480.00
Courier.....	269.31
Sundries.....	151.58
Phone.....	232.47
Utilities.....	132.69
Cash Book.....	12.46
Election.....	10.00
Inc. Tax Report.....	100.00
Advertising:	
High School.....	15.00
Gulf States.....	46.80
Check Book.....	3.18
Safe Dep. Box.....	3.30
Typewriter Repair...	18.00
Bond.....	65.00
Air Cond. Filter....	<u>.93</u>
	1,540.72

MISCELLANEOUS

Books.....	141.00
Books.....	13.70
Tax Advance.....	<u>227.42</u>
	382.42

LIBRARY MAINT.

Reg. Appr.....	1,800.00
Repairs.....	855.00
Exterminator.....	<u>35.00</u>
	2,690.00

CONTRIBUTIONS

Chamber of Comm.....	100.00
Fire Department.....	50.00
Red Cross.....	50.00
Heart Fund.....	15.00
Cancer Fund.....	15.00
F'hope Youth Coun...	<u>150.00</u>
	380.00

REFUNDS

Deposit w/appl.....	244.28
Transfer fee.....	5.00
Rent.....	39.34
Improvements.....	<u>155.00</u>
	443.62

FINANCIAL STATEMENT 1955

RECEIPTS

Rent.....	\$ 79,695.58
Penalty.....	664.12
Lease Fees.....	103.00
Oil Lease.....	3,710.00
Miscellaneous Sales.....	315.00
Bond Redemption (Corporation).....	3,000.00
Corporation Interest.....	232.50
Library Interest.....	93.00
Membership Fees.....	180.00
Lease Bonus.....	50.00
Tax Refunds.....	203.67
Miscellaneous.....	85.50
	<u>\$ 88,332.37</u>
Cash on Hand, January 1, 1955	17,258.24
	<u>\$106,090.61</u>

DISBURSEMENTS

Taxes Paid for Lessees:	
General Property.....	\$ 35,259.43
Car and Truck.....	3,303.58
Poll Taxes.....	77.03
Corporation Land and Property Taxes.....	6,089.52
City Business License.....	150.00
Income Taxes.....	849.50
Social Security Taxes.....	159.00
Salaries.....	9,321.00
Office Expenses.....	1,906.70
Lands and Highways.....	32,403.04
Library Maintenance.....	1,942.03
Library Interest.....	79.25
Cemetery Maintenance.....	400.00
Civic Contributions.....	393.00
Miscellaneous Refunds.....	185.42
Corporation Investments.....	3,000.00
Land Purchase.....	2,900.00
Office Equipment.....	1,217.84
Membership Redemption.....	50.00
Organic School.....	3,625.25
	<u>\$103,311.59</u>
Cash on Hand, December 31, 1955	2,779.02
	<u>\$106,090.61</u>

MISCELLANEOUS SALES

Trees.....	\$310.00
Heater.....	<u>5.00</u>
	\$315.00

MISCELLANEOUS RECEIPTS

Sewer Connection, Fig St.....	\$ 80.50
Description Charge, Stromberg.....	<u>5.00</u>
	\$ 85.50

LANDS AND HIGHWAYS

General

Surveys.....	\$ 527.97
Blakeney Street Sewer.....	302.00
Erosion Control, Johnson Street.....	9.00
Culverts, Sam Dyson.....	91.77
Road Sign.....	2.00
Section Street Right of Way.....	25.00
Purchase of Gregorious Improvements.....	50.00
Abstracts, Section 17.....	40.00
Grading and Hauling.....	596.25
Leveling and Clearing.....	161.00
Church Street Sidewalk Paving.....	823.46
Paving, Block 8, Division 1.....	112.00
Fill, Hall Lot.....	500.00
Maps.....	2.55
	<u>\$ 3,243.00</u>

Magnolia Beach

Engineering Services.....	600.00
Report on Streets and Sewers.....	75.00
Plans and Specifications.....	668.32
Paving.....	9,270.48
	<u>\$10,613.80</u>

