

MINUTES OF ORGANIZATION MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO

For the purpose of organizing, a meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 5th day of June, 1946, at 8 o'clock P.M. at 819 Main Street in the City of Caldwell, Idaho. All members of the Authority were present, as follows:

George Stovel
R. E. Pasley
Stanley Jensen
Thurlow Bryant
J. Harold Aird

There were also present by invitation the following: Telpher E. Wright, Jesse Epstein, and Fred W. Taylor.

Commissioner Aird, Chairman of the Authority, presided, and Commissioner Bryant was appointed Secretary pro tem and kept the minutes of the meeting.

CONSENT TO MEETING

We, the undersigned Commissioners of the Housing Authority of the City of Caldwell, Idaho, consent and agree that said Commissioners of the Housing Authority of the City of Caldwell, Idaho, shall meet on the 5th day of June, 1946, for the purpose of organizing said Housing Authority, adopting by-laws and a seal therefor, electing officers, and to take such other action concerning the organization of said Housing Authority as the members thereof may determine.

George Stovel
R. E. Pasley
Stanley Jensen
Thurlow Bryant
J. Harold Aird

There was presented to the meeting a certified copy of a resolution passed by the Council of the City of Caldwell, Idaho, on the 3rd day of June, 1946, declaring the need for a housing authority in said City and a certified copy of the certificate of appointment by the Mayor of the City of Caldwell of the different members of the Authority, showing the names, dates of appointment and the times of the commencement and the end of the terms of office, and the designation of Commissioner Aird to serve as the first Chairman of the Authority. It also appears that each of the following named Commissioners, respectively, has duly accepted the appointment and taken his oath of office:

George Stovel	1946-1947
R. E. Pasley	1946-1948
Stanley Jensen	1946-1949
Thurlow Bryant	1946-1950
J. Harold Aird	1946-1951

The Chairman directed the Secretary pro tem to take charge of the executed oaths and to file them with other records of the Authority.

It appearing that there were present all of the Commissioners of the Housing Authority of the City of Caldwell, so appointed, the following resolution was then introduced by Commissioner Pasley, read in full by the Secretary pro tem, and considered:

RESOLUTION NO.1

RESOLVED, that the Housing Authority of the City of Caldwell is organized pursuant to the Housing Authorities Law of the State of Idaho, and is now authorized to transact business and exercise its powers in its area of operation as defined in said Law.

After discussion of the resolution, Commissioner Pasley moved that said resolution be finally adopted as introduced and read. The motion was seconded by Commissioner Bryant. The question being put upon the final adoption of said resolution, the roll was called with the following result:

Yeas: Stovel, Pasley, Jensen, Bryant, Aird.

Nays: None

The Chairman declared such motion carried and the resolution finally adopted.

The following resolution was then introduced by Commissioner Stovel, read in full by the Secretary pro tem and considered by the Authority:

RESOLUTION NO. 2

BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY OF CALDWELL:

That the following by-laws be and they are hereby adopted and approved as and for the by-laws of the Housing Authority of the City of Caldwell:

BY-LAWS.

ARTICLE I - THE AUTHORITY

Section 1. Name of Authority. The name of the Authority shall be "Housing Authority of the City of Caldwell, Idaho".

Section 2. Seal of Authority The seal of the Authority shall be in the form of a circle and shall bear the name of the Authority and the year of its organization.

Section 3. Office of Authority. The offices of the Authority shall be at such locations in the City of Caldwell, State of Idaho, as the Authority may from time to time designate by resolution. The Authority may hold its meetings at such places as it may from time to time designate by resolution.

ARTICLE II - OFFICERS

Section 1. Officers. The officers of the Authority shall be a Chairman, a Vice Chairman and a Secretary.

Section 2. Chairman. The Chairman shall preside at all meetings of the Authority. Except as otherwise authorized by resolution of the Authority, the Chairman shall sign all contracts, deeds and other instruments made by the Authority. At each meeting the Chairman shall submit recommendations and information as he may consider proper concerning the business, affairs and policies of the Authority.

Section 3. Vice Chairman. The Vice Chairman shall perform the duties of the Chairman in the absence or incapacity of the Chairman; and in case of the resignation or death of the Chairman, the Vice Chairman shall perform such duties as are imposed on the Chairman until such time as the Authority shall select a new Chairman.

Section 4. Secretary. The Secretary shall be the Executive Director of the Authority and, as Executive Director, he shall have general supervision over the administration of its business and affairs, subject to the direction of the Authority. He shall be charged with the management of the housing projects of the Authority.

As Secretary, he shall keep the records of the Authority, shall act as secretary of the meetings of the Authority and record all votes, and shall keep a record of the proceedings of the Authority in a journal of proceedings to be kept for such purposes, and shall perform all duties incident to his office. He shall keep in safe custody the seal of the Authority and shall have power to affix such seal to all contracts and instruments authorized to be executed by the Authority.

The Secretary shall also be the Treasurer of the Authority. As Treasurer, he shall have the care and custody of all funds of the Authority and shall deposit the same in the name of the Authority in such banks or bank as the Authority may select. He shall sign all orders and checks for the payment of money and shall pay out and disburse such moneys under the direction of the Authority. Except as otherwise authorized by resolution of the Authority, all such orders and checks shall be countersigned by the Chairman. He shall keep regular books of accounts showing receipts and expenditures and shall render to the Authority, at each regular meeting (or oftener when requested), an account of his transactions and also of the financial condition of the Authority. He shall give such bond for the faithful performance of his duties as the Authority may determine.

The compensation of the Secretary shall be determined by the Authority, provided that a temporary appointee selected from among the commissioners of the Authority shall serve without compensation (other than payment of necessary expenses).

Section 5. Additional Duties. The officers of the Authority shall perform such other duties and functions as may from time to time be required by the Authority or the by-laws or rules and regulations of the Authority.

Section 6. Election or Appointment. The Chairman and Vice Chairman shall be elected at the annual meeting of the Authority from among the Commissioners of the Authority, and shall hold office for one year or until their successors are elected

and qualified; provided, however, that the first Chairman shall hold office until the expiration of his term as Commissioner.

The Secretary shall be appointed by the Authority. Any person appointed to fill the office of Secretary, or any vacancy therein, shall have such term as the Authority fixes, but no commissioner of the Authority shall be eligible to this office except as a temporary appointee.

Section 7. Vacancies. Should the offices of Chairman or Vice Chairman become vacant, the Authority shall elect a successor from its membership at the next regular meeting, and such election shall be for the unexpired term of said office. When the office of Secretary becomes vacant, the Authority shall appoint a successor, as aforesaid.

Section 8. Additional Personnel. The Authority may from time to time employ such personnel as it deems necessary to exercise its powers, duties, and functions as prescribed by the Housing Authorities Law of Idaho and all other laws of the State of Idaho applicable thereto. The selection and compensation of such personnel (including the Secretary) shall be determined by the Authority subject to the laws of the State of Idaho.

ARTICLE III - MEETINGS

Section 1. Annual Meeting. The annual meeting of the Authority shall be held on the 20th day of June at 7 o'clock P.M. at the regular meeting place of the Authority. In the event such date shall fall on a Sunday or a legal holiday, the annual meeting shall be held on the next succeeding secular day.

Section 2. Regular Meetings. Regular meetings shall be held without notice at the regular meeting place of the Authority on the second Tuesday of each month at 8 o'clock P.M., unless the same shall be a legal holiday, in which event said meeting shall be held on the next succeeding secular day.

Section 3. Special Meetings. The Chairman of the Authority may, when he deems it expedient, and shall, upon the written request of two members of the Authority, call a special meeting of the Authority for the purpose of transacting any business designated in the call. The call for a special meeting may be delivered to each member of the Authority at any time prior to the meeting or may be mailed to the business or home address of each member of the Authority at least two days prior to the date of such special meeting. At such special meeting no business shall be considered other than as designated in the call, but if all of the members of the Authority are present at a special meeting or have signed a Waiver of Notice and Consent to Meeting, any and all business may be transacted at such special meeting.

Section 4. Quorum. The powers of the Authority shall be vested in the Commissioners thereof in office from time to time. Three Commissioners shall constitute a quorum for the purpose of conducting its business and exercising its powers and for all other purposes, but a smaller number may adjourn from time to time until a quorum is obtained. When a quorum is in attendance, action may be taken by the Authority upon a vote of a majority of the Commissioners present.

Section 5. Order of Business. At the regular meetings of the Authority the following shall be the order of business:

1. Roll Call.
2. Reading and approval of the minutes of the previous meeting.
3. Bills and communications.
4. Report of the Secretary.
5. Reports of Committees.
6. Unfinished business.
7. New business.
8. Adjournment.

All resolutions shall be in writing and shall be entered in a journal of the proceedings of the Authority.

Section 6. Manner of Voting. The voting on all questions coming before the Authority shall be by roll call, and the yeas and nays shall be entered upon the minutes of such meeting.

ARTICLE IV - AMENDMENTS

Amendments to By-Laws. The by-laws of the Authority shall be amended only with the approval of at least three members of the Authority at a regular or a special meeting, but no such amendment shall be adopted unless at least two days' written

notice thereof has been previously given to all the members of the Authority.

After discussion of the resolution, Commissioner Stovel moved that said resolution be finally adopted as introduced and read. The motion was seconded by Commissioner Pasley. The question being put upon the final adoption of said resolution, the roll was called with the following result:

Yeas: Stovel, Pasley, Jensen, Bryant, Aird
Nays: None

The Chairman declared such motion carried and the resolution finally adopted.

A corporate seal, in the form of a circle and bearing the name of the Authority and the year of its organization, was then submitted to the meeting. The following resolution was then introduced by Commissioner Stovel, read in full by the Secretary pro tem and considered by the Authority:

RESOLUTION NO. 3

BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY OF CALDWELL:

That the seal submitted to this meeting is hereby adopted as the seal of this Authority and the Secretary pro tem of this meeting is hereby authorized and directed to imprint said seal on the margin of the minutes opposite this resolution.

After discussion of the resolution, Commissioner Stovel moved that said resolution be finally adopted as introduced and read. The motion was seconded by Commissioner Jensen. The question being put upon the final adoption of said resolution, the roll was called with the following result:

Yeas: Stovel, Pasley, Jensen, Bryant, Aird
Nays: None

The Chairman declared such motion carried and the resolution finally adopted.

The Chairman announced that it was in order to elect the officers of the Authority to serve until the next annual meeting and until their successors are chosen and qualify in their stead.

The following resolution was then introduced by Commissioner Bryant, read in full, and considered by the Authority:

RESOLUTION NO. 4

BE IT RESOLVED, that the designation by Mayor Crookham of Commissioner Aird as the first Chairman of this Authority is hereby confirmed, ratified, approved, and adopted, and Commissioner Aird is hereby selected as said Chairman.

After discussion of the resolution, Commissioner Bryant moved that said resolution be finally adopted as introduced and read. The motion was seconded by Commissioner Pasley. The question being put upon the final adoption of said resolution, the roll was called with the following results:

Yeas: Stovel, Pasley, Jensen, Bryant, Aird.
Nays: None.

The Chairman declared such motion carried and the resolution finally adopted.

Commissioner Pasley placed in nomination for the office of Vice Chairman the name of Commissioner Bryant. There being no other nominations, the Chairman announced that a vote would be noted. A vote being taken, it was found that Commissioner Bryant had received all of the votes cast and thereupon the Chairman declared that Commissioner Bryant had been duly elected to the office of Vice Chairman of the Authority.

The following resolution was introduced by Commissioner Pasley, read in full and considered by the Authority.

RESOLUTION NO. 5

BE IT RESOLVED, that Telfer E. Wright be and he is hereby appointed to the office of Secretary of this Authority. As Secretary, he shall serve on a part time basis estimated to be one-third of full time. The salary of a full time Secretary for this Authority is hereby fixed at Three Hundred Dollars per month, and therefore the compensation of said appointee, Telfer E. Wright, shall be at the rate of One Hundred Dollars per month. The compensation of the Secretary shall commence when the FPHA leases Canyon Hill Park to the Housing Authority of the City of Caldwell.

After discussion of the resolution, Commissioner Pasley moved that said resolution be finally adopted as introduced and read. The motion was seconded by Com-

missioner Jensen. The question being put upon the final adoption of said resolution, the roll was called with the following results:

Yeas: Stovel, Pasley, Jensen, Bryant, Aird.

Nays: None

The Chairman declared such motion carried and the resolution finally adopted.

The following resolution was introduced by Commissioner Jensen, read in full, and considered by the Authority:

RESOLUTION NO. 6

BE IT RESOLVED, that pursuant to Section 3 of the by-laws of this Authority the central office of the Housing Authority of the City of Caldwell shall be 819 Main Street in the City of Caldwell, and the Authority shall hold its meetings at said central offices at 819 Main Street until such time as a different place is designated by resolution of this Authority.

After discussion of the resolution, Commissioner Jensen moved that said resolution be finally adopted as introduced and read. The motion was seconded by Commissioner Pasley. The question being put upon the final adoption of said resolution the roll was called with the following results:

Yeas: Stovel, Pasley, Jensen, Bryant, Aird.

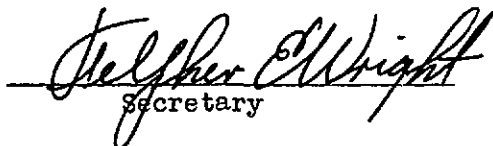
Nays: None.

The Chairman declared such motion carried and the resolution finally adopted.

It was moved and seconded that the meeting adjourn. The motion carried.

ATTEST:


Chairman


Secretary

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. MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
JUNE 11, 1946 - CHAMBER OF COMMERCE OFFICE

The regular monthly meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 11th day of June, 1946, at 8:00 o'clock P.M., at 819 Main Street, in the City of Caldwell, Idaho.

The roll call showed the following members present: Chm. J. Harold Aird
Thurlow Bryant
Stanley Jensen
George Stovel

Absent: R. E. Pasley

The minutes of the organizational meeting of June 5, 1946, were read and approved as read.

Bills and Communications: None

Report of Secretary: The use of the Chamber of Commerce office as the regular meeting place and office of the Housing Authority was approved by the Chamber of Commerce Board of Directors at a regular meeting held June 4, 1946. The approval of the Board of Directors of the Chamber of Commerce to hire the Chamber's Secretary on a part time basis was given at the same meeting.

Report of Committees: None

Unfinished Business: None

New Business:

The following resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 7

RESOLVED, that the Housing Authority of the City of Caldwell raise the Executive Director's salary to \$4200.00 annually.

After discussion of the resolution, Commissioner Jensen moved that the said resolution be finally adopted as introduced and read. The motion was seconded by Commissioner Stovel. The question being put upon the final adoption of said resolution, the roll was called with the following result:

Yeas: Aird, Bryant, Stovel, Jensen

Nays: None

Commissioner Pasley absent and not voting.

The Chairman declared such motion carried and the resolution finally adopted.

The following resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 8

RESOLVED, that the Housing Authority of the City of Caldwell hire Irene Nobles as Manager at a yearly salary of \$3000.00, pursuant to limitations as provided in Resolution No. 5.

After discussion of the resolution, Commissioner Bryant moved that said resolution be finally adopted as introduced and read. The motion was seconded by Commissioner Jensen. The question being put upon the final adoption of said resolution, the roll was called with the following results:

Yeas: Aird, Bryant, Jensen, Stovel

Nays: None

Commissioner Pasley absent and not voting.

The Chairman declared such motion carried and the resolution finally adopted.

The following resolution was then introduced by Commissioner Bryant, read in full by the Secretary, and considered by the Authority:

RESOLUTION NO. 9

RESOLVED, that the Housing Authority of the City of Caldwell hire William

Dunn as Chief Maintenance man at an annual salary of \$2700.00.

After discussion of the resolution, Commissioner Bryant moved that said resolution be finally adopted as introduced and read. The motion was seconded by Commissioner Stovel. The question being put upon the final adoption of said resolution, the roll was called with the following result:

Yeas: Aird, Bryant, Stovel, Jensen


Nays: None

Commissioner Pasley absent and not voting.

The Chairman declared such motion carried and the resolution finally adopted.

It was moved and seconded that the meeting adjourn. The Motion was carried.

ATTEST:


Chairman


Secretary

MINUTES OF SPECIAL MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
JUNE 26, 1946 - CHAMBER OF COMMERCE OFFICE

A special meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 26th day of June, 1946, at 7:00 o'clock P.M., at 819 Main Street, in the City of Caldwell, Idaho.

The roll call showed the following members present:

	<u>Chm. J. Harold Aird</u>
	<u>George Stovel</u>
	<u>Stanley Jensen</u>
	<u>Thurlow Bryant</u>
	<u>R. E. Pasley</u>

Absent: None

CONSENT TO MEETING

We, the undersigned Commissioners of the Housing Authority of the City of Caldwell, Idaho, shall meet on the 26th day of June, 1946, for the purpose of completing negotiations with the FPFA for the leasing of Housing Project #10115 located in the City of Caldwell, Idaho; and further, for any business properly brought before the Commissioners for their action.

J. Harold Aird
George Stovel
Stanley Jensen
Thurlow Bryant
R. E. Pasley

Chairman J. Harold Aird presiding, the minutes of the regular meeting of June 11, 1946, were read and approved as read.

Bills and Communications - None

Report of Secretary - None

Unfinished Business - None

New Business:

The leasing of Canyon Hill Park project Ida-10115 was discussed.

The following resolution was read by the Secretary and considered by the Authority:

RESOLUTION NO. 10

RESOLVED, that the Housing Authority of the City of Caldwell, Idaho, execute an Indenture of Lease between the United States of America acting through the FPFA and the Housing Authority of the City of Caldwell, Idaho, for the purpose of managing housing project Ida-10115, known as Canyon Hill Park Homes. (See Attachment A)

After discussion of the resolution, Commissioner Pasley moved the final adoption of the Resolution as read. The motion was seconded by Commissioner Bryant. The question being put upon the final adoption of said resolution, the roll was called with the following result:

Yeas: Aird, Bryant, Jensen, Pasley, Stovel
Nays: None

The Chairman declared such motion carried and the resolution finally adopted.

The following resolution was read by the Secretary and considered by the Authority:

RESOLUTION NO. 11

RESOLVED, that the Housing Authority of the City of Caldwell, Idaho adopt a Resolution Establishing Policies and Standards to Govern the Administration of All War Housing Projects of This Authority as follows: (See Attachment B)

After discussion of the Resloution, Commissioner Bryant moved the final adoption of the Resolution as read. Motion seconded by Commissioner Pasley. The question

being put upon the final adoption of said resolution, the roll was called with the following result:

Yeas: Aird, Bryant, Jensen, Pasley, Stovel
Nays: None

The Chairman declared such motion carried and the resolution finally adopted.

