

Why Pay More Elsewhere?

Specials This Week, Ending March 15 Suggestions for Lent

Red Boy Salmon.....35c	Macaroni	3 for 25c
Gulf Kist Shrimp.....17c	Spaghettini	
Skipper Sardines.....17c	Egg Noodles	
Something New, Cheesoni, a combination of Macaroni and Cheese for Lent—a pkg. 22c		
Temple Brand Coffee 47c	Hershey's Cocoa.....15c	
(Our own brand) 1/2 lb. Can		

MALT

Budweiser, a can.....59c	Trueworth, a can.....47c
Puritan, a can.....59c	Frankenmuth in 5 gal. ion cans.....\$1.50

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MEAT SPECIALS SATURDAY ONLY

Greenfield Brand Lb.	Home Made Sausage 20c
Ham, whole or sliced 26c	Hamburger 20c
Bacon, in piece 30c	Armour's Lard 18c
Bacon, skinned and sliced 40c	

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BOND ISSUES ARE EXPLAINED

(Concluded from Page One)

We finance these improvements which the commission has already determined are necessary, by bonds over a long period reducing the cost on each year's taxes. The bonds are financed by the more expensive method of general tax?

I. Why do we issue long term bonds? The issuance of long term bonds on permanent improvements is the only method that the village has for financing capital improvements without placing the burden on the taxpayers in any one year for any two or three years. The tax paying public in general changes character every year due to the sale of property and it is unfair to ask the taxpayers of this year to pay for permanent improvements which will benefit the village for twenty to forty years. The issuance of long term bonds is a method of enabling each taxpayer year to pay its share of the cost of the project.

II. How much money may a village borrow? The village may borrow 10% of the total assessed valuation. Birmingham can borrow \$2,000,000.

III. How close is the Village to its bonded indebtedness? The total authorized bonded indebtedness at the present time is \$678,000. This means that the Village may still issue \$1,322,000 before it has reached its legal limit. We are therefore well under 50% of our borrowing possibilities.

IV. What does a low indebtedness in proportion to the legal limit indicate? It indicates in general either that a municipality is not growing and has no demands for an extension of its public improvements, or that a municipality is not receiving enough money to take care of its expanding needs.

V. Does the issue of bonds indicate a "hard up" condition? On the contrary it indicates a sound financing method and the development of public improvements at the lowest cost.

VI. Bonds (five issues) are asked for three different purposes. a. The civic center. b. To extend the village water system. c. To make certain permanent improvements on water Woodward Ave.

The bond issues as listed on the bill: 1. To complete land purchase and the Municipal Building in the first block, \$66,000.00. 2. To purchase the balance of the property in the second block, \$50,000.00. 3. To develop a new well and extend the village system \$97,000.00. 4. For changes in the sewer and watermain layout on Woodward Ave. \$20,000.00. 5. For extension to the watermain and distributing system \$29,000.00. VII. I thought we voted \$200,000.00 to acquire civic center land. What has become of this money? It has all been spent to acquire land in the civic center area, but the amount proved insufficient to acquire all the land.

VIII. Was there some mistake made on the amount of the original bond issue? No. The original \$200,000.00 was asked for by the Commission on an appraised value put on the properties by a group of real estate men. It developed that the actual cost of the properties when it came time to purchase them was higher than the appraisal. Recent sales of property in the Village have increased the values of all lands in the Civic Center, making the actual sale price higher than the appraisal which were made nearly two years ago.

IX. Was there a \$48,000.00 bond issue voted to buy land in the library block? Yes. And this money was spent for that purpose. It purchased all of the land in that block. X. Is it true that the Civic Center project has been expanded by the present Commission? No. The project is the same size as originally conceived, namely three blocks of land, one of which is occupied by the Library, one by the Municipal Building and the third by a park or other municipal use.

XI. Were the amounts included in these proposals for land, what will be the total cost for land for the complete Civic Center project? Including the library block, \$322,000.00.

XII. What average cost per lot will have been when all payments have been made? Approximately \$9,000.00 per 10 lot tract.

XIII. Of the \$66,000.00 bond issue for the first block how much is for land and how much for building and how much for the improvement? \$24,000.00 represent money for land, \$29,500.00 for the building proper, \$8,000.00 for equipment, \$7,000.00 for completing the landscaping, sidewalks and driveway.