Golf Course Subdivision

Barracade, Johnson Street.....	\$ 12.70
Surveying and Engineering, Sewers.....	56.72
Sewer Connections.....	708.99
Engineering Services.....	1,180.69
Plans and Specifications.....	138.59
Paving.....	16,291.05
Surveying.....	153.50
Clearing.....	4.00
	<u>\$18,546.24</u>

OFFICE EXPENSES

Utilities.....	\$ 76.81
Telephone.....	233.73
Courier, Pub. Min. etc.....	286.05
Rent.....	480.00
Sundries.....	140.10
Election.....	10.00
Annual Audit.....	200.00
Typewriter Rent.....	15.00
Income Tax Report.....	100.00
Rent of Deposit Box.....	3.30
Ledger Cards.....	67.99
Advertising:	
Gulf Shores Mag.....	46.80
Ala. Municipal Journal.....	75.00
Bonds.....	65.00
Cabinet Counter.....	57.09
Light Bulbs.....	26.89
Alterations of Office.....	11.13
Chapin Memorial.....	6.81
Map.....	5.00
	<u>\$1,906.70</u>

CONTRIBUTIONS

Red Cross.....	\$ 50.00
Fire Department.....	50.00
Crippled Children.....	100.00
American Cancer Society.....	15.00
Fairhope Youth Council.....	150.00
Boy Scouts.....	25.00
Xmas Decoration Fund.....	3.00
	<u>\$ 393.00</u>

REFUNDS

Trees.....	\$ 75.00
Rent.....	<u>110.42</u>
	\$ 185.42

ORGANIC SCHOOL

Contribution.....	\$3,000.00
Insurance.....	204.45
Repairs.....	<u>420.80</u>
	\$3,625.25

LAND PURCHASE

Lot 8, Green Subdivision.....	\$2,200.00
Bell Land Tract.....	<u>700.00</u>
	\$2,900.00

LIBRARY

Regular Appropriation.....	\$1,800.00
Insurance.....	39.20
Plumbing Repair.....	27.38
Seed and Fertilizer.....	15.45
Labor on Grounds.....	<u>60.00</u>
	\$1,942.03

OFFICE EQUIPMENT

Three Desks.....	\$ 422.17
Two Chairs and Posting Tray.....	173.13
File and Index Cards.....	247.54
Air Conditioner.....	<u>375.00</u>
	\$1,217.84

MISCELLANEOUS SALES

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	\$315.00

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	\$1,217.84

1961 City Rent 81,847.06
 1961 Assessed Val City land - 182,000
 Ratio Rent to Assessed Value in City
 $182,000 / 81,847.06 = \$2.22365$

66' x 132' Res lots

Blk 9, Div. 1 (19)

Funk	232 33
Garrick	232 33
Vinci	232 33
Vinci (2 lots)	556 18

Blk 13, Div. 1

Stearns	163 84
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Blk 3, Div. 2

Ishee	122 26
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Blk 4, Div. 2

Brady	122 26
"	122 26
Euler	127 10
Griffin	207 16
Keuler	180 47
King	181 94
Neime (2 lots)	324 03

Peter	143 60
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Sawyer	144 45
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Simpson	148 94
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Lagshier	144 27
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Blk 6, Div. 2

Berglin	175 94
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Day (Douglas)	188 30
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Gantt	176 29
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Mason	177 14
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Melrose	176 60
---------	--------

24 @ 4,280.02 = 178.33

49.16
 51.24
120.40
 44.34
 61.88
 54.34
160.56

12382
 3068
15450
 17.08
 49.48
116.56

45.00
 36.66
 105.90
187.56

66 x 132' +/- Rec. lot

Blk. 7, Div. 2

Donald-Mortimer	(2 lots)	348	55
Normand		149	25
Riggs		150	32
Riggs	(2 lots)	299	57
Wilkie		175	62

Blk. 8, Div. 2

Butler-Hunter-Kroner	(2 lots)	280	36
Yund	(2 lots)	275	33

Blk. 9, Div. 2

Beckett-Bonnell-Leiman	(3 lots)	417	07
Burkett		103	93
Durham-Edmundson	(2 lots)	267	73
Higgins	(3 lots)	433	34
Meggison		195	46