The following resolution was read by the Secretary and considered by the Authority:

RESOLUTION NO. 12

BE IT RESOLVED by the Housing Authority of the City of Caldwell, Idaho that in accordance with the provisions of Section 3 (b) of Resolution No. 11, the provisions hereof shall apply to the Administration of Project Ida-10115, Caldwell, Idaho (See Attachment C).

After discussion of the resolution, Commissioner Stovel moved the final adoption of the resolution as read. Motion seconded by Commissioner Pasley. The question being put upon the final adoption of said resolution as read, the roll was called with the following results:

Yeas: Aird, Bryant, Jensen, Pasley, Stovel
Nays: None

The Chairman declared such motion carried and the resolution finally adopted.

The following resolution was read by the Secretary and considered by the Authority:

RESOLUTION NO. 13

Be it Resolved by the Housing Authority of the City of Caldwell, Idaho, that said Authority shall enter into an Administration Fund Agreement dated June 26, 1946, with the Idaho First National Bank of Caldwell, Idaho, for a depository of funds of project Ida-10115 as follows:

(See Attachment D)

After discussion of the Resolution, Commissioner Jensen moved the final adoption of the Resolution as read. Motion was seconded by Commissioner Pasley.

The question being put upon the final adoption of said resolution as read, the roll was called with the following result:

Yeas: Aird, Jensen, Pasley, Bryant, Stovel
Nays: None

The Chairman declared such motion carried and the Resolution finally adopted.

The following Resolution was then read by the Secretary and considered:

RESOLUTION NO. 14

RESOLVED that the Housing Authority of the City of Caldwell, Idaho, does hereby amend and clarify Resolution No. 5, to-wit:

That Telpher E. Wright be and is hereby appointed to the office of Secretary of this Authority. As Secretary, he shall serve on a part time basis. The salary of a full time Secretary for this Authority is hereby fixed at \$4200.00 per year. The compensation of said appointee, Telpher E. Wright, shall be at the rate of One Hundred Dollars (\$100.00) per month. The compensation of the Secretary shall commence when the FPHA leases Canyon Hill Park to the Housing Authority of the City of Caldwell. The expenses of employees shall be allowed on an actual expense basis.

After discussion of the Resolution, Commissioner Bryant moved the final adoption of the resolution as read. Motion was seconded by Commissioner Jensen.

The question being put upon the final adoption of said resolution as read, the roll was called with the following result:

Yeas: Aird, Bryant, Jensen, Pasley, Stovel
Nays: None

The Chairman declared such motion carried and the resolution finally adopted.

It was moved and seconded that the meeting adjourn. Motion carried.

Telpher E. Wright
Secretary

Harold Aird
Chairman

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
SEPTEMBER 10, 1946 - CHAMBER OF COMMERCE OFFICE

The regular monthly meeting of the Housing Authority of the City of Caldwell, Idaho was held on the 10th day of September, 1946, at 8:00 o'clock P.M., at 819 Main Street in the City of Caldwell, Idaho.

The roll was called and the following members were present: Chairman J. Harold Aird
Stanley Jensen
Thurlow Bryant
Geo. Stovel

Absent: R. E. Pasley

Chairman J. Harold Aird presiding, the minutes of the last regular meeting were read and approved as read.

Bills and Communications: None.

Report of Secretary: Reported on the Mayor's Veterans Emergency Housing meeting held in Boise on August 22, 1946. Reported on the assistance rendered by the Canyon Hill Park Project in housing Rodeo Contestants and Performers during the Caldwell Night Rodeo. Reported on the progress of the Title V housing project.

Report of Committees: None.

Unfinished Business: None.

New Business:

The following resolution was introduced by Commissioner Stovel and considered by the Authority:

RESOLUTION NO. 16

BE IT RESOLVED that the Housing Authority of the City of Caldwell, Idaho, authorize and direct the Executive-Director, Telpher E. Wright, to go to Seattle, Washington to conduct any necessary business on the Title V Project.

After discussion of the resolution Commissioner Stovel moved that the said resolution be adopted as introduced and read. The motion was seconded by Commissioner Jensen. The question being put upon the final adoption of said resolution, the roll was called with the following result:

Yeas: Aird, Bryant, Jensen, Stovel.

Nays: None.

Commissioner Pasley absent and not voting.

The Chairman declared such motion carried and the resolution finally adopted.

The following resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 17

RESOLVED, that the Housing Authority of the City of Caldwell, Idaho, hire Mrs. Lois Ross as housekeeper for the dormitory at Project Ida-V10132, her duties to begin at time of occupancy of dormitory.

After discussion of resolution Commissioner Jensen moved that said resolution be adopted as read. The motion was seconded by Commissioner Bryant. The question being put for final adoption of said resolution, the roll was called with the following result:

Yeas: Aird, Bryant, Jensen, Stovel.

Nays: None.

Commissioner Pasley absent and not voting.

The Chairman declared such motion carried and the resolution finally adopted.

The following resolution was introduced by Commissioner Stovel and considered by the Authority:

RESOLUTION NO. 18

RESOLVED, by the Housing Authority of the City of Caldwell, Idaho, that the management of the Title V Project arrange for an "Open House" on a Sunday as soon after completion of the project as possible.

After discussion of the resolution, Commissioner Stovel moved that said resolution be adopted as read. The motion was seconded by Commissioner Bryant. The question being put for final adoption of said resolution, the roll was called with the following result:

Yeas: Aird, Bryant, Jensen, Stovel.

Nays: None.

Commissioner Pasley absent and not voting.

The Chairman declared such motion carried and the resolution finally adopted.

The following resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 19

RESOLVED, by the Housing Authority of the City of Caldwell, Idaho, that the Executive-Director inform the Federal Public Housing Authority that the Alternate Plan of Operation for Title V Housing Project Ida-V10132 has been approved by the local Authority.

After discussion of the resolution, Commissioner Stovel moved that said resolution be adopted as read. The motion was seconded by Commissioner Bryant. The question being put for final adoption of said resolution, the roll was called with the following result:

Yeas: Aird, Bryant, Jensen, Stovel.

Nays: None.

Commissioner Pasley absent and not voting.

The Chairman declared such motion carried and the resolution finally adopted.

The following resolution was read by the Secretary and considered by the Authority:

RESOLUTION NO. 20

RESOLVED, by the Housing Authority of the City of Caldwell, Idaho, that the Title V Housing Project Ida-V10132 shall be known officially as "Cleveland Heights Homes".

After discussion of the resolution, Commissioner Jensen moved that said resolution be adopted as read. The motion was seconded by Commissioner Bryant. The question being put for the final adoption of said resolution, the roll was called with the following result:

Yeas: Aird, Bryant, Jensen, Stovel.

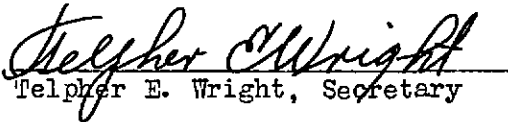
Nays: None

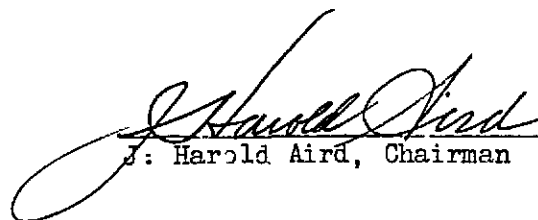
Commissioner Pasley absent and not voting.

The Chairman declared such motion carried and finally adopted.

On behalf of the Canyon Hill Park Staff, Secretary Wright invited the Commissioners to hold a dinner meeting October 8, 1946, at the Canyon Hill Park Recreation Room at 7:00 o'clock P.M. The Commissioners accepted the invitation.

It was moved and seconded that the meeting adjourn. Motion carried.


Telpher E. Wright, Secretary


Harold Aird, Chairman

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
OCTOBER 8, 1946 - CANYON HILL PARK OFFICE

The regular monthly meeting of the Housing Authority of the City of Caldwell, Idaho was held on the 8th day of October, 1946, at 7:00 o'clock P.M., at the Canyon Hill Park Homes Recreation Room in the City of Caldwell, Idaho.

The roll was called and the following members were present:

Chairman J. Harold Aird
Thurlow Bryant
Stanley Jensen
R. E. Pasley
George Stovel

Chairman J. Harold Aird presiding, the minutes of the last regular meeting were read and approved as read.

Bills and Communications: None.

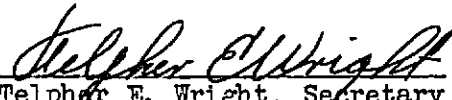
Report of Secretary: Secretary Wright reported on Mrs. Nobles' trip to Seattle and the progress made on the Cleveland Heights Homes Project.

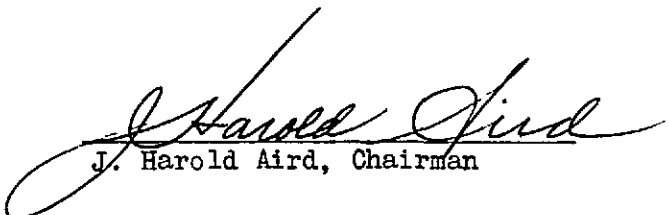
There was a general discussion on this project by the Commissioners.

Commissioner Stovel suggested November 16 & 17 as possible "Open House" dates. November 16th is "Homecoming" at the College.

The Commissioners asked the Secretary to extend their thanks to the staff for the fine chicken dinner.

It was moved and seconded that the meeting adjourn. Motion carried.


Telpher E. Wright, Secretary


J. Harold Aird, Chairman

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
NOVEMBER 12, 1946, - CHAMBER OF COMMERCE OFFICE

The regular monthly meeting of the Housing Authority of the City of Caldwell, Idaho was held on the 12th day of November, 1946, at 8:00 o'clock P.M., at the Chamber of Commerce office in the City of Caldwell, Idaho.

The roll was called and the following members were present: Chairman J. Harold Aird
Thurlow Bryant
Stanley Jensen
R. E. Pasley
George Stovel

Others present:

Max Lewellen

Chairman J. Harold Aird presiding, minutes of the last regular meeting were read and approved as read.

Bills and Communications: No bills. A letter from the Housing Authority of the City of Vancouver requesting information concerning the thoughts of our committee on the removal of demountable units in our community.

Report of Secretary: Secretary Wright reported that all of the units of the Cleveland Heights Homes were completed with the exception of one building. This building will be completed by November 15, 1946.

Report of Committees: None

Unfinished Business: None

New Business:

The following resolution was read in full by the secretary and considered by the Authority:

RESOLUTION NO. 21

BE IT RESOLVED that the Housing Authority of the City of Caldwell, Idaho, Manager of the Housing Project be authorized to approve journal vouchers, quarterly operating statements, accounts payable, vouchers and bills to facilitate the bookkeeping and auditing of the books.

After discussion of the resolution, Commissioner Pasley moved that said resolution be adopted as read. The motion was seconded by Commissioner Bryant. The question being put for the final adoption of said resolution, the roll was called with the following results:

Yeas: Aird, Bryant, Jensen, Pasley, Stovel.

Nays: None.

The Chairman declared such motion carried and finally adopted.

The following resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 22

RESOLVED by the Housing Authority of the City of Caldwell, that the Executive Director and Manager be authorized to go to Seattle November 21, 1946, to attend the meeting of the Housing Authority Officials and to conduct any other business in the interest of the Caldwell Housing Authority.

After discussion of the resolution, Commissioner Pasley moved that said resolution be adopted as read. The motion was seconded by Commissioner Bryant. The question being put for the final adoption of said resolution, the roll was called with the following results:

Yeas: Aird, Bryant, Jensen, Pasley, Stovel.

Nays: None.

The Chairman declared such motion carried and finally adopted.

The following resolution was read by the Secretary and considered by the Authority

RESOLUTION NO. 23

, RESOLVED that the Housing Authority of the City of Caldwell, Idaho, that they approve and sanction application by the Chamber of Commerce for the transfer of the CHPH from FPHA to the Caldwell Chamber of Commerce on a Title V basis.

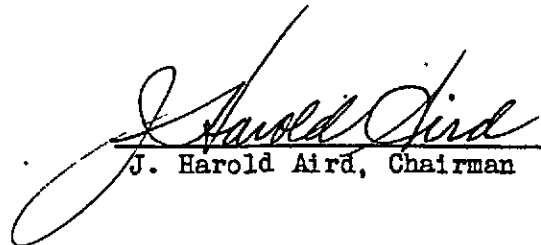
After discussion of the resolution, Commissioner Pasley moved that the resolution be adopted as read. The motion was seconded by Commissioner Jensen. The question being put for final adoption of said resolution, the roll was called with the following results:

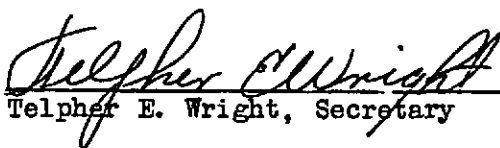
Yeas: Aird, Bryant, Jensen, Pasley, Stovel.

Nyas: None.

The Chairman declared such motion carried and finally adopted, and instructed the Secretary to forward FPHA a certified copy of said resolution.

It was moved and seconded that the meeting adjourn. Motion carried.


J. Harold Aird, Chairman


Telpher E. Wright, Secretary

21

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
JANUARY 14, 1947 - CHAMBER OF COMMERCE OFFICE

The regular monthly meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 14th day of January 1947, at 7:00 o'clock P.M., at the Chamber of Commerce office in the City of Caldwell, Idaho.

The roll was called and the following members were present: Chm. J. Harold Aird
Thurlow Bryant
R. E. Pasley
George Stovel

Members absent: Stanley Jensen

Chairman J. Harold Aird presiding, minutes of the last regular meeting were read and approved as read.

Bills and Communications: None

Report of Secretary: Secretary Wright made a report on the regional office field accountants survey of the operation of Project IDA-10115. He also made a report on changes in occupancy at the Canyon Hill Park Project. The Secretary reported approval of two surplus property lists.

Report of Committees: None

Unfinished Business: None

New Business:

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 24

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that the bottom grade of the regional adjusted rent schedule be eliminated.

After discussion of the Resolution Commissioner Pasley moved that said Resolution be adopted as read. The motion was seconded by Commissioner Stovel. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Bryant, Pasley, Stovel

Nays: None

Commissioner Jensen absent and not voting.

The Chairman declared such motion carried and finally adopted.

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 25

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that we grant Ray Ott, Maintenance Mechanic, a years leave of absence without pay in order that he might receive the necessary medical attention to bring back his health, and that he shall be placed back on the payroll when able to resume his duties.

After discussion of the Resolution Commissioner Pasley moved that said Resolution be adopted as read. The motion was seconded by Commissioner Bryant. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Bryant, Pasley, Stovel.

Nays: None

Commissioner Jensen absent and not voting.

The Chairman declared such motion carried and finally adopted.

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 26

RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that the Executive Director be authorized to approve all trips necessary to conduct the business of the Authority.

After discussion of the Resolution Commissioner Pasley moved that said Resolution be adopted as read. The motion was seconded by Commissioner Bryant. The question being put for the final adoption of said Resolution, the roll was called with the following results:

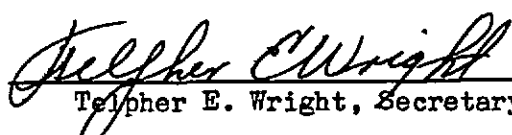
Yeas: Aird, Bryant, Pasley, Stovel.

Nays: None

Commissioner Jensen absent and not voting.

The Chairman declared such motion carried and finally adopted.

It was moved and seconded that the meeting adjourn. Motion carried.


J. Harold Aird, Chairman
Telfer E. Wright, Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
FEBRUARY 11, 1947 - CHAMBER OF COMMERCE OFFICE

The regular monthly meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 11th day of February, 1947, at 7:00 o'clock P. M. at the Chamber of Commerce office in the City of Caldwell, Idaho.

The roll was called and the following members were present:
V-Chm. Thurlow Bryant
R. E. Pasley
George Stovel
Stanley Jensen

Members absent: Chm. J. Harold Aird

Vice-Chairman Thurlow Bryant presiding, minutes of the last regular meeting were read and approved as read.

Bills and Communications: None

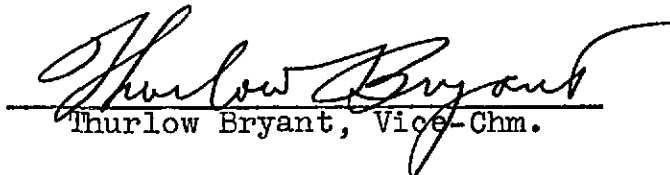
Report of Secretary: Secretary Wright reported on the last quarter audit of the Canyon Hill Park Project and read a report from the Manager on the turnover of the tenants at the Canyon Hill Park Project. The Secretary reported the approval of a surplus property list by the Seattle office. A report was made by the Secretary on the apartment at Cleveland Heights Homes that was wrecked by the tenant.

Report of Committees: None

Unfinished Business: None

New Business: A general discussion by the Commissioners of the two projects was held. Several suggestions for improvements of grounds were made.

It was moved and seconded that the meeting adjourn. Motion carried.


Thurlow Bryant, Vice-Chm.


Telpher E. Wright, Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
MARCH 18, 1947
CHAMBER OF COMMERCE OFFICE

The regular monthly meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 18th day of March, 1947, at 7:30 o'clock P. M., at the Chamber of Commerce office in the City of Caldwell, Idaho.

The roll was called and following members were present:

Chm. J. Harold Aird
Thurlof Bryant
Stanley Jensen
George Stovel

Members Absent: .

R. E. Pasley

Chairman J. Harold Aird presiding, minutes of the last regular meeting were read and approved as read.

Bills and Communications: None

Report of Secretary: Secretary Wright reported on his trip to the National Public Housing Conference at Chicago March 10, 11, and 12. He stated that most of the meeting was given over to proposed national legislation concerning future public housing programs in the United States.

Report of Committees: None

Unfinished Business: None

New Business:

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 27

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that the resignation of Ray Ott be accepted.

After discussion of the Resolution Commissioner Bryant moved that said Resolution be adopted as read. The motion was seconded by Commissioner Jensen. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Bryant, Jensen, and Stovel

Nays: None

Commissioner Pasley absent and not voting.

The Chairman declared such motion carried and finally adopted.

RESOLUTION NO. 28

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that we hire James Jennison as Maintenance Aide at \$2400.00 per annum.

