

FAIRHOPE COURIER

Fairhope Single Tax Corporation Has Another Successful Year In 1962

Following are reports given at the annual membership meeting of the Fairhope Single Tax Corp.

RECEIPTS

Rent	\$ 98,158.27
Penalty	466.53
Lease fees	576.00
Assent fees	128.00
Special meeting fees	36.00
Interest, Corp. investment	360.00
Interest, Library investment	139.50
Mail interviews	40.00
Tax Refund	19.14
	\$ 99,923.44
Cash on hand, Jan. 1, 1962	23,358.78
	\$123,282.22

DISBURSEMENTS

Taxes paid for lessees:	
General Property Taxes	\$ 47,857.96
Car & Truck Taxes	5,243.17
Poll Taxes	52.50
Corp. Land and Property Taxes	8,581.96
City Business License	300.00
Income Taxes	3,116.25
Social Security Taxes	327.22
Salaries	11,810.72
Office and Business Expense	2,011.75
Lands & Highways	13,406.98
Library Maintenance	1,935.76
Library interest	69.75
Cemetery	400.00
Organic School	3,335.75
Civic contributions	150.00
Education committee	610.00
Investments	12,000.00
Land Fund	2,561.18
	\$113,770.95
Cash on hand, Dec. 31, 1962	9,511.27

SECRETARY'S REPORT

Mr. President and fellow members: Our financial statement reflects a most successful year financially, for the Colony and its lessees. Of our 855 lessees as of December 31, 1962 all but 28 had fully paid up accounts, 10 less than at the end of 1961. Unpaid accounts with accrued interest dropped from \$3,788.84 to \$2,406.78. In most of the cases the cause of delinquency appears to have been neglect rather than hardship, we are happy to report.

RENTS

Total rent charges for 1962 were \$96,304.08, only \$282.37 more than for 1961. As reported last year there was no increase in rates over 1961 and no additional lands were made available for lease in 1962. The increase is accounted for by the charging of a full year's rent in 1962 on land leased for only a portion of 1961. The rent charges were distributed as follows: City lands, enlarged in 1962 to embrace all land in the Magnolia Beach section \$85,759.52, and rural or country land, \$10,604.56.

1963 rent charges are based upon the same rates that were effective in 1961 and 1962, except for rate increases on lands in blocks 22-28-N and 22-28-S where value was increased by the paving of Pinecrest Lane and on land in block 30, division 2 where filling at the head of Stack's gully made possible the opening of Morphy Ave., between Church and Summit Streets.

The decision of the council to leave rent charges unchanged for 1963 was not based on its conclusion that there had been no increase in the rental value of the land in either the City or the rural areas. Rather it was due to its consideration that an extended and detailed study of actual rental values was needed. It is hoped such can be accomplished during 1963 and that a more realistic rent levy can be made effective for 1964.

ASSESSED VALUATIONS

Twenty-six new buildings were added on the assessment roll in 1962 in the amount of \$92,100. An additional \$6,700 reflected assessed value increases resulting from additions or improvements to 40 older buildings. These increases were offset by the demolition of nine old buildings assessed in 1961 at \$4,780. While there was a \$94,020 net increase in the assessed value of Colony lessees' buildings the assessed value of their personal property was reduced in the amount of \$24,520. Responsible for a major portion of the reduction were decreases in the value of stock shares of lessee corporations as fixed by the State Tax Commission. However the assessed value of the personal property of lessees' tenants

showed an increase of \$66,420. This gives a total net increase of \$135,920 in the assessed value of the Colony corporation, its lessees and their tenants, an increase of 6.33 per cent over 1961.

The 1962 assessed value of all property in the City of Fairhope,

exclusive of public utilities was \$3,992,660. The Colony's \$2,090,620 amounted to 52.36 per cent of the total amount. In 1962 the total for Baldwin County, exclusive of public utility and oil lease valuations amounted to \$41,327,180. The Colony's total for the county, \$2,266,180, accounted for 5.48 per cent of the total.

These assessed values of the Colony, its lessees and their tenants should produce \$86,085.14 in public revenue to be distributed as follows: City of Fairhope, \$31,359.30; Baldwin County, road and bridge fund, \$5,665.45; general fund, \$6,798.54; schools \$31,726.52; State of Alabama, welfare \$1,620.82; general fund, \$4,052.05; state schools, \$4,862.46. Of the \$31,726.52 allotted to Baldwin County schools, \$11,330.90 was produced by the additional 5 mill levy voted for by the Baldwin County electorate.

LANDS AND HIGHWAYS

Activities and expenditures in this department were confined mainly to two projects. As anticipated in last year's report the paving of Pinecrest Lane between Liberty and Pomelo Streets was accomplished. Started during the closing days of 1962 was a more adequate and substantial improvement of the heavily traveled section of Bancroft St., between Fairhope and Magnolia Avenues.