XIV. Will the building be complete or will there still be some opening to be done? This amount will complete the building in its entirety including water during the summer especially for sprinkling purposes. During the last summer no restrictions whatever had to be put on the water and we want that condition to continue.

XV. Will \$50,000.00 buy all of the land in the second block? This is an estimate in the same sense that the original appraisal was an estimate and until the village is in a position to purchase the land a definite price will not be known. However, the estimate is close enough so that if there is any balance it will not be sufficient to ask for other bond issues. It is certain that unless the Village balance of this land is purchased at an early date we will be doing nothing out of the ground.

APPOINTED



—Photo by Arnold Studio L. E. COLGROVE

Appointment of Mr. Colgrove, of Colgrove, Buck & Titlow, Birmingham Realtors, as appraiser and adviser on the new right of way for the Grand Trunk road from Royal Oak to Pontiac is announced today.

For several months Mr. Colgrove has been working on appraisals of the affected property throughout Birmingham and the Bloomfield district, which resulted in the most important, aimed at new Grand Trunk right of way with the hope that the steam streets can go to work as soon as the frost is out of the ground in spring.

In the past it might well happen that we will pay over twice the amount for the land three years from now.

XVI. Can something be saved from the houses? Plans are now under way to move out some of the houses and well soon be in the hands of the real estate board. Possibly we may realize \$25,000.00 from them. This money will be used to complete the Civic Center property in all likelihood by way of parking the second block.

XVII. If the two bond issues for the Civic Center do not carry what method of financing will be necessary? It will be necessary to write into this year's budget or the budget for the next few years a certain amount to complete the project which means that the immediate taxpayers will pay more than their just share of the completed project.

XVIII. How are the bonds for waterworks development paid? They are paid out of revenue from the Water Department and are not added to the legal bonding limit of the village at large.

XIX. The proposition calls for \$67,000.00 for a new well. Does this seem excessive? On the average, no. Our last large well which delivers a 1,900 gallons per minute to the mains came to \$65,000.00. It will not be known until after the test well is completed just what this new well will cost, but in any event no more of the bond issue property needs to be sold.

XX. Is it wise to spend more money on a well when Detroit has water in its wells so close at hand? The connection of the Village water supply to the Detroit water system is a rather complex and uncertain matter and it has not yet been determined that if it will be wise or economical to make such connection. In any event it is likely that the first two wells before water is available from the 18" main leading to Royal Oak and in the meantime the expanding needs of the Village demands some additional water supply. Even if we connect this to the Detroit water supply what water comes from our Village wells will operate to reduce the cost of the Detroit water.

XXI. Do we need a new well? Yes, a new well is needed for several reasons. First, as an additional pumping unit which will serve to equalize the pressure throughout the main of the Village, and second to protect us against any breakdown of the existing pumping plant. Should the large well fail for any mechanical reason Birmingham would be in a predicament and it might be a matter of a week before the necessary repairs could be made.

XXII. How long has the Birmingham's first deep well been in use? Since that time the area of the Village has practically doubled and with building continuing at their present rate we shall probably have to put a ban on the use of water during the summer especially for sprinkling purposes. During the last summer no restrictions whatever had to be put on the water and we want that condition to continue.

XXIII. On the \$20,000 issue for the improvement what will it be used for? Mainly in paying the Village share of the extension of water mains in the subdivisions and undeveloped territory as well as completing the gas system in what few places in the Village remain to be completed. This is an early date we will be doing nothing out of the ground and the bond issue is the

cheapest method of accomplishing it.

XXIII. On the issue for storm sewers and water connections on Woodward Avenue, does not the State pay the cost of all this work?

It is quite likely that the State will stand a heavy proportion of this cost. Just how much we do not know until detailed design is available. However, the laying of larger sewers to take care of the development of Woodward Avenue, the installation of large size watermains crossing Woodward Avenue for the possible extension of our waterworks system five or ten years from now, thus making it unnecessary to tear up the pavement, is in no sense a cost that could be charged up to the state.

XXIV. Why is not the surplus in the general fund used for these projects?

The surplus in the general fund represents taxes paid into the general fund by tax payers for current expenses. To utilize the surplus for developing municipal projects would merely mean that taxpayers of the past year will pay the whole cost of the public improvement and succeeding tax generations will get a free ride. The general surplus can only be properly applied to reduce the general tax on the succeeding year.

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'28 Olds Landau Demo.	\$795	'23 Ford Coupe	No Bal. \$75

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