After discussion of the Resolution, Commissioner Stovel moved that said Resolution be adopted as read. The motion was seconded by Commissioner Jensen. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Bryant, Jensen, and Stovel

Nays: None

Commissioner Pasley absent and not voting.

The Chairman declared such motion carried and finally adopted.

It was moved and seconded that the meeting adjourn. Carried.

J. Harold Aird, Chairman

Telfer E. Wright
Telfer E. Wright, Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
APRIL 8, 1947
CHAMBER OF COMMERCE OFFICE

The regular monthly meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 8th day of April, 1947, at 7:30 o'clock P. M., at the Chamber of Commerce office in the City of Caldwell, Idaho

The roll was called and the following members were present:

Chm. J. Harold Aird
R. E. Pasley
Stanley Jensen

Members absent:

ThurLOW Bryant
George Stovel

Chairman J. Harold Aird presiding, minutes of the last regular meeting were read and approved as read.

Bills and Communications: None

Report of Secretary: Secretary Telpher E. Wright made the following recommendations regarding positions and rate of pay to the Commissioners of the Housing Authority of the City of Caldwell, Idaho:

It is recommended that positions described on the attached schedule be approved by resolution of the Housing Authority Commissioners.

It is recommended that increases in salaries approved by resolution of the Housing Authority Commissioners shall become effective at the discretion of the Executive Director.

It is recommended that the Housing Authority Commissioners approve a rate of increase for each job at the rate of \$60.00 a year only after the employee has served for at least 12 months with no change in job classification during that time. ✓ *Personnel Policy & Job Descriptions*
advised by

The following leave regulations are recommended for approval:

Sick Leave: Sick leave shall be granted for not more than three work days without a signed certificate from a doctor stating that the employee was physically unable to work. Longer absence from duty without the doctor's certificate will be "leave without pay". Sick leave substantiated by a doctor's certificate shall be granted for a maximum of 15 work days per year. More than 15 days shall be charged against vacation leave or shall be "leave without pay".

Vacation Leave: Each employee will be allowed 15 days vacation with pay after a years service. Vacations shall be scheduled in such a manner that an adequate staff will be on duty at all times. It is recommended that the Executive Director be notified at least 15 days prior to the date an employee begins his vacation. Vacation leave cannot be accrued beyond one years' service. Unauthorized leave for any length of time will constitute grounds for immediate dismissal.

The above regulations are in line with Civil Service personnel policy; however, they are not identical inasmuch as we should also conform to local conditions. The personnel folder on each employee is being prepared, each folder to contain a history of past employment, references and other pertinent information. These records will be kept in a confidential file for inspection only by Housing Authority Commissioners and Regional Office auditors.

J O B D E S C R I P T I O N S

Management

I Executive Director (Telpher E. Wright) E.O.D. 7-1-46, Salary Scale, \$1200 per annum to \$1800 per annum.

The Position of Executive Director was established by the Housing Authority Commissioners and is described in detail by Resolution No. 2 in the minutes of the Housing Authority.

- II Housing Manager (Irene Nobles) E.O.D. 7-1-46, Salary Scale, \$3000 per annum to \$3600 per annum.

The Housing Manager is responsible to the Executive Director for proper accounting procedure, rent collections, leasing of family dwelling units and dormitory rooms, and in certifying the eligibility of applicants. The Housing Manager, with the approval of the Executive Director, employs personnel, purchases supplies and materials not to exceed \$50. and performs such other duties as may be assigned her by the Executive Director.

- III Accounts Clerk (Lorraine Imberg) Salary Scale, \$1440 per annum to \$2100 per annum.

The accounts clerk is responsible to the Housing Manager for the maintenance of the Tenants Accounts Receivable ledger for Canyon Hill Park. She collects rent, makes up the necessary documents in leasing the 60 family dwelling units, interviews applicants for housing, transmits to the Maintenance Mechanic calls for repairs from the tenants, also with the approval of the Housing Manager, makes purchases not to exceed \$10.

- IV Accounts Clerk (Elaine Garcia) Salary Scale, \$1440 per annum to \$2100 per annum.

The position of Accounts Clerk at Cleveland Heights Homes is a combination of accounting and secretarial duties. This accounts clerk collects rent, maintains the Tenants Accounts Receivable ledger, Daily Statements of Operation and Recapitulation of Daily Statements of Operation. She maintains current space inventory cards and inventory records. She prepares Journal Vouchers, Accounts Payable Vouchers and checks both on the Administration Fund and Security Fund of both projects. She maintains files for accounting documents on both projects and also an alphabetical roster of tenants. Monthly occupancy reports to the Regional Office on all family dwelling units in both projects and the dormitory are made by this Accounts Clerk. She transmits to the Maintenance Department inquiries and complaints from the Tenants. All of the dictation and the greater part of the typing in connection with management of both Canyon Hill Park and Cleveland Heights Homes is done by this employee.

- V Maintenance Superintendent (James E. Wright) E.O.D. 9-22-46, Salary Scale \$2700 per annum to \$3300 per annum.

The Maintenance Superintendent is responsible jointly to the Housing Manager and the Executive Director for the overall condition of both Canyon Hill Park and Cleveland Heights Homes. He receives instructions from the Housing Manager and in turn delegates duties to each of the persons in the Maintenance Department. It is his responsibility to see that an adequate supply of materials is on hand at all times for the proper maintenance and repair of the units. He is authorized by the Housing Manager to make purchases on the open market not to exceed \$50. He is responsible to the Housing Manager for the proper conduct and performance of each person in the Maintenance Department and can recommend that they be discharged. The Maintenance Superintendent is a licensed electrician, plumber, and is also experienced in carpentry, painting, and general repair work.

- VI Maintenance Mechanic (Louis A. Schacht) Salary Scale, \$2400 per annum to \$2700 per annum.

This Maintenance Mechanic receives work orders from the Maintenance Superintendent and also the Housing Manager. Although he has had several years experience in plumbing, painting, and minor electrical repairs, he is a journeyman carpenter and working orders involving his skill are assigned to him. This position is at Cleveland Heights Homes; however the employee can be assigned to either project at the discretion of the Maintenance Superintendent.

- VII Maintenance Mechanic (James F. Jennison) Salary Scale, \$2400 per annum to \$2700 per annum

The duties of this Maintenance Mechanic are identical to those described above. He has been assigned to Canyon Hill Park, but may serve at either place. The man now holding this position has had a number of years experience as a plumber, carpenter, and painter and minor electrical repair jobs. He is especially qualified as a furniture repair man and a painter and, where possible, jobs of this nature are assigned to him.

- VIII Maintenance Mechanic (Salary Scale, \$2400 per annum to \$2700 per annum.

Inasmuch as the maintenance work at both projects is too great to be handled by the above staff, during the past six months we have employed part-time help at the rates of 80¢ and \$1 per hour. In my opinion it would be more economical and advantageous to the Housing Authority to employ a full time Maintenance Aide at a salary of \$2400 per annum.

This position has been set up on the 1947-48 budget for Canyon Hill Park which is now pending approval at the Regional Office. The employment of a Maintenance Aide would provide each project with two maintenance men supervised by the Maintenance Superintendent.

IX Housekeeper (Lois Ross) Salary Scale, \$1800 per annum to \$2100 per annum.

The Housekeeper's duties are in the dormitory exclusively. She cleans the rooms, changes linens, cleans the shower room and halls. Janitorial work in the office which is in the dormitory is done by one of the maintenance men. The Housekeeper sends out and receives laundry and is responsible for the inventory and condition of the linens. Due to the heavy cost of operation of the dormitory, the vacancy loss, which naturally makes the duties of the Housekeeper lighter, it is not recommended that the salary of this position be increased. On the contrary it is suggested that an adjustment be made during the summer months provided the vacancy loss is greater than it has been in the past.

With the exception of the unfilled maintenance job described above, it appears that our present staff in both Maintenance and Management can efficiently perform all the work in connection with the management and maintenance of both Canyon Hill Park and Cleveland Heights Homes. Since July 1, 1946, Canyon Hill Park has consistently maintained 100% occupancy. With the exception of the dormitory, Cleveland Heights Homes has been 100% occupied since December 1, 1946, the date of completion of all buildings. We do not expect the work load to increase, thus no increases in personnel appear to be necessary. It is my opinion that we have been fortunate in obtaining the services of highly skilled personnel and their loyalty is unquestionable. Until the formation of a written personnel policy, problems arising among the staff have been discussed with the Housing Manager and the Executive Director, and in every instance satisfactory solution to their problems have been obtained. There have been no voluntary resignations since the Housing Authority began operation July 1, 1946, although as pointed out by the Regional Office a written personnel policy would be beneficial. Our present method of cooperation could hardly be improved upon.

Report of Committees: None

Unfinished Business: None

New Business :

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 29

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that the above schedule of positions, employees and salary scales be hereby approved and put into effect.

After discussion of the Resolution, Commissioner Pasley moved that said Resolution be adopted as read. The motion was seconded by Commissioner Jensen. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Pasley, and Jensen

Nays: None

Commissioners Bryant and Stovel absent and not voting.

The Chairman declared such motion carried and finally adopted.

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 30

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that recommended increases in salary approved by Resolution of the Commissioners shall become effective at the discretion of the Executive Director.

After discussion of the Resolution, Commissioner Jensen moved that said Resolution be adopted as read. The motion was seconded by Commis-

sioner Pasley. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Pasley, and Jensen

Nays: None

Commissioners Bryant and Stovel absent and not voting.

The Chairman declared such motion carried and finally adopted.

The following Resolution was read in full by the Secretary and Considered by the authority:

RESOLUTION NO. 31

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that an administrative raise of \$60.00 per year be approved for an employee who has served for at least twelve months with no change in job classification.

After discussion of the Resolution, Commissioner Pasley moved that said Resolution be adopted as read. The motion was seconded by Commissioner Jensen. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Pasley, and Jensen.

Nays: None

Commissioners Bryant and Stovel absent and not voting.

The Chairman declared such motion carried and finally adopted.

The following Resolution was read in full by the Secretary and considered by the authority:

RESOLUTION NO. 32

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that the following leave regulations are established and are to be made effective as of July 1, 1946:

Sick Leave: Sick leave shall be granted for not more than 3 work days without a signed certificate from a doctor stating that the employee was physically unable to work. Longer absence from duty without the doctor's certificate will be "leave without pay". Sick leave substantiated by a doctor's certificate shall be granted for a maximum of 15 work days per year. More than 15 days shall be charged against vacation leave or shall be "leave without pay".

Vacation Leave: Each employee will be allowed 15 days vacation with pay after a years service. Vacations shall be scheduled in such a manner that an adequate staff will be on duty at all times. It is recommended that the Executive Director be notified at least 15 days prior to the date an employee begins his vacation. Vacation leave cannot be accrued beyond one years' service. Unauthorized leave for any length of time will constitute grounds for immediate dismissal.

After discussion of the Resolution, Commissioner Pasley moved that said Resolution be adopted as read. The motion was seconded by Commissioner Jensen. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Pasley, and Jensen.

Nays: None

Commissioners Bryant and Stovel absent and not voting.

The Chairman declared such motion carried and finally adopted.

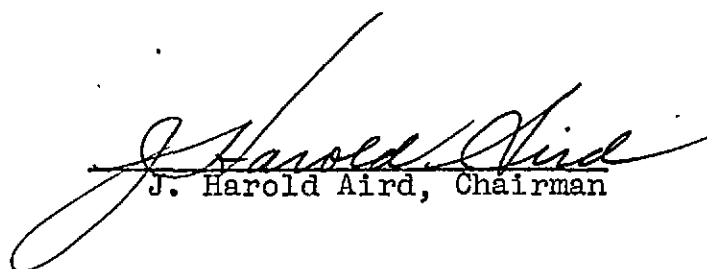
The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 33

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that the Executive Director may approve payment of salary in lieu of vacation.

It was voted to table this Resolution until the May meeting.

It was moved and seconded that the meeting adjourn. Carried.


J. Harold Aird, Chairman


Telfer E. Wright, Secretary

MINUTES OF ANNUAL MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
JUNE 20, 1947
CANYON HILL PARK HOMES OFFICE

The annual meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 20th day of June, 1947, at 8:45 P. M., at the Canyon Hill Park Homes Office.

The roll was called and the following members were present:

Chm. J. Harold Aird
R. E. Pasley
Stanley Jensen
Thurlow Bryant
George Stovel

Members absent: None

Chairman J. Harold Aird presiding, minutes of the last regular meeting were read and approved as read.

Bills and Communications: None

Report of Secretary: Secretary Telpher E. Wright reported that Mayor R. H. McNeill has appointed George Stovel to a five-year term, expiring in June, 1952, and, Commissioner Stovel has duly accepted this appointment and been sworn in.

Report of Committees: None

Unfinished Business : None

New Business :

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 34

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that John Bright be appointed as Maintenance Man on a permanent basis beginning July 1, 1947.

After discussion of the Resolution, Commissioner Pasley moved that said Resolution be adopted as read. The motion was seconded by Commissioner Bryant. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Pasley, Jensen, Bryant, and Stovel.

Nays: None

The Chairman declared such motion carried and finally adopted.

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 35

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that a policy on the dormitory summer operation be left to the discretion of the Executive Director and the Manager.

After discussion of the Resolution, Commissioner Stovel moved that said Resolution be adopted as read. The motion was seconded by Commissioner Pasley. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Pasley, Jensen, Bryant, and Stovel.

Nays: None

The Chairman declared such motion carried and finally adopted.

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 36

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that the Executive Director and the Manager be allowed a Fifty Dollar (\$50) per month increase in salary effective July 1, 1947, provided the budget is approved.

After discussion of the Resolution, Commissioner Pasley moved that said Resolution be adopted as read. The motion was seconded by Commissioner Jensen. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Pasley, Jensen, Bryant, and Stovel.

Nays: None

The Chairman declared such motion carried and finally adopted.

It was moved and seconded that the meeting adjourn. -Carried.


Telfer E. Wright Secretary


J. Harold Aird, Chairman

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
JULY 15, 1947
CHAMBER OF COMMERCE OFFICE

The Regular Meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 15th day of July, 1947, at 7:30 o'clock P. M., at the Chamber of Commerce office in the City of Caldwell, Idaho.

The roll was called and the following members were present:

Chm. J. Harold Aird
R. E. Pasley
Thurlow Bryant
George Stovel

Members absent: Stanley Jensen

Chairman J. Harold Aird presiding, minutes of the annual meeting were read and approved as read.

Report of Secretary: Reported on the oiling of the streets. Discussed work started on the ballfield at Cleveland Heights. Reported on the watermain trouble at Canyon Hill.

Report of Committees: Commissioner Bryant reported on the work being done on the college ball field.

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 37

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that the Executive Director and Manager be authorized to work out a plan for the re-wiring of Canyon Hill Park Homes project so as to accomodate water heaters and electric stoves so as to eliminate the present hazardous overloading of the lines.

After discussion of the Resolution, Commissioner Bryant moved the adoption of the Resolution as read. The motion was seconded by Commissioner Pasley. The question being put for the final adoption of said Resolution, the roll was called with the following results:


Yeas: Aird, Pasley, Bryant, Stovel.

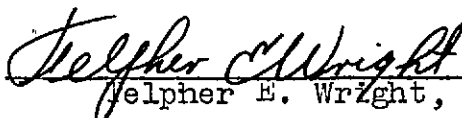
Nays: None

Commissioner Jensen absent and not voting.

The Chairman declared such motion carried and the Resolution finally adopted.

It was moved and seconded that the meeting adjourn. Carried.


J. Harold Aird, Chm.


Jelfer E. Wright, Sec'y.

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
AUGUST 12, 1947.
CHAMBER OF COMMERCE OFFICE

The Regular monthly meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 12th day of August, 1947, at 7:30 o'clock P. M., at the Chamber of Commerce office in the City of Caldwell, Idaho.

The roll was called and the following members were present:

Chm. J. Harold Aird
R. E. Pasley
Thurlow Bryant
George Stovel

Members absent: Stanley Jensen

Chm. J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Report of Secretary: Reported on labor camp situation. Reported arrival of new refrigerator for Canyon Hill Park. Read the report of the Fire and Safety Inspector.

Report of Committees: Chm. Aird reported on writing to Jesse Epstein concerning an automobile. Commissioner Bryant reported that water has been turned in on the ball field.

New Business:

The following Resolution was read in full by the Manager and considered by the Authority:

RESOLUTION NO. 38

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that effective September 1, 1947, the Maintenance Superintendent, James E. Wright, be given a monthly salary increase of \$25.00, and that Maintenance Aide, Louis Schacht, be given a monthly salary increase of \$10.00.

After discussion of the Resolution, Commissioner Pasley moved the adoption of the Resolution as read. The motion was seconded by Commissioner Stovel. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Pasley, Stovel

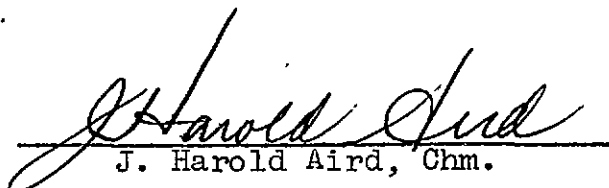
Nays: None

Commissioners Jensen and Bryant absent and not voting.

The Chairman declared such motion carried and the Resolution finally adopted.

Commissioner Bryant came into the meeting at this point, and was declared present by the Chairman.

It was moved and seconded that the meeting adjourn. Carried.


J. Harold Aird, Chm.


Tepper E. Wright, Sec'y.

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
SEPTEMBER 9, 1947
CHAMBER OF COMMERCE OFFICE

The regular monthly meeting of the Housing Authority of the City of Caldwell, was held on the 9th day of September, 1947, at 7:30 o'clock P. M., at the Chamber of Commerce office in the City of Caldwell, Idaho.

The roll was called and the following members were present:

Chm. J. Harold Aird
R. E. Pasley
Stanley Jensen
Thurloow Bryant
George Stovel

Members Absent: None

Chm. J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Bills & Communications: Letter from Housing Authority of Vancouver regarding remodeling of temporary units.

Report of Secretary: Secretary reported on Maintenance Superintendent's trip to Spokane to get bids on electrical supplies. The bids received to date were discussed.

Unfinished Business: The Secretary was instructed to see about contracts between the college and the Chamber of Commerce on the Cleveland Heights Homes Project.

New Business:

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 39

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that the Rives Supply Company's bid on electrical supplies be accepted and ordered, as per file copy, and all other bids received on this, rejected.