Blk. 10, Div. 2

Council-Rainey-Walker	(3 lots)	357	03
Turnings		125	14
Hershberger		169	66
Mason	(2 lots)	294	77
Shirley		122	30
Urbanek	(2 lots)	259	17

Blk. 11, Div. 2

Barnett-Gooden	(2 lots)	259	19
Hollins		102	73
Keller		97	84
Kulichka		102	73
Platkin		102	73
Stevens		156	46
Tureson		97	84
Weaver		156	37
Wilson		156	46

41 @ 5,651.95 = 137.85

67.74
83.70
96.68
248.12
110.56
50.02
160.58

80.92
68.86
110.56
260.34
66.16
94.44
160.60

78.14
54.60
132.76

66x132 +1- per lot

Blk. 12, +13, Div. 2

DeMong-Underwood-Mahra (3 lots)	551	73
Leaves	133	42
Hutchings	133	11
Mattingly (2 lots)	312	37
Brown	142	27
Larr	142	76

Blk. 14, Div. 2

Abbott	174	11
Teromwell (2 lots)	259	86
Jennings	143	42

Blk. 15, Div. 2

Anacker (2 lots)	303	88
Chapman-Merlini (3 lots)	357	07
Cluption (3 lots)	357	07
Hicks-Kable-Pitman (4 lots)	578	90

Blk. 16, Div. 2

Grozier	156	45
Hipsh	97	93
Goyner	99	75
Rood (2 lots)	259	19
Turlot	102	73

Blk. 17, Div. 2

Cowhe (2 lots)	259	46
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Blk. 18, Div. 2

Falek-Stevens (3 lots)	357	12
Hill-Knoche (3 lots)	357	12

Blk. 19

Atwater (2 lots)	259	19
Broadbent-Steppe (2 lots)	295	21

Blk. 20, Div. 2

Grant	169	62
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44 @ 6,003.74 = 136.45

4 1/2 @ 5,099.11 = 122.87

66 x 132 + 1 Res dots

Blk. 22

Johnson		169	62
Sandt	(1 1/2 lots)	210	00

Blk. 23, Div 2

Luenburg		102	42
Myrick		102	73
Vinci		156	45

Blk 25

Allen		156	37
David		154	37
Ponder	(3 lots)	298	59

Blk 26, Div. 2

Carney		156	43
Dealy-Walker	(2 lots)	257	50
Hawke		102	73
Mason	(2 lots)	195	64
Mason	(2 lots)	259	19
Pennington	(2 lots)	195	64
"		156	46
Nuss		102	73

Blk 27, Div. 2

Bendick	(2 lots)	200	62
Butzgerit		156	46
Locke-Jordan	(2 lots)	223	83
Locke		162	77
Hunter	(2 lots)	259	19
Maines		97	88
Waterman-Willett	(3 lots)	386	60

Blk. 28, Div. 2

Baker King	(3 lots)	357	07
Blake		110	07
Braune		97	89
Deu Brock	2 (lots)	267	86

66.14
56.92
37.48

140.54

42 @ 5,221.33 = 124.32

Blk 28, Div 2

Hiley	(2 lots)	276	53
Moore		110	07
Moyers		169	80
Stuart		114	43

Blk 29, Div 2

McGraney Roberts	(3 lots)	365	57
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Blk 30, Div 2

Hansen		145	20
Lowell	(2 lots)	276	44
Parker		162	59
Stringer		110	07
Wiggins		113	85

Blk 32, Div 2

Bell	(2 lots)	259	19
Dryer		142	59
Garner		156	37
Mason		102	82
Russell		113	85
Seale		110	07
Stocum		110	07
Watts	(2 lots)	276	44
Zepp	(2 lots)	195	64

Blk 32, Div 2

Dress-Rudolph-Shepherd	(3 lots)	356	98
Goff-Boothe		98	11
Luenberg Thomson	(3 lots)	356	98
Malone-Parker	(3 lots)	361	65
Spatz		156	37
Whitacre		97	84

Blk 33, Div 2

Blackmun		99	89
Campbell	(2 lots)	242	17
Egtvedt		99	75

41 @ 5,378.35 = 131.18

Blk 33, Div. 2

Holloway-Patton-Stapleton	(4 lots)	458	78
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Joyner		106	42
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Provost	(2 lots)	274	00
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Blk 1, Div 3 66x150

