

(Continued from Page One)

supplied if such proceedings were started.

The City Assessor Haack completes his special assessment roll, and it is approved by the city council, and a taxpayer who wishes to institute court proceedings must do so within 30 days. This provision is in Birmingham's charter, and applies to all special assessments.

**Interest Charge \$141,000**

Should the city issue revenue bonds (which can be done without a vote of the people) to cover its 69 per cent share of the off-street parking project cost, and confine the life of the issue to 13 years, additional interest charges will amount to \$141,000. This is predicted on an interest charge of 3 1/2 per cent; 20-year bonds would carry a lower rate.

Officially, The Eccentric can state that city officials who agree that the plan can amortize the cost, and that the wisest and most economical plan of financing would be to issue general obligation bonds, is believed to have less chance of the voters' approval.

Exclusive of the \$141,000 interest charges, the project last November was estimated to cost approximately \$743,000. Of this amount \$400,000 is for land and improvements, \$168,000 for existing structures on the land, for parking meters \$55,000, and \$20,000 for legal and court costs.

Originally, Haack's plan called for the city to pay five per cent of the total cost, exclusive of the \$200,000 for legal and court costs. This was discarded because it would direct tax against their property.

**Financial Problem**

In the event the city goes ahead on this project, a financial problem will rise, inasmuch as it relates to the 31 per cent portion to be raised against benefited business properties. Spread over 10 years, and estimated at a total of \$300,000, if only \$30,000 is paid in the first year, where will the money come from to pay for the condemned property?

City officials admit they cannot borrow \$270,000 against the city's credit. They also know that issuance of \$270,000 in special assessment bonds is difficult, if not currently impossible, to dispose of the bond market.

Some years ago the city issued special assessment bonds with the status of general obligations, and they are unwilling to shatter Birmingham's present good credit rating by another such issue.

Generally speaking, local business men and women favor the approval of the off-street parking project, although they are not yet unanimously agreed on the assessment formula. The Eccentric, however, obtained the impression from certain official city circles that numerous "loose ends" of the project still demand further study.

**No Traditional Pattern**

As one official put it: "Off-street parking is a comparatively new venture in municipal government. There is no definite, traditional pattern established to guide us. There still remains in Birmingham the need for a lot of good, sound thinking on the subject if we are to avoid eventual financial and legal difficulties."

Haack's plan for assessing 31 per cent against benefited businesses properly consists, basically, of 50 per cent on land, 50 per

cent on business use. The latter refers to the type of business being operated at that location and its demand for parking facilities.

**Assessment Formula**

The assessment on land alone includes the application of three factors: First is the land area, then its distance from a parking area, plus a merchandising factor that operates at most effective value for business purposes.

The distance factor runs from 100 feet for lands adjacent to parking lots to 10 for lands on the fringe of an assessment district.

A further factor includes whether or not a piece of land is located within a retail area that cross a highway from a parking lot to reach business located on it.

For crossing Woodward avenue a decrease from 100 to 80 is the maximum factor. This is predicted on an interest charge of 3 1/2 per cent; 20-year bonds would carry a lower rate.

In assessing building use, Haack's formula has three basic classifications: factor of 1 is used where building use attracts a minimum of customers; a factor of 2 is used for retail stores, specialty shops and barber shops; and a factor of 5 applies to business places that attract most patrons. Added to these three factors is also consideration of floor space.

**Assessment Inequity**

One important phase of the local project that looms up as a major problem is the inequity under present assessment laws, that would result after the assessment is made. Such a levy must be made on property as it exists when the assessment roll is confirmed.

During the 10-year life of the proposed business levy, should new buildings be constructed on benefited vacant lands, no additional building use levy could be made, thus providing free benefits.

City officials, as well as local business men and women, agree that the state law governing such subjects should be changed. With the legislature now in session in Lansing, it is expected an effort will be made to accomplish the overcoming of the possibility of future inequities, should the off-street parking project proceed.

City Assessor Haack, who is serving on a special assessment study committee for the Michigan Municipal League, believes that such a legislative change can be achieved.

No amendment to the city charter is required to establish a rule of assessment, the charter already giving the commission authority to approve a levy on the basis of benefits. Public hearings, of course, always precede final confirmation of every special assessment roll.

**Parking Use Months Away**

City Manager Donald C. Egbert, when asked for an opinion on how long, after the proposed parking lots are ready for use, it would be before the project would be completed, said it would take from one and a half to two years, depending upon the city's ability to meet all the financial phases and the extent of the litigation to acquire and prepare the lands for parking use.