After discussion of the Resolution, Commissioner Pasley moved the adoption of the Resolution as read. The motion was seconded by Commissioner Stovel. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Pasley, Jensen, Bryant, Stovel

Nays: None

The Chairman declared such motion carried and the Resolution finally adopted.

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 40

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that in view of the fact that the per unit cost of operation of the housing projects is nearly \$29.00 per month and is therefore not enough difference to justify establishing an adjusted rent schedule, that adjusted rents be abolished in the Cleveland Heights Homes Project and any veteran that might be eligible under the old schedule be offered work enough each month to make up any difference between his fair rent and the adjusted rent.

After discussion of the Resolution, Commissioner Pasley moved its adoption as read. The motion was seconded by Commissioner Stovel. The question being put for final adoption of said Resolution, the roll was

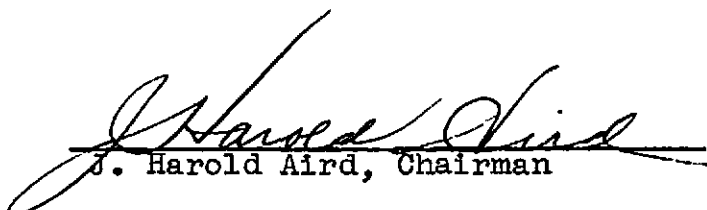
called with the following results:

Yeas: Aird, Bryant, Stovel, Pasley, Jensen.

Nays: None

The Chairman declared such motion carried and finally adopted.

It was moved and seconded that the meeting adjourn. Carried.


J. Harold Aird, Chairman


Telpher E. Wright, Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
OCTOBER 14, 1947
CHAMBER OF COMMERCE OFFICE

The regular monthly meeting of the Housing Authority of the City of Caldwell, was held on the 14th day of October, 1947 at 7:30 o'clock P.M., at the Chamber of Commerce office in the City of Caldwell, Idaho.

The roll was called and the following members were present:

Chm. J. Harold Aird
Thurlow Bryant
R. E. Pasley
Stanley Jensen

Members absent: George Stovel

Chm. J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Bills & Communications: None

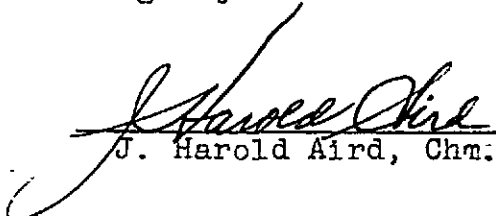
Reports of Committees: Commissioner Bryant reported on the NAHO Conference in Spokane. Chairman Aird and Secretary Wright supplemented the report.

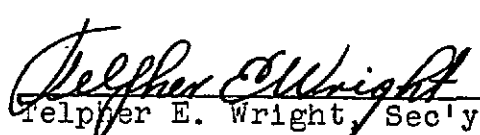
The National Convention of NAHO in New York City was discussed. It was felt that due to the unsettled conditions of the present time that we would not send a representative.

Commissioner Bryant reported on the work done on the ball field.

The training school to be held in Vancouver, October 21 -24 was discussed and approval extended for three members of the staff to attend.

It was moved and seconded that the meeting adjourn. Carried.


J. Harold Aird, Chm.


Telfer E. Wright, Sec'y.

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
NOVEMBER 12, 1947
CHAMBER OF COMMERCE OFFICE

The regular monthly meeting of the Housing Authority of the City of Caldwell, was held on the 12th day of November at 7:30 o'clock P.M. at the Chamber of Commerce office in the City of Caldwell, Idaho.

The roll was called and the following members were present:

Chm. J. Harold Aird
Geo. Stovel
Stanley Jensen

Members absent: Thurlow Bryant
R. E. Pasley

Others Present: Irene Nobles

Chm. J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

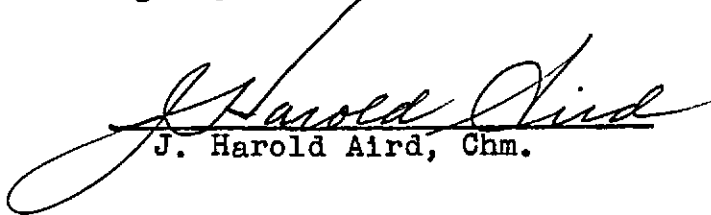
Bills & Communications: None

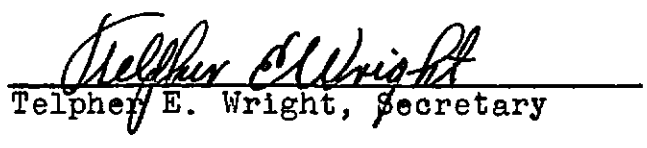
Report of Secretary: Irene Nobles, manager, reported on the auditing school held at Vancouver.

Report of Committees: Chairman Aird reported on a meeting held at the County Court House with representatives of Canyon and Owyhee County Farm Labor groups in regards to disposition of the Caldwell Farm Labor Camp.

It was the opinion of the Authority that we should take all necessary steps to try to acquire the Labor Camp

It was moved and seconded that the meeting adjourn. Carried.


J. Harold Aird, Chm.


Telpher E. Wright, Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
NOVEMBER 18, 1947
CHAMBER OF COMMERCE OFFICE

The regular monthly meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 18th day of November, 1947, at 7:30 o'clock P. M., at the Chamber of Commerce office in the City of Caldwell, Idaho.

The roll was called and the following members were present:

Chm. J. Harold Aird
Thurlow Bryant
George Stovel
Stanley Jensen
R. E. Pasley

Others Present:

Irene Nobles

Chm. J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Bills & Communications: None

Report of Secretary : Reported that a resolution has been passed by the City Council approving the transfer of Canyon Hill Park to the Chamber of Commerce, and that all materials have been sent to the regional office.


Report of Committees :

Chm. Aird reported on the Farm Labor Camp situation.

The commissioners discussed some of the problems attendant to the camp operation.

It was moved and seconded that the meeting adjourn. Carried.


J. Harold Aird, Chm.


Telfer E. Wright, Sec'y.

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
DECEMBER 16, 1947
CHAMBER OF COMMERCE OFFICE

The regular monthly meeting of the Housing Authority of the City of Caldwell, was held on the 16th day of December, 1947, at 7:30 o'clock P. M., at the Chamber of Commerce office in the City of Caldwell, Idaho.

The roll was called and the following members were present:

Chm. J. Harold Aird
R. E. Pasley
Stanley Jensen
Thurlow Bryant
George Stovel

Members Absent: None

Others Present: Irene Nobles

Chm. J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Report of Secretary: Secretary Wright reported that the license for the Farm Labor Camp had been prepared and was in Boise waiting for signature. The Secretary also reported that we planned on taking an inventory on the Farm Labor Camp prior to December 25, 1947.

New Business:

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 41

BE IT RESOLVED BY The Housing Authority of the City of Caldwell, Idaho, that Floyd M. Stuart be hired as Project Manager as of December 18, 1947.

After discussion of the Resolution, Commissioner Pasley moved the adoption of the Resolution as read. The motion was seconded by Commissioner Stovel. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas; Aird, Pasley, Jensen, Bryant, Stovel.

Nays: None

The Chairman declared such motion carried and the Resolution finally adopted.

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 42

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that Otto Duty be retained as a maintenance aide.

After discussion of the Resolution Commissioner Pasley moved the adoption of the Resolution as read. The motion was seconded by Commissioner Stovel. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Pasley, Jensen, Stovel

Nays: None

Commissioner Bryant not voting.

The Chairman declared such motion carried and the Resolution finally adopted.

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 43

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that all employees be paid an overtime payment for Christmas, for 1947, according to payrolls and time slips on file in our office.

After discussion of the Resolution, Commissioner Pasley moved the adoption of the Resolution as read. The motion was seconded by Commissioner Stovel. The question being put for the final adoption of said Resolution, the roll was called with the following results:

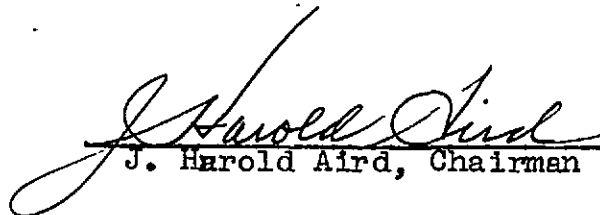
Yeas: Aird, Pasley, Stovel

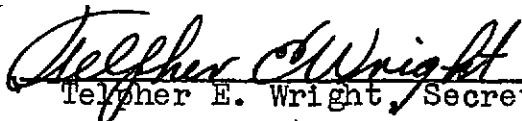
Nays: None

Commissioners Bryant and Jensen not voting.

The Chairman declared such motion carried and the Resolution finally adopted.

It was moved and seconded that the meeting adjourn. Carried.


J. Harold Aird, Chairman


Telfer E. Wright, Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
JANUARY 13, 1948
CHAMBER OF COMMERCE OFFICE

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 13th day of January, 1948, at 7:30 o'clock P. M., at the Chamber of Commerce office in the City of Caldwell, Idaho.

The roll was called and the following members were present:

Chm. J. Harold Aird
R. E. Pasley
Stanley Jensen
George Stovel

Members Absent: Thurlow Bryant

Others Present: Irene Nobles

Chm. J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Report of Secretary: Secretary Wright reported on the progress of the Farm Labor Camp. Also reported on receiving a 1942 Plymouth Sedan.

New Business:

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 44

BE IT RESOLVED BY The Housing Authority of the City of Caldwell, Idaho, that the Notus Farm Labor Association pay \$25.00 per month rent for a furnished office at the Labor Camp.

After discussion of the Resolution, Commissioner Pasley moved the adoption of the Resolution as read. The motion was seconded by Commissioner Stovel. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Pasley, Jensen, & Stovel

Nays: None

Commissioner Bryant absent and not voting.

The Chairman declared such motion carried and the Resolution finally adopted.

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 45

BE IT RESOLVED BY The Housing Authority of the City of Caldwell, Idaho, that the following travel regulations be adopted in order to clarify and supplement Resolution No. 14, adopted June 26, 1946: "All personnel of the Housing Authority of the City of Caldwell, Idaho, including the Commissioners, shall receive actual expenses while traveling upon business of the Housing Authority. They shall be reimbursed for any type of public travel, such as: bus, train, airplane, or boat on an actual basis. Any authorized employee shall receive seven cents (7¢) per mile for use of private automobile. All expense accounts shall be submitted within thirty (30) days of the return of an employee from travel status."

After discussion of the Resolution, Commissioner Pasley moved the adoption of the Resolution as read. The motion was seconded

by Commissioner Jensen. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Pasley, Jensen, & Stovel

Nays: None

Commissioner Bryant absent and not voting.

The Chairman declared such motion carried and the Resolution finally adopted.

The following Resolution was read in full by Commissioner Pasley and considered by the Authority:

RESOLUTION NO. 46

BE IT RESOLVED BY The Housing Authority of the City of Caldwell, Idaho, that the salary of the Executive Director be increased from \$1800 per annum to \$3900 per annum.

Mr. Wright and Mrs. Nobles were excused from the meeting.

After discussion of the Resolution, Commissioner Jensen moved that the salary of the Executive Director be increased from \$1800 per annum to \$3000 per annum, with the following increases: Cleveland Heights - \$300; Canyon Hill - \$300; and the Farm Labor Camp - \$600. The motion was seconded by Commissioner Pasley. The question being put for the final adoption of said Motion and Resolution, the roll was called with the following results:

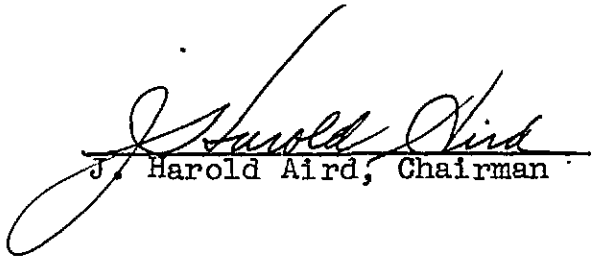
Yeas: Aird, Pasley, Jensen, & Stovel

Nays: None

Commissioner Bryant absent and not voting.

The Chairman declared such motion carried and the Resolution finally adopted.

It was moved and seconded that the meeting adjourn. Carried.


J. Harold Aird, Chairman


Delph E. Wright, Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
FEBRUARY 10, 1948
CHAMBER OF COMMERCE OFFICE

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 10th day of February, 1948, at 7:00 o'clock, P. M., at the Chamber of Commerce office in the City of Caldwell, Idaho.

The roll was called and the following members were present:

Vice-Chm. Thurlow Bryant
Stanley Jensen
George Stovel

Members absent: Aird and Pasley

Others Present: Irene Nobles

Vice-Chairman Thurlow Bryant presiding, minutes of the previous meeting were read and approved as read.

Bills & Communications: None

Report of Secretary : Secretary Wright reported on the audit being conducted at Canyon Hill Park at this time. He also reported on the progress being made on the management of the Farm Labor Camp. A number of corrections in the minutes of past meeting were noted, and the Secretary was instructed to make necessary corrections.

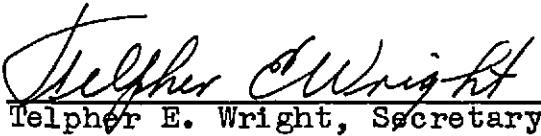
Report of Committees : None

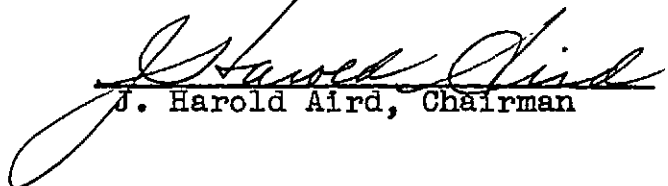
New Business :

Commissioner Thurlow Bryant opened the nominations for Vice Chairman. Commissioner Bryant was nominated for this position. No other nominations being heard, Commissioner Jensen moved that the nominations close and the Secretary be instructed to cast a unanimous ballot for Commissioner Bryant, this term of office to be made retroactive to July 1, 1947. The motion was seconded by Commissioner Stovel and unanimously carried.

Secretary Telpher E. Wright was instructed to contact the San Francisco office of PHA to determine whether or not it would be feasible for the LHA to apply to PHA for a different type of contract on Cleveland Heights Homes and Canyon Hill Park.

It was moved and seconded that the meeting adjourn. Carried.


Telpher E. Wright, Secretary


J. Harold Aird, Chairman

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
MARCH 9, 1948
CHAMBER OF COMMERCE OFFICE

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 9th day of March, 1948, at 7:00 o'clock P. M., at the Chamber of Commerce office in Caldwell, Idaho.

The roll was called and the following members were present:

Chm. J. Harold Aird
R. E. Pasley
Stanley Jensen

Members Absent: Thurlow Bryant and George Stovel

Others Present: Irene Nobles

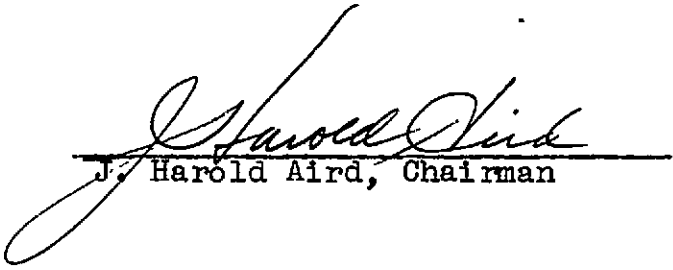
Chm. J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Report of Secretary: Secretary reported on the audit made by Mr. Blumar of the general accounting office, and stated that a copy of the audit and report will be submitted to the local housing authority. A number of points brought out in the audit were discussed with the Commissioners.

Secretary Wright reported that the Cleveland Heights office had been changed to a part time office, and the accounts clerk in that office had been released.

A report was made on the bid submitted by the Caldwell Chamber of Commerce to the Department of Agriculture on the Farm Labor Center. A report on the operation of the Farm Labor Center was also made by Secretary Wright. Various phases of the camp operation were discussed.

It was moved and seconded that the meeting adjourn. Carried.


J. Harold Aird, Chairman


Telfer E. Wright, Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
APRIL 13, 1948
CHAMBER OF COMMERCE OFFICE

The regular monthly meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 13th day of April, 1948, at 7:30 o'clock P. M. at the Chamber of Commerce office in the City of Caldwell, Idaho.

The roll was called and the following members were present:
Chairman J. Harold Aird
R. E. Pasley
George Stovel

Members absent: Stanley Jensen and Thurlow Bryant.

Others present: Irene Nobles

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Report of Secretary: Secretary Wright reported on negotiations with the government on Canyon Hill. Chairman Aird reported on telephone conversation with Trevvett in San Francisco. Various phases of the transfer of Canyon Hill to Title V were discussed.

New Business:

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 47

BE IT RESOLVED BY The Housing Authority of the City of Caldwell, Idaho, that Commissioner Aird, Exec. Director Wright, and Mrs. Nobles be authorized to go to San Francisco to negotiate the transfer of Canyon Hill Park to Title V Housing, and that they be allowed up to \$400.00 for expenses.

After discussion of the Resolution, Commissioner Pasley moved the adoption of the Resolution as read. The motion was seconded by Commissioner Stovel. The question being put for the final adoption of said Resolution, the roll was called with the following results:

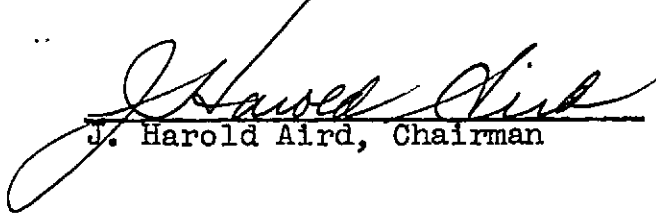
Yeas: Aird, Pasley, & Stovel

Nays: None

Commissioners Jensen and Bryant absent and not voting.

The Chairman declared such motion carried and the Resolution finally adopted.

It was moved and seconded that the meeting adjourn. Carried.


J. Harold Aird, Chairman


Telpher E. Wright, Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
MAY 11, 1948
CHAMBER OF COMMERCE OFFICE

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 11th day of May, 1948, at 7:30 o'clock P. M. at the Chamber of Commerce office in the City of Caldwell, Idaho.

The roll was called with the following members present:

Chairman J. Harold Aird
R. E. Pasley
George Stovel
Thurlow Bryant

Members Absent: Stanley Jensen

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Report of Secretary: A letter from Howard Preston regarding the Labor Camp was read. A thorough discussion was held on the camp and the Secretary was instructed to continue negotiations.