Buck		140	76
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Ingram		126	61
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Sutton		126	61
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Blk. 2, Div 3

Alsup		128	57
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Baker		127	01
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Dutcher		129	37
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Payne		129	68
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Porter	(1 1/2 lots)	195	55
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Reddit		202	08
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Schneider		128	84
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Taphner		130	35
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Todd		136	66
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Whittington		130	35
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Wolbrink		129	10
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Blk 3, Div 3

Burr		128	75
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Lucy Parker	(2 lots)	338	04
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Baugh-Jones	(3 lots)	438	64
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Brewitt		128	93
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Ruffer, Charles		129	59
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" Wm R		129	33
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Blk. 4, Div 3

Bennell	(1 1/2 lots)	245	71
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Ulay	(2 lots)	304	73
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Blk 6, Div. 3

Box	(2 lots)	208	00
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"	(2 lots)	195	64
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Fillman-Hamilton	(3 lots)	330	25
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Blk 6, Div 3

Garrett Jones	(2 lots)	242	75
Johnston	(2 lots)	195	64
Mc Adams		97	93
Grant Ryan	(3 lots)	329	59
Swift		97	93
Walkins		97	93

Blk 2, Div 4

Cremer Jones	(3 lots)	398	21
Jansen		153	43
"		136	80
Kashner Stapleton	(3 lots)	313	13

Blk 3, Div. 4

Fram		148	76
"		120	12
Jansen	(2 lots)	226	77
Arata		119	32

Blk 8, Div 4

Jones		127	28
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Blk 13, Div 4

Coates		117	41
Ponder		136	75

Blk 14

Dyer - Grand Lodge	(3 lots)	307	66
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Blk 15, Div 4

Dyer	(2 lots)	226	68
Horne Investment		86	90
Miller	(2 lots)	176	96
Sharp		114	74

Blk 9, Div. 4

Garner		87	39
Turner		87	39
Willis		126	84

38 @ 4,294.31 = 113.01

54 1/2 @ 5,666.48 = 103.97

Blk B, Div. 4 142' deep

Carr		58	53
Clay	(2 lots)	182	96
Garner-Nelson	(2 lots)	247	85
Gatti-Stubblefield	(2 lots)	247	18
Havel		91	44
"		100	15
McCartney-Robinson-Stapleton	(4 lots)	374	64
Roberts		78	91
Blk C 66x142			
Dungan-Steyshal	(2 lots)	206	71
Finch-Gabel	(3 lots)	272	62
Johnston		98	37
Parker	(2 lots)	246	74
Sharron	(2 lots)	264	12
Blks 21-22-23			
Keller		97	84
Koeltz	(2 lots)	259	14
Palmer	(2 lots)	196	70
Vickers		189	26
Block 24-25-26 etc 66x158			
Barnes	(2 lots)	179	63
Boon 148'		166	11
Brantley	(2 lots)	249	36
Carrico	(2 lots)	267	01
Clay	(2 lots)	221	07
Ellis-Stadham	(3 lots)	288	76
Gilheart		110	56
Hutto	(2 lots)	179	76
Mat. Sales	(3 lots)	288	63
Frontman	(3 lots)	269	51
"	(2 lots)	179	62
Blk 45 66x179			
Akins	(1 1/2 lots)	158	10

Blk 45 66x174

Daub	(2 lots)	211 56
Dixon		105 40
Gray	(2 lots)	210 80
Jacobson		105 40
Miller	(2 lots)	210 80
Stewart		105 67
Swanson		105 40
Thompson		105 40
Vick		105 40

12 @ 1,245.83-105.48

24	4 280 02
41	5 691 95
44	6 003 74
41½	5 099 11
42	5 221 33
41	5 378 35
38	4 294 31
54½	5 666 48
12	1 265 83
338	42 901 12

average 66' lot = 126.93

Increase of 57.6% to bring to
\$200 average

$$2.22365 \times 1.576 = 3.50447$$

489 Homesteads in city 1962
183.64 includes Bag front
& large leaseholds.