Remaining to be ironed out are the rates to be charged for use of the parking space, both on an hourly and monthly basis.

Complete data and records relating to the entire project are on file in the offices of the city clerk, assessor and manager, for public inspection.

Why keep accumulating unwanted household items? Convert them to cash by selling them thru an Eccentric Classified Ad.

**TWO TONE CASUAL**

High, fashion at a low price. Splendid quality woven, checked chambray. Ideal for immediate wear in the South and later in the North. Club convertible collar. Patent belt.

**RED and NAVY YELLOW and BLACK**  
Sizes 10 to 20

Regular Price \$14.95

ANNIVERSARY PRICE \$13.46

MATCHING HAT and BAG (Not Sketched)

Reg. \$3.95

ANNIVERSARY PRICE \$3.56

EACH

Wray Cooley  
Birmingham, Michigan  
190 West Maple  
Midwest 4-7744  
OPEN FRIDAY EVENING TILL 8 P.M.

**Obituary Notices**

**MRS. MABEL R. KIRK, 74**, of Detroit, died at Highland Park hospital Monday where she had been a patient for four weeks. She was born in Angola, N. Y., and received her education in the Buffalo schools.

She is survived by her sister, Mrs. Irene E. Rollins, with whom she lived and a nephew, Fred H. Rollins, Jr., of Birmingham.

Services were held from the Bell funeral home Wednesday with cremation in White Chapel. Burial will be in Hamburg, N. Y.

**HAROLD O. HESS, 50**, 29460 Northwestern highway, died suddenly Jan. 11, in the Highland Park general hospital.

Born June 21, 1900, he was graduated from the International Business Institute in Birmingham, N. Y., and had been an IBM employee for the past 30 years. He was service manager for the company at the time of his death.

He married Victoria Beeman in Lansing Aug. 16, 1924, and had a Southfield resident for the past three years, coming from Detroit.

Mr. Hess was a member of the Quarter Century club and Southfield Methodist church.

He is survived by his widow and a daughter, Sally, of Southfield; his father, Charles T. Hess and one brother, Ralph Hess, both of Nashville, Mich.

Services were held from the Bell funeral home Monday with burial in Evergreen cemetery, Lansing.

**ANNA VINSON**, six-year-old daughter of Mr. and Mrs. Stanley Vinson, died at the home of her parents, 2577 E. Twelve Mile, Southfield township, on Jan. 11.

Anna was born on Sept. 1, 1944 in Washington, D. C., and had lived in Southfield for the past two years, coming there from Detroit.

Besides her parents she is survived by her grandparents, Mr. and Mrs. James M. Adams and Mr. and Mrs. Charles Vinacovich, all of Portage, Pa.

The body was taken from the Manly Bailey funeral home to Portage for burial in Moriah cemetery.

**GRAYDEN EDWARD STACK, 37**, of 212 Hunter boulevard, died Tuesday evening.

He was born in Toledo, Ohio,

**Special Group of COTTON DRESSES**

WONDERFULLY STYLED FOR SPRING

Favorites of Birmingham Women for Years. These Wayne Maid Cottons in tailored models in plaids, stripes, dots, and other patterns are sure to meet with your approval at this exceptionally low price. We have your size and your favorite style.

Only \$3.95

Larger Sizes \$4.95

Open Friday Evening till 9

Wayne Maid  
The F. J. Mulholland Company

**City to Purchase Radio Equipment**

The city commission approved the purchase of a two-way radio set for the police department for \$375 Monday evening. The purchase will be made from West Bloomfield township.

Police Chief Ralph Moxley said a radio was urgently needed in the detective's car because it is sometimes used as a cruiser. It will also enable the detectives to keep in touch with the station so they can be available in cases of emergency.

The set is three years old and in excellent condition. West Bloomfield township recently changed from Oakland county police radio frequency to Michigan State police frequency.

In making the change, township officials found it less costly to purchase a new radio with the different frequency than to change the frequency in the existing equipment.

**National Bank Promotions Made**

Appointments made by the board of directors of the Birmingham National bank at their annual meeting last week included the advancement of Herman Erke from second vice-president to vice-president.

Hilmer C. Carlson, cashier, also was named a vice-president and Mrs. Eydre Crandall Peck assistant cashier.

Resources at the close of the year totaled \$20,000,000, compared to \$16,000,000 the previous year.