New Business:

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 48

BE IT RESOLVED BY The Housing Authority of the City of Caldwell, Idaho, that because the annual meeting date of June 20 is on Sunday and further, that certain members will be absent the week following, the annual meeting for 1948 shall be held on Friday, June 18, 1948.

After discussion of the Resolution, Commissioner Pasley moved the adoption of the Resolution as read. The motion was seconded by Commissioner Bryant. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Pasley, Stovel, & Bryant.

Nays: None

Commissioner Jensen absent and not voting.

The Chairman declared such motion carried and the Resolution finally adopted.

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 49

BE IT RESOLVED BY The Housing Authority of the City of Caldwell, Idaho that Executive Director Telpher E. Wright and Chairman J. Harold Aird or Vice-Chairman Thurlow Bryant be authorized to go to San Francisco to try to complete plans for the transfer of Canyon Hill Park to a Title V contract and to try to get a revision on the Cleveland Heights Homes contract.

After discussion of the Resolution, Commissioner Pasley moved the adoption of the Resolution as read. The motion was

seconded by Commissioner Stovel. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Pasley, Stovel, & Bryant.

Nays: None

Commissioner Jensen absent and not voting.

The Chairman declared such motion carried and the Resolution finally adopted.

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 50

BE IT RESOLVED BY The Housing Authority of the City of Caldwell, Idaho, that Mrs. Lois Ross be dismissed as housekeeper of the dormitory effective June 15, 1948, and that Executive Director Wright and Vice-Chairman Bryant be appointed as a committee to work out a new dormitory operation for 1948-1949.

After discussion of the Resolution, Commissioner Stovel moved the adoption of the Resolution as read. The motion was seconded by Commissioner Pasley. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Pasley, Stovel, & Bryant.

Nays: None

Commissioner Jensen absent and not voting.

The Chairman declared such motion carried and the Resolution finally adopted.

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 51.

BE IT RESOLVED BY THE Housing Authority of the City of Caldwell, Idaho, that all purchases in excess of \$50.00 must be approved by the Local Housing Authority Board of Commissioners prior to said purchase.

After discussion of the Resolution, Commissioner Pasley moved the adoption of the Resolution as read. The motion was seconded by Commissioner Bryant. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas; Aird, Pasley, Stovel, & Bryant.

Nays: None

Commissioner Jensen absent and not voting.

The Chairman declared such motion carried and the Resolution finally adopted.

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 52

BE IT RESOLVED By The Housing Authority of the City of Caldwell, Idaho, that the application of Sara Hall be considered an

emergency, and that she be approved for occupancy.

After discussion of the Resolution, Commissioner Pasley moved the adoption of the Resolution as read. The motion was seconded by Commissioner Bryant. The question being put for the final adoption of said Resolution, the roll was called with the following results:

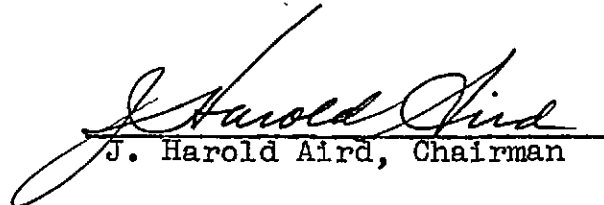
Yeas: Aird, Pasley, Stovel, & Bryant.

Nays: None

Commissioner Jensen absent and not voting.

The Chairman declared such motion carried and the Resolution finally adopted.

It was moved and seconded that the meeting adjourn. Carried.


J. Harold Aird, Chairman


Telfer E. Wright, Secretary

MINUTES OF ANNUAL MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
JUNE 18, 1948
CHAMBER OF COMMERCE OFFICE

The annual meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 18th day of June, 1948, at 8:30 P. M. at the Chamber of Commerce office in the City of Caldwell, Idaho.

The roll was called with the following members present:

Chairman J. Harold Aird
R. E. Pasley
George Stovel
Stanley Jensen
Thurlow Bryant

Members Absent: None

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Bills and Communications: None

Report of Secretary: Secretary Wright reported that Acting Mayor Leo J. Mason has appointed R. E. Pasley as a Commissioner for a five year term ending in June, 1953, and Commissioner Pasley has duly accepted this appointment and been sworn in.

Secretary Wright reported on prices submitted for personal property at Canyon Hill Park.

Report of Committees: Dormitory Committee reported that a number of summer school students were being housed.

Unfinished Business : None

New Business:

Chairman J. Harold Aird opened nominations for Vice-Chairman. Thurlow M. Bryant was nominated for Vice-Chairman. It was moved by Commissioner Stovel that nominations be closed and the Secretary instructed to cast an unanimous ballot for Commissioner Bryant. The motion was seconded by Commissioner Jensen. Motion carried. Commissioner Bryant was declared elected to office of Vice-Chm.

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 53

BE IT RESOLVED By the Housing Authority of the City of Caldwell that Executive-Director Wright be authorized to negotiate for all personal property at Canyon Hill on the basis of prices submitted.

After discussion of the Resolution, Commissioner Bryant moved that said Resolution be adopted as read. The motion was seconded by Commissioner Pasley. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Pasley, Jensen, Bryant, and Stovel.

Nays: None

The Chairman declared such motion carried and finally adopted.

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 54

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that housing offices at Cleveland Heights and Canyon Hill be moved to the Chamber of Commerce office; and that we dismiss girl and rent the office at Canyon Hill Park.

After discussion of the Resolution, Commissioner Pasley moved that said Resoltuion be adopted as read. The motion was seconded by Commissioner Jensen. The question being put for the final adoption of said Resoltuion, the poll was called with the following results:

Yeas: Aird, Pasley, Jensen, & Stovel

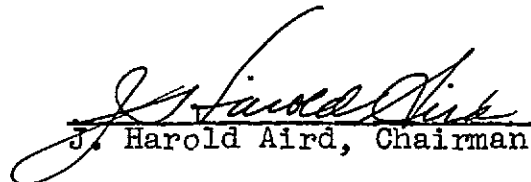
Nays: None

Commissioner Bryant not voting.

The Chairman declared such motion carried and finally adopted.

It was moved and seconded that the meeting adjourn. Carried.


Telpher E. Wright, Secretary


J. Harold Aird, Chairman

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
JULY 20, 1948
CHAMBER OF COMMERCE OFFICE

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 20th day of July, 1948, at 7:30 o'clock P. M., at the Chamber of Commerce office in the City of Caldwell, Idaho

The roll was called with the following members present:

Chairman J. Harold Aird
R. E. Pasley
George Stovel
Stanley Jensen
Thurlow Bryant

Members absent: None

Others Present: None

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Report of Secretary: Secretary reported on the transfer of Canyon Hill to the Chamber of Commerce and read the yearly financial report on both projects. The change of office set-up was discussed.

Report of Committees: Dormitory Committee reported on plans for an apartment, and on the operation plan for this year.

New Business:

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 55

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that after consideration of four written bids for an apartment size electric range, that the bid of the Peckham Music Center on an AB apartment range for \$119.95 be accepted.

After discussion of the Resolution, Commissioner Pasley moved the adoption of the Resolution as read. The motion was seconded by Commissioner Jensen. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Pasley, Stovel, Jensen, & Bryant.

Nays: None

The Chairman declared such motion carried and the Resolution finally adopted.

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 56

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that Forms FPFA-147a, Bid and Contract Form, Sale of Surplus Property, and Exhibit A attached, be approved and a check for \$1573.30 be sent to the U. S. Treasury for the purchase of the property listed.

After discussion of the Resolution, Commissioner Pasley moved the adoption of the Resolution as read. The motion was seconded by Commissioner Jensen. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Pasley, Stovel, Jensen, & Bryant.

Nays: None

The Chairman declared such motion carried and the Resolution finally adopted.

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 57

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that according to a verbal agreement reached at San Francisco May 20, 1948, between Walter E. Trevvett, Area Director of Public Housing Administration, and J. Harold Aird, Chairman of the Commissioners of the Housing Authority of the City of Caldwell, Idaho, and Chairman of the Caldwell Chamber of Commerce Housing Committee that the Caldwell Chamber of Commerce would be allowed to purchase any or all of the personal property from Project IDA-10115 upon its transfer to the Caldwell Chamber of Commerce on July 1, 1948; therefore, they are reserving the right in regards to the 1942 Plymouth automobile and have instructed the Executive Director, Telpher E. Wright, not to sign any release on the automobile.

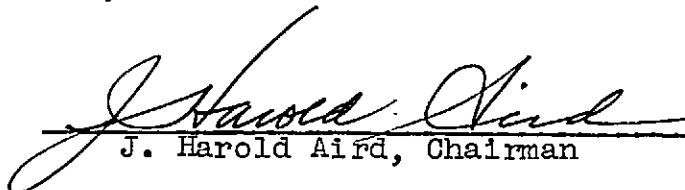
After discussion of the Resolution, Commissioner Pasley moved the adoption of the Resolution as read. The motion was seconded by Commissioner Stovel. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Pasley, Stovel, Jensen, & Bryant.

Nays: None

The Chairman declared such motion carried and the Resolution finally adopted.

At 10:30 P. M. it was moved and seconded that the meeting be adjourned. Motion carried.


J. Harold Aird, Chairman


Telpher E. Wright, Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
AUGUST 17, 1948
CHAMBER OF COMMERCE OFFICE

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 17th day of August, 1948, at 7:30 o'clock P. M. at the Chamber of Commerce office in the city of Caldwell, Idaho.

The roll was called with the following members present:

Chairman J. Harold Aird,
R. E. Pasley
George Stovel
Stanley Jensen

Members Absent:

Thurlow Bryant

Others Present:

None

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Report of Secretary: Secretary reported on dismissal of Housing Manager and change of personnel. Also reported that books are being audited.

Report of Committees: Dormitory Committee reported that the apartment is about one-half finished.

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 58

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that tenants who refuse to cooperate in paying back accounts have their apartments padlocked.

After discussion of the Resolution, Commissioner Pasley moved the adoption of the Resolution as read. The motion was seconded by Commissioner Stovel. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Pasley, Stovel, & Jensen

Nays: None

Commissioner Bryant absent and not voting.

The Chairman declared such motion carried and the Resolution finally adopted.

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 59

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that the Secretary write tenants on rent notifying them that accounts must be paid by the 10th of each month, and if not paid by that date, that their places be padlocked on the 11th.

After discussion of the Resolution, Commissioner Pasley moved the adoption of the Resolution as read. The motion was seconded by Commissioner Stovel. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Pasley, Stovel, & Jensen

Nays: None

Commissioner Bryant absent and not voting.

The Chairman declared such motion carried and the Resolution finally adopted.

The following resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 60

BE IT RESOLVED By the HOUSING AUTHORITY of the City of Caldwell, Idaho, that \$3,000.00 be paid from Housing Authority funds to the Chamber of Commerce.

After discussion of the Resolution, Commissioner Pasley moved the adoption of the Resolution as read. The motion was seconded by Commissioner Jensen. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Pasley, Stovel, & Jensen.

Nays: None

Commissioner Bryant absent and not voting.

The Chairman declared such motion carried and the Resolution finally adopted.

The following resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 61

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that Secretary Wright and Commissioner Bryant be authorized to go to San Francisco to work on transfer of Project V-10132 from Title V to provisions of the McGregor Bill.

After discussion of the Resolution, Commissioner Stovel moved the adoption of the Resolution as read. The motion was seconded by Commissioner Jensen. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Pasley, Stovel, & Jensen.

Nays: None

Commissioner Bryant absent and not voting.

The Chairman declared such motion carried and the Resolution finally adopted.

It was moved and seconded that the meeting be adjourned. Carried.


Telfer E. Wright, Secretary


J. Harold Aird, Chairman

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
SEPTEMBER 14, 1948
CHAMBER OF COMMERCE OFFICE

The Regular Meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 14th day of September, 1948, at 7:30 o'clock P. M., at the Chamber of Commerce office in the City of Caldwell, Idaho.

The roll was called with the following members present:

Chairman J. Harold Aird
R. E. Pasley
George Stovel
Stanley Jensen
Thurlow Bryant

Members Absent: None

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Bills & Communications: Two bills were discussed and the Secretary was instructed to return them to the vendors, and explain that they were personal bills of Mrs. Nobles.

Report of Secretary : Financial reports were given to the Commissioners and each project was discussed. Discrepancies in accounts were caused by so many old bills coming in during August.

Secretary reported on back rent collection program and stated that the uncollected rent had been reduced nearly 50% through collections and corrections in books.

Secretary reported that the audit was nearly completed.

The Labor Camp situation was thoroughly discussed and was finally decided that no definite action would be taken until the meeting with federal officials on Thursday, September 16, 1948.

The school situation and a new rent schedule at the Labor Camp was discussed. Garbage removal was discussed.

The sale of electrical distribution system and wiring of apartments in Canyon Hill Park was discussed. The Secretary was instructed to negotiate the sale with the Idaho Power Company and to solicit bids on wiring the project.

Report of Committees: Commissioner Pasley was appointed to see Mayor Mason on water contracts.

Dormitory Committee reported that the dormitory apartment is finished and occupied.

Commissioner Bryant reported on San Francisco trip. He reported that the transfer of 26 units and dormitory to the McGregor Act was assured and that it was possible that the other 60 units could be transferred.

New Business:

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 62

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that the Caldwell Sanitary Service be awarded the garbage removal contract at \$125.00 per month.

After discussion of the Resolution, Commissioner Bryant moved the adoption of the Resolution as read. The motion was seconded by Commissioner Pasley. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Pasley, Stovel, & Jensen, & Bryant

Nays: None

The Chairman declared such motion carried and the Resolution finally adopted.

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 63

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that we purchase [✓]fifty gallons of mixed color Kemtone from Westerns for \$346.50. 100 (2)

After discussion of the Resolution, Commissioner Pasley moved the adoption of the Resolution as read. The motion was seconded by Commissioner Bryant. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Pasley, Stovel, Jensen, & Bryant.

Nays: None

The Chairman declared such motion carried and the Resolution finally adopted.

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 64

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that the following rent schedule be approved and made effective October 1, 1948, at the Farm Labor Camp:

Homes	- \$35.00 per mo.	Row Shelter Rms	- \$9.90 per mo.
Apartments	- \$25.00 per mo.	Row Shelter Rms	- \$2.31 per wk.
Isolation Wards	- \$17.50 per mo.	Row Shelter Rms	- \$.33 per day

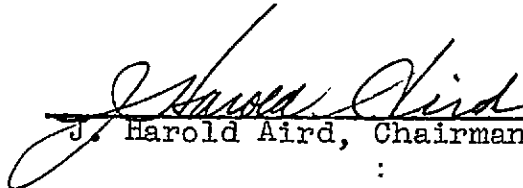
After discussion of the Resolution, Commissioner Bryant moved the adoption of the Resolution as read. The motion was seconded by Commissioner Pasley. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Pasley, Stovel, Jensen, & Bryant.

Nays: None

The Chairman declared such motion carried and the Resolution finally adopted.

A motion was made and seconded that the meeting be adjourned. Carried.


J. Harold Aird, Chairman


Telfer E. Wright, Secretary

Attachment A

(For Use When Project Has Been
Occupied Prior to Commencement Date)

Indenture of Lease
between
The United States of America
acting through the
Federal Public Housing Authority
(hereinafter referred to as the "Lessor")
and the

Housing Authority of the City of
Calhoun, Idaho
(hereinafter referred to as the "Lessee")

THIS INDENTURE OF LEASE WITNESSETH:

PREMISES
LEASED

1. The Lessor, in consideration of the premises and of the payment of the rents hereinafter reserved and of the covenants, agreements and terms herein contained on the part of the Lessee to be paid, kept and performed, has granted, demised and leased, and by these presents does hereby grant, demise and lease to the Lessee, its successors and assigns, and the Lessee hereby takes and leases from the Lessor the War Housing Project designated as Project No. 10115 and known as Canyon Hill Park (herein referred to as the "Project" or the "demised premises"), situated at in

in the City of Calhoun, County of Canyon, State of Idaho, subject, however, to the rights of the public in all streets and alleys within the Project which have been or may hereafter be dedicated and subject to all easements, rights-of-way or other interests in or to the demised premises which have been or may hereafter be created by the Lessor, together with (a) all the buildings and structures erected thereon consisting generally of sixteen buildings, containing sixty dwelling units, administrative offices, social, recreational and community facilities and including all structures or facilities placed on said Project after the date hereof, and (b) all facilities, equipment, fixtures, appurtenances and supplies installed in or located at the Project as of the date of this Lease, or as may be hereafter installed in or located at the Project; all of which constitute the demised premises;

TERM OF
LEASE

2. - TO HAVE AND TO HOLD the demised premises for and during a term commencing on July 1, 1946, (herein called the "Commencement Date") and ending on June 30, 1947, (herein called the "Termination Date"), except that the term of this Lease shall be automatically renewed for successive terms of one year thereafter, as hereinafter provided, unless sooner terminated in accordance with the provisions of this Lease.

I Lessee's Covenants

PAYMENT OF
RENT

3. The Lessee for itself, its successors and assigns, covenants and agrees to pay rent to the Lessor determined on a quarterly basis as of the 15th day of October, January, April, and July of each year during the term of this Lease (including the fractional part, if any, of the first quarterly period) and of any renewal of this Lease or upon the termination of this Lease as provided herein, equal to the amount by which the total revenues of the Lessee derived from the operation, administration and management of the Project exceed the total expenses of the Lessee properly incurred in such operation, administration and management for the immediately preceding quarterly period (each such amount being referred to herein as "Quarterly Rent"). Quarterly Rent shall be due and payable to the Lessor within 15 days after each quarterly period has ended.

OPERATION
OF PROJECT

4. The Lessee agrees to operate, administer and manage the Project and to sublease the dwelling units for the purpose of providing housing accommodations. Such operation, administration and management shall be in accordance with a Management Program adopted by the Lessee which is attached hereto as Exhibit A and made a part hereof, and the Lessee agrees to make no changes in such Management Program without prior written consent of the Lessor.

~~The Lessee agrees to arrange in accordance with the standards, policies and instructions furnished by the Lessor, for the operation of commercial facilities (including dining facilities) included in the Project, provided that any lease or other agreement therefor shall be prepared on forms furnished by the Lessor, and executed only with the prior written consent of the Lessor, and provided further that any existing agreements for such facilities shall be continued in full force and effect and be administered by the Lessee.~~

The Lessee shall engage all personnel and provide all equipment, materials, supplies and services necessary properly to manage and operate the Project in accordance with the approved current Operating Budget and Management Program; provided, however, that employees of the Lessor, if any, presently employed at the Project, shall be continued in their respective capacities and offices until a detailed agreement as to their retention or severance has been entered into between the Lessor and the Lessee and the Lessee shall submit to the Lessor, when requested by the Lessor, the qualifications of the principal management and maintenance personnel (as determined by the Lessor) to be employed at the Project. The Lessee shall follow a schedule of wages and hours of work approved by the Lessor for all employees engaged in the operation, administration and management of the Project, corresponding with prevailing local practices. The annual leave and sick benefits shall be the same as are extended to all other employees of the Lessee.