In prospect in the country this year is the paving of the section road one-half mile north of Fairhope Ave., East from Greeno Road two miles to the Belforest or Airport Road, and the paving of the section road one mile east of Greeno Rd. North from Fairhope Ave. one and one-half miles to highway 104, the Silverhill, Robertsedale road. Colony land has a

three-quarter mile frontage on the former and a one-half mile frontage on the latter. These will be Farm to Market roads and constructed at no expense to the Colony or other benefitted land owners.

Unfortunately funds were not available in 1962 for the opening of any new streets or the extension of essential utilities needed to make more building sites available to meet the continuing demand. As a result no new lots became available for development. With no increase in the rates upon which rental charges are based no increase in receipts can be anticipated this year and the property tax obligations are certain of an increase. As a result development funds this year will probably be somewhat reduced.

RESERVES

It will be noted in the financial statement that \$12,000.00 of our 1961 surplus was added to our reserve fund. It was used to purchase series A saving certificates in the First National Bank of Fairhope. Previously our reserve fund consisted of Baldwin County Saving & Loan Association saving certificates in the amount of only \$8,000.00. The current uncertainty of the assessment basis upon which taxes are based and the prospect of assessments for additional street improvements indicate a need for further increase of our reserve fund. Also to be noted in the financial statement is the transfer of \$2,561.18 to a land fund. The source was \$500.00 for membership certificates since 1959, \$1,171.00 for bonuses and \$890.18 for landscape values on lots leased in 1961.

EDUCATION

Classes in the economics of Henry George were again taught by Bruce Evans, Jr., in both the Public and Organic Schools during the 1961-62 term. In this, the third year for conducting the essay contest there were six contestants, four from the Public High School and two from Organic High School. Four of the five awards went to Public High entries and one to an Organic High entry. Nancye Ruth Dealy, of Public High took first place which entitled her to a cash payment of one hundred dollars and promise of three more such payments should she continue attendance at an acceptable educational institution. In addition she was eligible for and elected to accept the scholarship at Memphis State University offered by the trust fund with which Memphis Colony member, Abe D. Waldauer is associated. Second place was taken by Public High entry Dean Paul Straw with its one hundred dollar cash award. Third place went to Curtis Michael Arnold of Organic High, with a like award of one hundred dollars. In fourth and fifth places with cash awards of fifty dollars were Graham Timbes and Fran McKinney. The remaining contestant was awarded ten dollars in recognition of the interest shown.

Miss Dealy, now Mrs. Bartlette Jennings III, due to obligations resulting from her marriage, found it impracticable to continue her university attendance and returned to Fairhope. After graduation Shaw enlisted in the U. S. Army and Arnold in the U. S. Navy, Timbes is

a freshman at the University of Alabama and Miss McKinney a freshman at Auburn University.

Joyce Brumby, who took first place in the initial essay contest in 1960 is now in her junior year at Alabama College, Montevallo, where she is making an outstanding record. She will be entitled to her fourth and final payment of one hundred dollars when she begins her senior year this fall. Karen Horne to whom the top award was made in the second contest is in her sophomore year at Grinnell College, Grinnell, Iowa where she is making an enviable record. Others receiving 1961 awards and continuing their educations are Lynn Gooden, a sophomore at the University of Alabama, Milly Hanby who is taking a secretarial course at the State Vocational School in Mobile, Gigi Hoffman, a sophomore at Memphis State University where her 1 year scholarship secured through the auspices of Mr. Waldauer had been extended for a second year, and Sandra Brown a sophomore at Baylor University, Waco, Texas.

MEMBERSHIP

Mrs. Ella Parker Kinney, widow of our deceased member Charles A. Kinney applied for membership by transfer to her of his membership interest as represented in certificate No. 191. Her application was approved May 3, 1962. Mrs. Margaret Dyson, widow of the late M. Dyson, died in June after a greatly prolonged illness. During her active years as a Colony member, Mrs. Dyson was numbered among our most valued members. In February 1919 she was elected to membership on the Colony council as superintendent of public health to serve the last year of a two year term in that office made vacant by the resignation of Mrs. Minnie H. Brown. Evidence of the high quality of the service rendered by Mrs. Dyson is the fact that she was retained in office by the membership for 35 years until she declined to stand for re-election in 1954. In addition to her council service Mrs. Dyson served the Colony as a member of its library and cemetery committees and gave valued support to many other activities of civic and cultural value to her community.

OFFICERS AND COMMITTEES

In 1962 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 Services R. H. Brown, Superintendent of Industries O. M. Rockwell, Superintendent of Public Health Sam Dyson and Trustees Robert M. Schneider, Lillian B. Totten and Eloy M. Tuveson.

Council committees were as follows: MEMBERSHIP, Marvin Nichols and O. M. Rockwell, Sam Dyson, alternate; EDUCATION, C. W. Arnold, O. M. Rockwell and Robt. M. Schneider; CEMETERY, Helen Call, C. A. Gaston and Mildred Roberts; Representing the Colony on the Library Association board were Helen Dyson and Marvin Nichols. 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.