**How to Prune Trees To Be Shown Jan. 20**

The Pickering farm, just north of Franklin Village on Franklin road, will be the scene of a tree-pruning demonstration at 1:30 p.m. Jan. 20.

Karl D. Bailey, district horticultural agent, will show how to cut back older apple trees which have grown too high for easy picking. Opening up of trees aids insect control, ripening and getting larger fruit. Pruning in other trees will also be demonstrated.

The work is being done in conjunction with the cooperative extension program in agriculture and home economics for the State of Michigan.

**Local Woman Shows County Polio Need In Appeal for Funds**

Mrs. G. Lester Sells, 644 Bates, is local campaign chairman for the annual March of Dimes which got under way Jan. 15.

In her appeal for support, Mrs. Sells pointed out that Oakland county had reported 134 cases of polio last year, nine of whom were members of small children.

The county raised \$19,610 during the 1950 campaign, half of which was forwarded to the National Foundation to be used where extra care caused additional expense. She said that \$20,000 was turned over to Oakland county last year.

This money is used for research work as well as the treatment of cases in the county. Mrs. Sells said that March of Dimes cards had been mailed to county residents and schools. In addition, canisters are being placed in local stores for donations.

Call Midwest 4-1100 to place an Eccentric Classified Ad.

**The Birmingham Eccentric**

Published every Thursday, at Birmingham, Mich., in the Eccentric Building, 221-222 North Woodward Ave. Telephone Midwest 1-1100. GEORGE B. AVEILL, Editor and Publisher.

Entered as Second Class Matter in the U. S. Post Office at Birmingham, Michigan, under the Act of March 3, 1879.

**SUBSCRIPTION RATES (In Advance)**

One Year	..... \$2.50
Six Months	..... 1.75
Three Months	..... 1.00
One Year (Outside Oakland County)	..... 3.00
Six Months	..... 2.25
Three Months	..... 1.50

**Methodist Pastor to Give Baccalaureate Sermon**

The Rev. Arnold Runkel, D.D., pastor of the First Methodist church, will deliver the baccalaureate sermon Sunday evening at 7:30 in the First Presbyterian church. This will mark the last mid-year graduation from Baldwin high school.

Dr. Runkel has chosen for his topic, "The Time for Greatness." The Rev. W. Glen Harris, Ph.D., Presbyterian pastor will preside over the service which will also include several special musical selections.

**Graduation week activities for the 20 seniors will draw to a close Thursday evening when the commencement program is held in the school auditorium at 8 o'clock.**

The speaker will be the Rev. Edgar DeWitt Jones, minister emeritus of Central Woodward Christian church of Detroit. He will speak on "Great Books as Life Teachers."

**MEMBERS WHO will receive diplomas at this time include Donna Lee Abbott, Donna Jean Astrom, Marilyn Lee Beeg, Thomas E. Bell, Joyce Margaret Blodgett, Louis Thomas Canfield, John Thomas Donnelly, Harry H. Groves, Herbert P. Hopkins, Katherine Sarah Hyland, Charles Clay Johnson, William Arnold Lanham, Adelaide Mitchell, Paul A. Phillips, Frank Poole, Janice Madeline Porter, William**

**Debate Squads Finish Season**

Troy high school's debating teams have finished their season with a standing of four wins out of eight debates. The teams, under the direction of Daniel Harkett, held their last two debates at Troy.

They received a split decision with Roosevelt high school of Inkster, and in the final debate with Clarkston, won both decisions.

Troy's affirmative team, Johannes Woolsey and Donald Plotrowski, won one out of four debates, while the negative side, Elizabeth Harveer and Mary Haney, won three out of four decisions.

The remainder of the year will be spent in speech activities and practice debates.

The Troy high school senior class will sponsor a roller skating party at the Ambassador roller rink in Clawson, Monday evening, Jan. 22. Alumni have been invited.

**CW COTTONS**

are "the thing" For Spring

And These Beauties Are Especially Priced For Early Season

\$7.95 to \$19.95

Inside, outside, all around the house... crisp, colorful cottons make light of smart young homemakers' breakfast-to-bedtime routine... emerge fresh as new from frequent tubbings. All sizes, styles and colors are represented in this collection.

Brilliant plaids, stripes, and dotted patterns in finest quality cotton. Some with Jersey tops and Butcher Linen Skirts. Fine Butcher Linen Dresses are also represented.

by Georgiana Pat Perkins Rocking Chair Nelly Don

the F. J. Mulholland COMPANY

Open Wednesday Afternoons And Friday Evenings Till Nine