The Lessee agrees not to use or to permit the demised premises or any part thereof to be used for any purpose which is immoral or illegal or extra-hazardous on account of fire or any other cause, and agrees immediately upon the discovery of such illegal or unlawful use to take all necessary steps to compel the discontinuance of such use or to oust the subtenants or occupants guilty of such illegal or unlawful use.

BUDGETS

5. The Lessee agrees to operate, administer, manage, and maintain the Project as long as this Lease remains in full force and effect in accordance with Operating Budgets prepared on an annual basis with quarterly break-downs, and in accordance with the terms of approval of each Operating Budget, including the amounts of expenditures designated therein for specific purposes, annually and quarterly. The Operating Budget for the first term of this Lease is attached hereto as Exhibit "B"; and shall be subject to adjustment only by agreement between the Lessor and the Lessee. The Operating Budget for any succeeding term shall be prepared by the Lessee on forms furnished by the Lessor, and be submitted by the Lessee for approval at least sixty (60) days before the anticipated commencement date (or sooner if so required by the Lessor) of each succeeding term of this Lease, provided that each such budget shall be subject to adjustment from time to time by agreement between the Lessor and the Lessee.

ACCOUNTS

6. The Lessee agrees to keep and maintain, as long as this Lease shall remain in effect, complete records, books of account and minutes of meetings in such form and under such accounting system as may be approved by the Lessor relating to all operations under this Lease. All such records, books of account and minutes and other information shall be open to inspection or audit by authorized representatives of the Lessor during regular business hours.

The Lessee agrees to furnish the Lessor, on or before the date of payment of the Quarterly Rent, or upon request of the Lessor, a financial statement including a report of income and

expense used as the basis for determining the Quarterly Rent as of the date on which the Quarterly Rent is determined, together with such other special or periodic reports and statements as the Lessor may require.

DEPOSIT
AND USE
OF FUNDS

7. All revenues and income from any source received by the Lessee from the operation, administration and management of the Project shall be deposited daily, on regular collection days and as frequently as possible during other times (provided accumulated funds shall never exceed fidelity bond and insurance coverages) in one or more accounts (herein called the "Administration Fund") which shall be established in a bank (which shall be a member of the Federal Deposit Insurance Corporation) satisfactory to the Lessor, under the terms of an Agreement to be entered into between the Lessee and such bank in the form (to be known as the Administration Fund Agreement) which shall be provided by the Lessor, with only such changes as shall be agreed upon by the Lessor and the Lessee.

The Lessee shall make withdrawals by check from the Administration Fund, subject to and in accordance with the current approved operating budget, to pay all proper expenses of the Lessee incurred in the operation, administration and management of the project, and to pay such part of the Lessee's miscellaneous overhead expense (as defined from time to time by the Lessor) as is allocable to the Project.

Security Deposits collected from tenants shall be maintained by the Lessee in a separate bank account known as "Security Deposits Fund." Such Security Deposits Fund shall be maintained in the same bank as the Administration Fund. Security Deposits made by tenants may be deposited by the Lessee in the Administration Fund and transferred into the Security Deposits Fund at the close of each month. The Lessee shall make withdrawals by checks from the Security Deposits Fund only to refund deposits to tenants or to transfer them to the Administration Fund after their purpose has been fulfilled.

The Lessee may establish a petty cash fund which may include a change fund, in an amount not to exceed \$50.00.

The Lessee agrees to deposit directly into the Administration Fund and/or the Security Deposits Fund, immediately upon receipt from the Lessor, all revenue, income from any source and deposits received by the Lessor from the operation, administration and management of the Project prior to the Commencement Date of this Lease and transferred to the Lessee by the Lessor pursuant to Section 16.

MAINTENANCE
AND REPAIR

8. As a part of its operation, administration and management the Lessee agrees to maintain the demised premises in good repair, order and condition suitable to the purposes thereof, in accordance with the current Operating Budget and to the extent that funds are available therefor from the operation, administration and management of the Project; provided, however, that except in case of emergency, the Lessee shall make no major or extraordinary repairs or replacements without the prior written consent of the Lessor.

INVENTORY
AND
PROPERTY
ACCOUNT-
ABILITY

9. The Lessee agrees to furnish the Lessor, as soon as possible but not later than thirty (30) days from the Commencement Date, a true and complete inventory taken jointly by the Lessee and the Lessor as of the Commencement Date, of all non-expendable personal property and fixtures supplied by the Lessor on the demised premises. Such inventory shall be attached hereto as Exhibit "C". The Lessee shall furnish the Lessor with receipts covering any additional non-expendable personal property and fixtures supplied by the Lessor at any time or purchased by the Lessee from revenues and income derived from the operation, administration and management of the project.

BONDS AND
INSURANCE

10. The Lessee shall obtain a position schedule fidelity bond on Form FPHA-874 covering all employees having possession, custody, or control of funds or property connected with the operation of this Lease. The schedule shall first be approved by the Regional Office of the Federal Public Housing Authority.

The Lessee shall also obtain the following insurance:

- (i) ~~Workmen's~~ Compensation and Employers' Liability covering all employees
- (ii) Comprehensive Public Liability with limits of \$50,000/100,000, and Automobile Property Damage with limits of \$5,000
- (iii) Blanket Burglary and Robbery
- (iv) And such other insurance as the Lessor deems necessary.

All of the foregoing shall be obtained by competitive bidding on specifications provided by the Federal Public Housing Authority. Copies of these specifications shall be furnished the Lessee, who in turn may distribute them to local agents. After the bids have been received, they shall be submitted to the Regional Office for review and approval by the Regional Insurance Adviser prior to the time any award is made. When an award has been made, the Lessee shall obtain an original and two certified copies of any such policy or bond. These shall be passed on to the Federal Public Housing Authority for review and approval by the Regional Insurance Adviser. If approved, the original and one copy will be so marked and returned to the Lessee. The third copy will be retained in the Regional Office of the Federal Public Housing Authority.

In the event any policy submitted is unsatisfactory to the Government in any respect, the Lessee agrees to furnish other policies which shall be entirely satisfactory. All policies obtained shall provide that in the event of cancellation or alteration a ten-day prior written notice shall first be given to the Assured and the Federal Public Housing Authority, 1326 Fifth Avenue, Seattle, 1, Washington. The cost of all such insurance shall be considered as expenses of the Lessee in its operations under this Lease. Should the Lessee at any time fail to obtain or renew such bonds and insurance during the term of this lease, or any extension thereof, the Lessor may obtain the same and charge the cost to the Lessee's account.

The Lessee shall not be liable for any currency, bills, checks and evidence of debt which may be destroyed in any fire, flood, tornado, windstorm or other accidents occurring at the Project.

NON-ASSIGN-
ABILITY

11. The Lessee shall neither assign, mortgage nor pledge this Lease or any interest therein without the prior written consent of the Lessor.

SURRENDER
OF PREMISES

12. The Lessee agrees, upon the termination of this Lease, to quit and surrender the demised premises to the Lessor in as good repair, order and condition as when delivered by the Lessor, ordinary wear, deterioration and loss, if any, by fire tornado, earthquake, or other major casualty excepted, and at that time to deliver, assign, transfer and convey to the Lessor (i) all equipment, supplies, personal property, fixtures, then constituting part of the Project, or an identical number of items of like quality, reasonable wear and deterioration excepted; (ii) all funds, miscellaneous receipts, or other assets (including accounts receivable) connected with the operation, administration and management of the Project, and (iii) the balance of the Administration Fund after deducting an amount equal to all undischarged and proper liabilities and obligations incurred by the Lessee in accordance with the provisions of this Lease and in connection with the operation, administration and management of the Project.

II Lessor's Covenants

ADVANCES BY THE LESSOR

13. The Lessor agrees to advance to the Lessee such funds as the Lessor deems necessary to provide working capital, or to cover anticipated deficits and expenses of the Lessee resulting from project operations if at any time during the term of this Lease, or any extension thereof, Project revenues are not sufficient to defray the cost of managing, administering and operating the Project, in accordance with the approved current Operating Budget, or because of unanticipated extraordinary expenses bearing the prior approval of the Lessor. Such advances shall be deposited immediately in the Administration Fund and disbursed by the Lessee for the same purposes and in the same manner as the revenues and income from rentals and other sources, except as may otherwise be specifically authorized by the Lessor. Upon demand or within six (6) months after the date of said advances, whichever occurs first, the whole or any such portion of said advances which, in the determination of the Lessor, are no longer necessary to defray said costs, shall be returned to the Lessor by the Lessee. The Lessor agrees to pay any losses incurred by the Lessee in the operation, administration, or management of the Project which result from compliance by the Lessee with the standards of requirements established by the Lessor for the operation, administration, or management of the Project in accordance with the provisions of this Lease and which the Lessor shall determine are true losses.

PEACEFUL POSSESSION

14. The Lessor agrees that upon payment of rent, as herein provided, and performance of the covenants and agreements of the Lessee under this lease, the Lessee shall have, hold and enjoy the use of the demised premises free from disturbance by any acts of the Lessor, its successors or assigns, provided, however, that the Lessor may enter upon the demised premises for the purpose of making inspections, major alterations and repairs or constructing additions including commercial and community facilities; and provided further that any failure to furnish utility services shall not be a violation of this covenant.

PAYMENTS IN LIEU OF TAXES

15. The Lessee shall pay no taxes but shall make appropriate payments in lieu of taxes for or with respect to the project. Such payments shall be made only after the prior authorization thereof and upon the direction of the Lessor and in amounts as may be determined by the Lessor. The amounts of such payments shall be charged to the operating expense of the project."

III General Covenants

TRANSFER OF AGREEMENTS AND ASSETS UTILITY CONTRACTS

16. The Lessor hereby transfers and assigns to the Lessee (1) its right and interest in Tenants' Dwelling Leases heretofore executed by and between the Lessor and the Tenants occupying the several dwellings in the Project and all leases or other agreements executed by the Lessor relating to the use of other space in the Project for commercial or dining facilities; (2) the deposits delivered in trust to the Lessor by such Tenants as security for the performance of said tenants' leases subject to the terms and conditions of the tenants' leases under which the security deposits were originally collected by the Lessor; (3) all prepaid rents prior to the commencement date of this Lease between the Lessor and the Lessee; and (4) all accounts for collection by the Lessee for the account of the Lessor, and payment to the Lessor at the time of the quarterly settlement of rent or earlier date at the election of the Lessee. The assignments and transfers made under (1), (2), (3), and

(4) herein shall be effective as of the commencement date of this Lease between the Lessor and the Lessee. A schedule of the tenants' leases and agreements referred to in (1) above, and of the security deposits, referred to in (2) above, pertaining to each such Tenant's Dwelling Lease will be delivered by the Lessor to the Lessee. A schedule of the prepaid rents referred to in (3) above, and of the accounts receivable referred to in (4) above, will also be delivered by the Lessor to the Lessee. ~~This Lease shall also be subject to any existing agreements between the Lessor and the Lessee for the use of the Project for commercial purposes. The Lessee agrees to make payments to the Lessor for the value of all expendable inventories of personal property transferred under this lease.~~ The Lessee agrees to make payments to the Lessor for the value of all expendable inventories of personal property transferred under this lease.

The Lessor shall be responsible for the negotiation and execution of contracts for the following utility services:

water and electricity and garbage disposal

The Lessee shall assume and discharge the obligations of the Lessor and shall act as the representative of the Lessor in dealing with the suppliers of utility services under any such contracts, one conformed copy of each of which shall be furnished the Lessee by the Lessor, and shall enforce the rights of the Lessor thereunder. The Lessor shall be responsible for the renegotiation, renewal or cancellation of any such contracts.

TITLE TO
PROPERTY

17. Title to all personal property and fixtures purchased and paid for by the Lessee from revenues and incomes derived from the operation, administration and management of the Project, including all personal property and fixtures, if any, acquired by the Lessee in its capacity as Agent for the United States of America prior to the commencement date of this Lease, shall vest in the Lessor and become part of the demised premises, and the Lessee shall take such action and execute such instruments as may be necessary to vest title to such property in the Lessor except, however, that the Lessor and the Lessee may mutually agree that title to specific personal property shall remain in the Lessee until the termination of this Lease. Upon the termination of this Lease, title to all personal property shall vest in the Lessor and the Lessee agrees to take such action and execute such instruments as may be necessary to vest title to such personal property in the Lessor.

LIABILITY

18. No member or officer of the Lessee, as a public agency, shall be individually liable for any obligation under this Lease.

PARTIAL OR
TOTAL DE-
STRUCTION
OF PREMISES

19. In the event the Project is hereafter wholly destroyed or rendered wholly unfit for its use under the terms of this Lease by fire, tornado, earthquake, or any other casualty, the term of this Lease shall terminate as of the date of such casualty. In the event the Project is hereafter partially destroyed or rendered partially unfit for its use under the terms of this Lease, the parties hereto shall enter into such equitable arrangements as shall be mutually satisfactory with respect to continuation of the terms of this Lease to that portion of the demised premises not so destroyed or rendered partially unfit for use thereunder. If the parties hereto are unable to make such mutually satisfactory arrangements, either party may terminate this Lease upon sixty (60) days written notice to the other party. In the event this Lease is so terminated, there shall be a prompt accounting as of the date of termination and a settlement of accounts between the Lessor and Lessee.

DEFAULTS
AND
REENTRY

20. Anything in this Lease to the contrary notwithstanding, in the event of a default by the Lessee in the payment of any Quarterly Rent or other payments when due, in the event of a violation by the Lessee of any other provision of this Lease, or if a receiver for the property of the Lessee shall be appointed in any suit or proceeding brought by or against the Lessee, or if the powers of the Lessee to operate, administer and manage the Project in accordance with the provisions of this Lease are in any way curtailed or limited by law or otherwise, or if the Lessor deems it to be in the public interest or the interests of the war effort to terminate this Lease; then, upon the happening of any one or more of said events, the Lessor may (i) terminate this Lease and all rights of the Lessee hereunder, and the Lessor, its representatives, agents or assigns, shall have the right, without further demand or notice, to re-enter and resume possession of the demised premises, or (ii) withdraw any portion or all of the balances of the Administration Fund in accordance with the provisions of the Administration Fund Agreement, or (iii) both. In the event of such re-entry, an accounting and settlement shall be made between the Lessor and Lessee. The Lessee, for itself and any successors in interest by operation of law or otherwise, hereby waives any and all notice and demand for possession and agrees that upon any such default, violation, appointment or event, the Lessor may immediately re-enter and fully recover the demised premises and dispossess the Lessee or any said successors in interest without legal notice or the institution of any legal proceedings whatsoever.

In the performance of the terms, provisions and covenants of this Lease, time is of the essence. The Lessee agrees that it will perform promptly and faithfully at the times when due, requested or required, and will fully observe at all times, any and all covenants, undertakings, stipulations and provisions contained herein, and any failure to do the foregoing shall constitute a substantial breach hereof and a default on the part of the Lessee, giving the Lessor the right to terminate this Lease as herein provided.

BOARD OF
REVIEW

21. In the event that a controversy arises between the Lessor and Lessee as to the interpretation or application of any of the provisions of this Lease, the Lessee shall have the right to appeal from the decision of the Lessor in the manner hereinafter provided. The Lessee shall serve, within ten (10) days after receipt of the Lessor's decision, a written notice upon the Lessor setting forth the decision from which it elects to appeal, and the time (which shall not be less than fifteen (15) days nor more than thirty (30) days from the time such notice is served), and the place for the hearing on such appeal, at which time and place the Lessee shall be given a full opportunity to be heard. The hearing on the appeal shall be held before a Board of Review which shall consist of three members, one selected by the Lessor, one by the Lessee, and the two members so selected shall select the third member. The Board shall proceed promptly to conduct a hearing on the appeal and shall make a written report to the Lessor and to the Lessee containing its findings and recommendations (which shall be advisory but not binding on the Lessor) not later than sixty (60) days from the date such written notice was served upon the Lessor by the Lessee. The Lessor shall take no final action with respect to the matters on appeal until the expiration of fifteen (15) days after it has received the written report of the Board, except, that if the Board fails to conduct a hearing or submit a report within the time limits respectively specified herein, the Lessor's original decision shall become final upon the expiration of eighty-five (85) days after the Lessor had first notified the Lessee of its decision in the matter. Notwithstanding anything herein to the contrary, the Lessor shall at all times be free to make any final determinations and take such final action as may be necessary upon default of the Lessee pursuant to the provisions of Section 20 herein.

WAIVER

22. The failure of the Lessor to insist, in any one or more instances, upon a strict performance of any of the covenants hereof, shall not be construed as a waiver or a relinquishment of such covenant in any other instance, but the same shall continue and remain in full force and effect. The Lessee agrees that the rights and remedies given to the Lessor in this Lease are distinct, separate and cumulative remedies, and that no one of them, whether or not exercised by the Lessor, shall be deemed to be in exclusion of any of the others.

WAR POWERS

23. This Lease shall be subject to the First War Powers Act and to Executive Order 9001, dated December 27, 1941, as extended by Executive Order 9116, dated March 30, 1942, and amended by Executive Order 9296, dated January 30, 1943, which are hereby incorporated in and made a part of this Lease by reference.

The Lessee warrants that it has not employed any person to solicit or secure this Lease upon any agreement for a commission, percentage, brokerage or contingent fee. Breach of this covenant shall give the Lessor the right to annul this Lease or, in its discretion to deduct from the advance to be made pursuant to Section 13 hereof, the amount of such commission, percentage, brokerage or contingent fee.

MEMBERS OF
CONGRESS

24. No member of or delegate to Congress, or resident commissioner, shall be entitled to any share or part of this Lease or any benefit that may arise herefrom.

PERSONAL
INTEREST

25. No member, officer, agent or employee of the Lessee shall have any personal interest, direct or indirect, in any contract for property, materials, or services made or furnished in connection with the performance of any of the Lessee's undertakings under this Lease.

NOTICES

26. Any notice, request, demand, or other communication required to be given by the terms of this Lease to the Lessor by the Lessee shall be given or addressed to Director, Region VII FFHA, Skinner Bldg., Seattle, Wash. and shall be deemed sufficiently given if sent by registered mail, addressed as aforesaid and deposited in the United States mail in a sealed envelope with sufficient postage prepaid thereon.

Any notice, request, demand, or other communication required to be given by the terms of this Lease to the Lessee by the Lessor shall be deemed sufficiently given if sent by registered mail to the Lessee at P.O. Box 813 Caldwell, Idaho, and deposited in the United States mail in a sealed, postage prepaid or franked envelope.

AUTOMATIC
RENEWAL

27. This Lease shall be automatically renewed from time to time for consecutive terms of one year each from and after the Termination Date, unless terminated sooner in accordance with the provisions of this Lease or unless either party thereto shall, at least sixty (60) days prior to the termination date or at least sixty (60) days prior to the termination of the last extended term of one year, duly notify the other party in writing of its intention to terminate the Lease on the termination date or on the last day of the latest extended term, as the case may be. All of the provisions of this Lease shall continue in full force and effect for any and every extended term thereof.

STATE
JURISDICTION-
CIVIL RIGHTS

28. No provision of this Lease shall be construed as depriving the State of Idaho or any political subdivision thereof of its civil and criminal jurisdiction in and over the demised premises, or as impairing the civil rights under State or local law of the Lessee and of the inhabitants of the Project.

**CUSTODIAL
FUNCTIONS**

29. The Lessee agrees to assume and perform custodial functions with respect to the Project or any part thereof which the Lessor has designated as no longer needed for Emergency Housing Purposes as evidenced by a written notice specifying standby or terminated status. Custodial functions as referred to herein shall consist of performing all work necessary to maintain and protect the property of the Lessor in accordance with standards and instructions set forth by the Lessor and keeping such property out of operation in reserve for possible future housing purposes or for disposal as hereinafter provided. The Lessee shall assume such custodial functions of the project as of the date designated in the written notice to that effect.

The Lessee shall stop all administration, operation and management activities other than those described herein, as to such designated Project or any parts thereof, and shall be under no duty to sublease the dwelling units as required in Section 4, but shall liquidate all outstanding obligations and shall terminate, in accordance with their terms, all subleases relating to dwelling units therein.

The Lessee agrees to resume the active operation of the project or any part thereof, in accordance with the original indenture of lease upon written notice from the Lessor.

**BUDGETS
FOR
CUSTODIAL
OPERATIONS**

30. The Lessee agrees to perform all custodial functions in accordance with budgets, prepared for each budgetary period in the manner described in Section 5 hereof.

**REMOVAL
OF PROJECT**

31. The Lessee agrees to assist the Lessor, to the extent requested in writing by the Lessor, in demolishing and removing or otherwise disposing of the Project or any parts thereof designated by the Lessor. The Lessee shall furnish such assistance in accordance with such regulations and procedures and forms of contracts, conditions, plans and specifications as shall be prescribed by the Lessor.

For this purpose the Lessee is authorized to execute, in the name of the United States of America, all necessary contracts to accomplish the demolition, removal or other disposal referred to above; provided, that no such contract shall become effective until it has been approved and countersigned by an authorized representative of the Lessor.

FUNDS

32. In order to provide the Lessee with funds to pay for any services of the Lessee requested under the provisions of Section 31 hereof, the Lessor will advance such amounts as are agreed upon as being necessary to cover a 3-month period. Such advances are to be made on or before the beginning of a calendar quarter (if the initial advance is made prior to the time expenses are incurred by the Lessee) upon submission of a properly executed public voucher.

No payments received under any demolition contract shall be retained by or become the property of the Lessee, but all such amounts shall be paid to the Lessor pursuant to the terms of such contract.

The Lessee agrees to furnish the Lessor monthly statements setting forth the expenses which have been incurred in carrying out the functions in connection with Section 31. The Lessee agrees to remit to the Lessor the differences between the amounts previously advanced and accumulative expenses incurred for the fiscal year within twenty (20) days after the end of the fiscal year.

ALTERATIONS

33. The following changes and revisions were made in this Lease before it was signed by the parties hereto, and such changes or revisions constitute the only alterations to this Lease:

33. (a) The second paragraph of Section 4 is deleted and the following substituted therefore:

The Lessee shall pay to all maintenance employees such annual wage rates as may be determined by FPMA in connection with its approval of budgets as herein provided and shall establish for such manual maintenance employees such job titles and weekly hours of work as may be determined by FPMA in accordance with its established policies and procedures.

There shall be no discrimination by reason of race, creed, color, national origin or political affiliations, against any employee or applicant for employment qualified by training and experience for work in connection with this lease. The lessee shall include the foregoing provision in all contracts for any part of the work under this lease.

(b) The following paragraphs shall be considered as an addition to Section 9:

"The Lessee shall release from the project at the request of the Lessor, any items of personal property which may be determined to be excess to the immediate needs of the project. For the purpose of carrying out these provisions, the Lessee shall furnish to the Lessor reports of excess property in the manner requested by the Lessor; and the Lessor shall have the right of final determination as to the items that may be released. The Lessee agrees to prepare any such items for shipment at the request of the Lessor, and to deliver same to the nearest railhead or transportation terminal.

The Lessee agrees not to enter into any contract or purchase agreements for the direct acquisition of items of property required to fill the project needs, which may hereafter be designated in writing by the Lessor as obtainable from stocks of such articles maintained by the Lessor for servicing project requirements; except in such quantities or upon such occasion as the Lessor may authorize.

The Lessee agrees not to incur any expense except on account of materials, supplies, equipment or services actually furnished or rendered to the Lessee in the performance of the terms of this lease, and also agrees not to make any advances on account of materials or services.

The Lessee shall establish and maintain a system for controlling and accounting for personal property and fixtures, as prescribed or approved by the Lessor, and shall account for all personal property and fixtures at such time as the Lessor shall require."

IN WITNESS WHEREOF, the parties hereto have executed this Lease this 26th day of June 1946.

UNITED STATES OF AMERICA
FEDERAL PUBLIC HOUSING AUTHORITY.

By _____

ATTEST:

Tejher Wright

Housing Authority of the City of Caldwell
(local authority)

By J. Harold Reid

Exhibit B
MASTER MANAGEMENT RESOLUTION
FOR WAR HOUSING PROJECTS

RESOLUTION NO. 11

A RESOLUTION ESTABLISHING POLICIES AND
STANDARDS TO GOVERN THE ADMINISTRATION
OF ALL WAR HOUSING PROJECTS OF
THIS AUTHORITY

BE IT RESOLVED by the Housing Authority of the City of
Caldwell, Idaho as follows:

Sec. 1 This Resolution shall remain in effect until the President shall declare that the emergency declared by him on September 8, 1933 has ceased to exist, and shall not be amended without the prior approval of the Federal Public Housing Authority in writing.

Sec. 2 To the extent that this Resolution conflicts with any prior resolution or standard adopted by this Authority, this Resolution shall control.

Sec. 3 (a) This Resolution together with other resolutions provided for below in this Section together with the Indentures of Lease entered into between this Authority and the Federal Public Housing Authority covering the Project known as Canyon Hill Park - IDA-10115 together with all contracts, leases, or other instruments between this Authority and the Federal Public Housing Authority covering all War Housing Projects which may hereafter be developed by or under the jurisdiction of the Federal Public Housing Authority, constitute the Management Program of this Authority with respect to all War Housing Projects of this Authority.

Sec. 3 (b) Prior to the administration of family dwelling housing projects by this Authority as War Housing Projects, there shall be submitted to the Federal Public Housing Authority for approval, a Schedule of Rents, an Estimated Average Cost of Project Operation for Family Dwelling Projects, and a Form of Dwelling Lease, or similar document.

Sec. 3 (c) For each War Housing Project an Initial Operating Budget shall be submitted to the Federal Public Housing Authority for approval as soon as the lease between the Federal Public Housing Authority and the Local Housing Authority becomes effective, and shall cover the period beginning with the effective date of the lease and terminating on June 30, 1947.

Sec. 3 (3) For each succeeding fiscal year, an Operating Budget shall be submitted to the Federal Public Housing Authority for approval at least 60 days prior to the beginning of each fiscal year.

Sec. 3 (e) The detailed Operating Budget for each project shall indicate the income and operating expense contemplated for each of the regular calendar quarters included in the period of such Budget and shall be accompanied by a Budget Justification.

ELIGIBILITY FOR ADMISSION

Sec. 4.(a) In the Federally-owned war housing project of this Authority known as Canyon Hill Park, IDA-10115 occupancy of every dwelling unit shall be reserved exclusively for distressed veterans and distressed families of veterans and servicemen as defined in Section 5 hereof, excepting that families occupying units as of the effective date of this Resolution shall be eligible for continued occupancy, subject to the provisions of Section 7 hereof.

Sec. 4 (b) The provisions of Sec. 4(a) shall be waived to include such other families as may be determined to be eligible for occupancy by the Office of the Administrator of the National Housing Agency.

DEFINITION OF DISTRESSED VETERANS AND DISTRESSED FAMILIES OF VETERANS AND SERVICEMEN

Sec. 5 (a) Definition of Veterans. A veteran means a person who has served in the military or naval forces (Army, Navy, Marine Corps, Coast Guard and the Commissioned Corps of the United States Public Health Service) of the United States during World War II and who has been discharged or released therefrom on conditions other than dishonorable.

Sec. 5. (b) Definition of Serviceman. A serviceman means a person who is now serving in the military or naval forces of the United States.

Sec. 5 (c) Definition of a family. A family shall mean a natural family consisting of a family head and one or more persons related to the head by blood, marriage, or adoption, and may include (1) dependent relatives or other dependents clearly established as an inherent part of the family group, (2) working adults known to have regularly lived as an inherent part of the family group, whose earnings are an integral part of the family income and whose resources are available for use in meeting family expenses.

Sec. 5. (d) Definition of Distressed family. A family shall be considered to be distressed when they are (1) without housing of any kind in the locality, (2) living in quarters not designed for family occupancy, (3) evicted or about to be evicted, (4) living doubled up with another family, or (5) living in a dwelling which is totally unsatisfactory for their use because of some unusual hardships affecting the family.

OCCUPANCY LIMITS

Sec. 6. The number of persons permitted to occupy each bedroom shall be determined by the capacity of the bedroom to provide for adequate furniture and healthful, comfortable, sleeping arrangements.

In assigning space in family dwelling or trailers, consideration shall be given to the age, sex and relationship of the members of the family. Families should be assigned to the smallest available unit which is suitable to their need. Where the dwelling unit contains bedrooms, each bedroom shall be occupied by at least one person, and except in the case of one-bedroom units, the use of the living room for regular sleeping purposes shall be avoided.

Within the above policies, the management shall establish limits as to the maximum and minimum number of persons to occupy each size and type unit in the project. Such limits shall be considered as flexible to meeting changing conditions and in relation to exceptional individual cases.

The group of persons to occupy a family dwelling or trailer must constitute a natural family or cohesive family, as defined in Section 5 hereof. If full occupancy by such families is not achieved after reasonable reservation, family units may be used for groups of individuals.

Where bedroom space permits, and with the approval of the Manager, a family may be permitted to take in lodgers. The amount paid by the lodger for room and board shall be included for the purpose of determining the family income. No additional rental charge will be made by the management in addition to the scheduled rent for the size of the unit occupied by the family and the lodger.

ELIGIBILITY FOR CONTINUED OCCUPANCY

Sec. 7 (a) When a family is found to conform no longer with the occupancy limits after admission, the family shall be permitted to move into a unit of appropriate size when a vacancy exists. If no unit of appropriate size exists in the project, the family may be required to move from the dwelling it occupied within six months provided that housing is available in the community.

Sec. 7 (b) A tenant shall not be eligible for continued occupancy where it is determined that the war housing project of this Authority known as Canyon Hill Park, IDA-10115 is no longer needed for emergency housing purposes and is to be placed in terminated status, provided that there is other suitable housing available in the locality.

ACCOUNTING AND REPORTING PROCEDURES

Sec. 8 (a) The accounting procedure shall be in accordance with the Federal Public Housing Authority Manual relating thereto.

Sec. 8 (b) Management records and reports other than those of financial nature, shall be prepared and filed in accordance with the Federal Public Housing Authority Manual relating thereto.

TENANT ACTIVITY AND SERVICES PROGRAM

Sec. 9. It is the responsibility of this Authority to achieve the provision of tenant activities and services in health, sanitation, safety, recreation, informal education and child care as may be required to maintain effective and efficient project management, and to secure tenant participation in the maintenance of project property. This program will be accomplished through the use of tenant, community and neighborhood resources for leadership and supervisory personnel, materials, supplies and equipment, and assistance in program planning and evaluation.

The Management staff will secure the participation of community agencies and tenants in the organization and operation of such programs, will exercise administrative control of tenant acti

facilities, will coordinate and integrate the programs operated by tenants with those operated by community agencies, and will provide funds from the Operating Budget for the repair and maintenance of tenant activity facilities and equipment and for defraying in part the costs of expendable supplies, materials and equipment.

ADMINISTRATIVE REGULATIONS

Sec. 10. Purchases and contracts for materials, supplies or services except for personal services, shall be made in the following manner:

a. The Executive Director shall make purchases or contracts, to exceed \$100 in amount, in the open market after such inquiry as he deems necessary, to insure that the price obtained is the most advantageous to the Authority; and

b. For purchases from \$100 to \$300, shall solicit bids orally or by telephone from at least three vendors, if so many be available in the locality; and

c. For purchases in excess of \$300, the Executive Director shall advertise for bids by circular letters to all available dealers and by notices posted in public places.

For the purchases specified in (b) and (c) above, (1) lack of competition in purchasing is hereby declared permissible only if there exists an emergency which permits of no delay, or if it is impracticable to secure competition; (2) the Executive Director shall award the contract or make the purchase from the lowest bidder as to price, except that where the advantage of such action is clearly evident, the Executive Director may, in the interest of ultimate economy, or expeditious administration award to a responsible bidder other than the lowest in price; and (3) where awards are proposed to be made when adequate competition has not been secured, or where an award is proposed to be made to other than the lowest bidder, a full report of the transaction shall be made to this Authority. In such case, the award shall not be made until and unless this Authority has authorized such award by resolution. A copy of the report and the resolution shall be attached to the voucher in substantiation of its payment and be made available for inspection by Federal Public Housing Authority auditors.

RESOLUTIONS

Sec. 11. This Authority shall hereafter adopt, upon request of the Federal Public Housing Authority, such Resolutions as may be necessary from time to time to effectuate the policies, regulations and orders of the National Housing Agency with respect to occupancy and eligibility for occupancy in War Housing Developments.

Attachment C

RESOLUTION NO. 12

RESOLUTION ESTABLISHING A SCHEDULE
OF RENTS, AN ESTIMATED AVERAGE COST
OF PROJECT OPERATION FOR FAMILY DWELLINGS
FOR PROJECT IDA-10115, CALDWELL, IDAHO

BE IT RESOLVED by the HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO That in accordance with the provisions of Section 3(b) of Resolution No. 11 (Master Management Resolution for War Housing Projects - Establishing Policies and Standards to Govern the Administration of all War Housing Projects of this Authority) the provisions hereof shall apply to the administration of Project IDA-10115, Caldwell, Idaho.

RENTALS

Sec. 1(a) The monthly shelter rent including utilities, shall be:

Furnished:

1 BR \$31.50 2 BR \$36.00 3 BR \$40.50

Unfurnished:

1 BR \$27.50 2 BR \$30.00 3 BR \$32.50

These rentals have been established after a thorough and careful survey of prevailing rentals for comparable accommodations in this area.

DWELLING UTILITIES

Sec. 1 (b) Cold water, electricity for lighting, and garbage disposal will be furnished and included in the above rentals.

Sec. 1 (c) A reasonable amount of electricity will be furnished in the rent. Tenants using more than reasonable amounts of electricity shall be charged the cost of such excess use.

Sec. 1 (d) The schedule of rents herein established shall be modified to the extent necessary to permit the adjustment from time to time of such rentals in exceptional individual cases where said rentals for specific dwellings constitute an excessive proportion of family income.

Sec. 1 (e) The rental adjustments in hardship cases shall be made only in accordance with the established policies and procedures of the National Housing Agency and the Federal Public Housing Authority as contained in the Manual of Policy and Procedure, and as the same may be hereafter supplemented, modified or amended, and such other instructions, directions and orders as may be made or given by the National Housing Agency and the Federal Public Housing Authority.

Sec. 1 (f) Hardship Rents established pursuant to this resolution shall be in accordance with Regional Supplement Revised 46124 of 4-12-46 and as the same may later be amended.

DWELLING LEASE

Sec. 2 There is attached hereto, marked Appendix A, the form of Registration Certificate to be used as a dwelling lease for all tenants in the Project.

ESTIMATED AVERAGE COST OF PROJECT
OPERATION FOR FAMILY DWELLING PROJECTS

Sec. 3. There is attached hereto, marked Appendix B and made a part hereof, the Estimated Average Cost of Project Operation for Family Dwelling Projects, FPHA Form 1119.

Attachment D.

ADMINISTRATION FUND AGREEMENT

Agreement (herein sometimes called "Administration Fund Agreement") dated June 26, 1946,
by and between

~~Housing Authority of the City of Caldwell, Idaho~~
(herein called the "Authority") and the
Idaho First National Bank, Caldwell Branch
(herein called the "Bank") having its principal
office in the City of Caldwell,
State of Idaho.

WHEREAS, the Authority is the Lessee of the United States of America of a
housing project (herein called the "Project") in the City of Caldwell,
State of Idaho, designated as Project No. IDA-10115;
and

WHEREAS, the Authority, under date of July 1, 1946, executed
a certain Lease (herein called the "Lease") with the Federal Public Housing
Authority (herein called the "FPHA"), by which Lease the Authority has agreed
to establish an account in a bank under the terms of an agreement in the form
which shall be provided by the FPHA; and

WHEREAS, the Bank represents and certifies that it is a member of the
Federal Deposit Insurance Corporation; and

WHEREAS, the FPHA is willing, in consideration of the terms and provisions
and the execution of this Agreement, to approve the Bank as the depository of
the Administration Fund and to make its determination that the terms and pro-
vision of this Administration Fund Agreement constitute a compliance by the
Authority with its obligations to the FPHA in respect of such an agreement
under the provisions of the Lease; and

WHEREAS, all things necessary to constitute this Agreement, when executed
and delivered, the valid, legal and binding obligation of the Authority and
the Bank in accordance with its terms have been done or performed or have
happened; and the execution and delivery of this Agreement have been in all
respects duly authorized;

NOW, THEREFORE, THIS AGREEMENT WITNESSETH:

That in consideration of the premises, the covenants and agreements herein
set forth, the approval by the FPHA of the Bank as the depository of the Ad-
ministration Fund and the determination by the FPHA that the terms and pro-
visions of this Agreement as herein set forth constitute a compliance by the
Authority with its obligations to the FPHA in respect of such agreement, the
Authority and the Bank hereby agree as follows:

Section 1. The Authority hereby designates the Bank to be the depository
of all of the deposits, rents and revenues of the Project realized on or subsequent
to the date of the Lease and of all other funds held or received by the Authority
relating to the management, operation or administration of the Project (excepting
such funds as are deposited in some other account of the Authority pursuant to
the provisions of the Lease) and agrees to deposit or cause to be deposited with
the Bank all such funds. The Bank hereby agrees to receive, accept, and be the
depository of all such funds and to credit such funds to the Authority in a
separate account or accounts entitled "Housing Authority of the City of
Caldwell, Idaho Administration Fund" and "Housing Authority
of the City of Caldwell, Idaho Security Deposit Fund," and to make payments
out of the funds in said Administration Fund and Security Deposit Fund only as
hereinafter expressly provided.

Section 2. The Bank shall honor any check or order drawn by the Authority upon
the Administration Fund, or Security Deposit Fund if such check or order shall be
signed on behalf of the Authority by an officer or employee designated by resolution,
a certified copy of which will be furnished to the Bank, or in lieu thereof a
certification relating to the adoption of such Resolution.

Section 3. Notwithstanding the provisions of Section 2 above:

- A. If the Bank shall at any time receive written notice from the FPFA that no further withdrawals from the Administration Fund or Security Deposit Fund by the Authority are to be permitted until thereafter authorized by the FPFA, the Bank shall, from and after receipt of such notice refuse to honor any further checks of the Authority drawn upon the Administration Fund or Security Deposit Fund or to permit any withdrawals by the Authority from said Funds until thereafter expressly authorized so to do by written notice from the FPFA.
- B. The Bank shall honor any check drawn upon the Administration Fund or Security Deposit Fund by the FPFA if the Bank shall have received a certificate executed by an officer or employee of the FPFA designated by order of the Commissioner of the FPFA, which certificate shall be addressed to the Bank and to the Authority and shall read as follows:

"This is to certify that (1) I am a duly appointed, qualified and acting officer or employee of the Federal Public Housing Authority authorized by order of the Commissioner of the Federal Public Housing Authority to sign the check to which this certificate relates and to execute this certificate; (2) an event of default has occurred under the Lease and the Federal Public Housing Authority is duly authorized under the terms of the Lease to make withdrawals from the Administration Fund and Security Deposit Fund of Project No. IDA-10115 under the circumstances and for the purposes under and for which said check is drawn; (3) the check to which this certificate relates is drawn to pay a proper charge to the Administration Fund or Security Deposit Fund of Project No. IDA-10115;"

Section 4. The Bank is not expected to be familiar with, and shall not be charged with knowledge of, the provisions of the Lease and shall be under no duty to investigate or determine whether any action taken by either the Authority or the FPFA in respect of the Administration Fund or Security Deposit Fund is consistent with or is authorized by the Lease or whether either the Authority or FPFA is in default under the provisions of the Lease. The Bank shall be fully justified in accepting and acting upon, without investigation, any statement, certificate, opinion, notice or demand, furnished to it pursuant to the provisions of this Agreement which shall comply with the applicable requirements of this Agreement and which the Bank shall in good faith believe to have been duly authorized and executed on behalf of the party in whose name the same purports to have been made or executed.

Section 5. The rights and duties of the Bank under this Agreement shall not be transferred or assigned by the Bank without the written approval of the Authority and of the FPFA.

Section 6. The Authority upon termination of the Lease, may terminate (subject to the provisions of Section 7 hereof) this Agreement upon 60 days' written notice to the Bank and to the FPFA. The Bank, at any time, may terminate (subject to the provisions of Section 7 hereof) this Agreement upon 60 days' written notice to the Authority and to the FPFA.

Section 7. This Agreement shall inure to the benefit of and be valid and binding upon the parties hereto, their respective legal representatives, successors and assigns and cannot be amended, rescinded, modified or terminated (except in the case of termination by the Bank pursuant to the provisions of Section 6) in any way by the parties hereto without the prior written consent of the FPFA.

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
JULY 9, 1946 - CHAMBER OF COMMERCE OFFICE

The regular monthly meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 9th day of July, 1946, at 8:00 P.M. at 819 Main Street in the City of Caldwell, Idaho.

The roll was called and the following members were present: Chairman J. Harold Aird, Thurlow Bryant, Stanley Jensen, George Stovel.

Absent: R. E. Pasley.

Chairman J. Harold Aird presiding, the minutes of a special meeting of June 26, 1946, were read and approved as read.

Bills and communications: None.

Report of Secretary: Reported that the Local Authority had assumed operation of Canyon Hill Park Project on July 1, 1946.

Unfinished Business: None.

New Business:

The following Resolution was read by the Secretary and considered by the Authority:

RESOLUTION NO. 15

RESOLVED that the Housing Authority of the City of Caldwell, Idaho, shall designate Telpher E. Wright, Treasurer, as check signer and J. Harold Aird as co-signer and that Vice Chairman Thurlow Bryant be designated to sign checks in the absence of either of the above two officials. The above resolution applies to the Administration Fund and the Security Deposit Fund of the Housing Authority of the City of Caldwell, Idaho.

After discussion of the Resolution, Commissioner Jensen moved the final adoption of the Resolution as read. The motion was seconded by Commissioner Stovel. The question being put upon the final adoption of said Resolution, the roll was called with the following results:

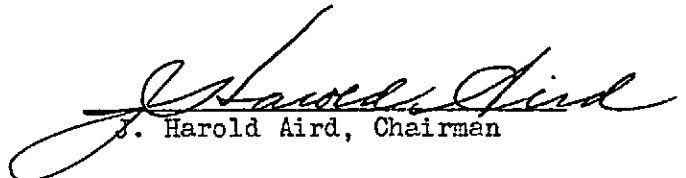
Yeas: Aird, Bryant, Jensen, Stovel

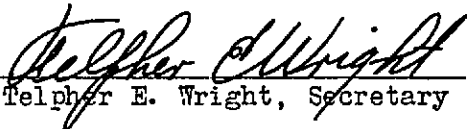
Nays: None.

Commissioner Pasley absent and not voting.

The Chairman declared such motion carried and the Resolution finally adopted.

It was moved and seconded that the meeting adjourn. Motion carried.


J. Harold Aird, Chairman


Telpher E. Wright, Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
AUGUST 13, 1946 - CHAMBER OF COMMERCE OFFICE

The regular monthly meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 13th day of August, 1946, at 8:00 o'clock P.M., at 819 Main Street in the City of Caldwell, Idaho.

The roll was called and the following members were present:

Chairman J. Harold Aird
Stanley Jensen

Absent:

R. E. Pasley
George Stovel
Thurlow Bryant

Chairman J. Harold Aird presiding, with only two members present, he declared a lack of a quorum and adjourned the meeting.

Telfer E. Wright
Telfer E. Wright, Secretary

J. Harold Aird
J. Harold Aird, Chairman

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
OCTOBER 12, 1948
CHAMBER OF COMMERCE OFFICE

The Regular Meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 12th day of October, 1948, at 7:40 o'clock P. M., at the Chamber of Commerce office in the City of Caldwell, Idaho.

The roll was called with the following members present:
Vice-Chm. Thurlow Bryant
R. E. Pasley
George Stovel
Stanley Jensen

Members Absent: Chm. J. Harold Aird

Others Present: Joe Gilgan

Vice-Chm. Thurlow X. Bryant presiding, minutes of the previous meeting were read and approved as read.

Report of Secretary: Secretary Wright presented the Board Members the monthly operation statements on each of the projects and they were discussed one at a time. Several suggestions were made whereby operation costs might be lessened. The audit as completed by the auditor was discussed by the board members.

Report of Committees: Thurlow X. Bryant reported that the application of the sixty units at Cleveland Heights Homes owned by the Chamber of Commerce to be acquired under the McGregor Bill had been turned down. He stated further that the applications on the college units were pending because of an error made in the Resolution passed by the City Council. He stated this had been corrected and the new information submitted to San Francisco. The Secretary read a letter written to Mayor Mason in regards to the transfer of all public housing to the sponsoring groups. The Board acted on the questionnaire and instructed the Secretary And Chairman J. Harold Aird to write up whatever Mayor Mason desired for his answer to the request.

New Business: Bids were received and opened from three companies on the wiring of the apartments at Canyon Hill Park.

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 65

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that the electrical bids for the wiring of Canyon Hill Park be tabled until the Idaho Power Company makes its offer for the power transmission system at the project.

After discussion of the Resolution, Commissioner Pasley moved the adoption of the Resolution as read. The motion was seconded by Commissioner Jensen. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Bryant, Pasley, Stovel, & Jensen

Nays: None

Commissioner Aird absent and not voting.

The Vice-Chairman declared such motion carried and the Resolution finally adopted.

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 66

BE IT RESOLVED By the Housing Authority of the City of Caldwell Idaho, that the Executive Director be authorized to accept the low bid for a car of coal for the labor camp.

After discussion of the Resolution, Commissioner Pasley moved the adoption of the Resolution as read. The motion was seconded by Commissioner Jensen. The question being put for the final adoption of said Resolution, the roll was called with the following results:


Yeas: Bryant, Pasley, Jensen, & Stovel

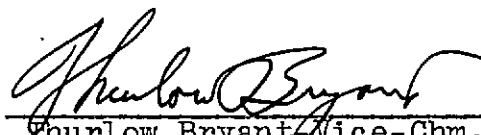
Nays: None

Commissioner Aird absent and not voting.

The Vice-Chairman declared such motion carried and the Resolution finally adopted.

A motion was made and seconded that the meeting adjourn. Carried.


Telfer E. Wright, Secretary


Thurlow Bryant, Vice-Chm.

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
NOVEMBER 9, 1948
CHAMBER OF COMMERCE OFFICE

The Regular Meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 9th day of November, 1948, at 8:15 o'clock P. M., at the Chamber of Commerce office in the City of Caldwell, Idaho.

The roll was called with the following members present:

Chairman J. Harold Aird
R. E. Pasley
Stanley Jensen
Thurlow Bryant

Members Absent: George Stovel

Others Present: Robert McCormick and Coley Smith

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as corrected.

Bills & Communications: Letter from USDA turning down last offer on Farm Labor Camp.

Report of Secretary : Secretary Wright reported on the Farm Labor Camp. Discussion was held on ways and means of financing the purchase of the camp. The Commissioners were each given profit and loss statement for the month of October, 1948, and a discussion was held on each of the projects.

Report of Committees : Commissioner Bryant reported that nothing further had developed on the College application for their 26 units and the dormitory under the McGregor Bill.

New Business : Robert McCormick & Coley Smith presented a problem concerning veterans purchasing new homes. They urged that the Authority give publicity to their problems. This matter was referred to the Chamber of Commerce Housing Committee for action.

Mrs. Gladys Hammond, local Red Cross Secretary, has requested the Housing Authority to permit the Red Cross to use the offices of the Cleveland Heights Dormitory for Red Cross headquarters.

The following Resolution was presented by Commissioner Thurlow Bryant and considered by the Authority:

RESOLUTION NO. 67

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that the Cleveland Heights Dormitory offices be rented to the Caldwell Chapter of the American Red Cross, for Ten Dollars per month, effective January 1, 1949.

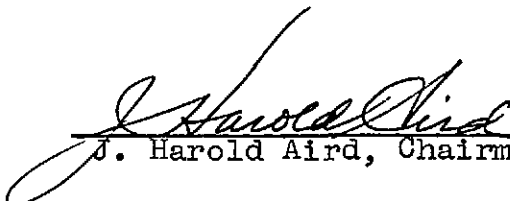
After discussion of the Resolution, Commissioner Bryant moved the adoption of the Resolution as read. The motion was seconded by Commissioner Pasley. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Bryant, Pasley, & Jensen

Nays: None

Commissioner Stovel absent and not voting.

A motion was made and seconded that the meeting be adjourned.
Carried.


J. Harold Aird, Chairman


Telfer E. Wright, Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
DECEMBER 14, 1948
CHAMBER OF COMMERCE OFFICE

The Regular Meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 14th day of December, 1948, at 8:00 P. M., at the Chamber of Commerce office in the City of Caldwell, Idaho.

The roll was called with the following members present:

Thurlow Bryant
George Stovel
Stanley Jensen

Members Absent: J. Harold Aird & R. E. Pasley

Vice-Chairman Thurlow Bryant presiding, minutes of the previous meeting were read and approved as read.

Bills & Communications: Secretary Wright read a letter from the Public Housing Administration in regards to turning down a request of the College of Idaho for the transfer of twenty-six units and the dormitory to the college under the McGregor Bill. It was the opinion of the Board that the Secretary and Mr. Bryant should take what steps they felt necessary to bring this matter to the attention of the proper authorities to see if this decision could not be changed.

Secretary Wright read a letter in regards to the purchase of the Plymouth sedan.

Report of Secretary: Financial statements for the month of November were presented to the Commissioners and a discussion of each project was held.

New Business:

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 68

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that the Chamber of Commerce purchase the 1942 Plymouth sedan for \$750.00.

After discussion of the Resolution, Commissioner Stovel moved the adoption of the Resolution as read. The motion was seconded by Commissioner Jensen. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Bryant, Stovel, & Jensen

Nays: None

Commissioners Aird & Pasley absent and not voting.

The Vice-Chairman declared such motion carried and the Resolution finally adopted.

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 69

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that the Authority approve a bill for \$30.00 for the adult education program in the projects.

After discussion of the Resolution, Commissioner Jensen moved the adoption of the Resolution as read. The motion was seconded by Commissioner Stovel. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Bryant, Stovel, & Jensen.

Nays: None

Commissioners Aird & Pasley absent and not voting.

The Vice-Chairman declared such motion carried and the Resolution finally adopted.

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 70

BE IT RESOLVED By the Housing Authority of the City of Caldwell Idaho, that the Authority accept the bid of the American Electric Company in the amount of \$2,295.00, for the wiring of Canyon Hill Park Project, and that the Secretary be authorized to start work on this upon receipt of an agreement with the Idaho Power Company for the purchase of the transmission line at Canyon Hill Park.

After discussion of the Resolution, Commissioner Jensen moved the adoption of the Resolution as read. The motion was seconded by Commissioner Stovel. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Bryant, Stovel, & Jensen

Nays: None

Commissioners Aird & Pasley absent and not voting.

The Vice-Chairman declared such motion carried and the Resolution finally adopted.

A motion was made and seconded that the meeting adjourn. Carried.



J. Harold Aird, Chairman


Telpher E. Wright, Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
JANUARY 10, 1949
CHAMBER OF COMMERCE OFFICE.

The Regular Meeting of the Housing Authority of the City of Caldwell, was not held on January 10, 1949, because of the lack of a quorum.


J. Harold Aird, Chairman


Telpher E. Wright, Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
FEBRUARY 8, 1949
CHAMBER OF COMMERCE OFFICE

The Regular Meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 8th day of February, 1949, at 8:00 P. M., at the Chamber of Commerce office in the City of Caldwell, Idaho.

The roll was called with the following members present:

Chairman J. Harold Aird
Thurlow Bryant
Stanley Jensen
R. E. Pasley

Members Absent: George Stovel
Others Present: None

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Bills & Communications: None

Report of Secretary : Secretary Wright presented the Commissioners with financial statements for the months of December and January. Each item in the statements was discussed.

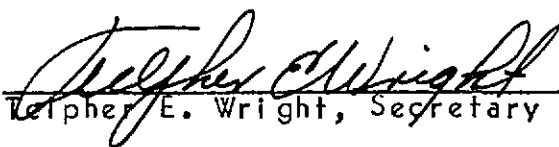
The Secretary reported some of the conditions caused by the rather severe winter weather conditions of the past three months. It was felt that it would be necessary to wait until better weather to be able to evaluate the entire damage caused.

Report of Committees : None

Unfinished Business : None

New Business : The members of the Housing Authority and the Secretary signed a letter to George Stovel expressing their regret at his being absent and wishing him a speedy recovery.

A motion was made and seconded that the meeting adjourn. Carried.


Delph E. Wright, Secretary


J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO.
MARCH 8, 1949
CHAMBER OF COMMERCE OFFICE

The Regular Meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 8th day of March, 1949, at 7:30 P. M. at the Chamber of Commerce office in the City of Caldwell, Idaho.

The roll was called with the following members present:

Chairman J. Harold Aird
Thurlow Bryant
Stanley Jensen

Members Absent: R. E. Pasley & George Stovel.
Others Present: None

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Bills & Communications: Letter from Congressman White in regards to the college application for units under McGregor Bill.

Report of Secretary: Reported on visit of Bruce Walker of PHA of Washington, D. C. Financial statements for February were discussed. Change of reporting form was explained. Condition of Cleveland Heights Homes sidewalks was discussed and the Secretary was instructed to write Boise Paving & Asphalt Company and secure an estimate of the cost of hard surfacing the walks.

New Business:

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 71

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that the Authority accept the low bid for Wall Tone as submitted by the Caldwell Hardware Company.

After discussion of the Resolution, Commissioner Bryant moved the adoption of the Resolution as read. The motion was seconded by Commissioner Jensen.

The question being put for the final adoption of said Resolution, the roll was called with the following results:

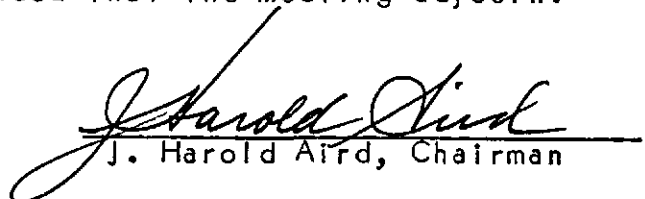
Yeas: Aird, Bryant, & Jensen.

Nays: None

Commissioners Pasley & Stovel absent and not voting.

The Chairman declared such motion carried and the Resolution finally adopted.

A motion was made and seconded that the meeting adjourn.
Carried.


J. Harold Aird, Chairman


Telfer E. Wright, Secretary

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO.
APRIL 12, 1949
CHAMBER OF COMMERCE OFFICE

The Regular Monthly Meeting of the Housing Authority of the City of Caldwell, Idaho, was not held on April 12, 1949, because of lack of a quorum.

Delphus E. Wright
Delphus E. Wright, Secretary

J. Harold Aird
J. Harold Aird, Chairman

MINUTES OF SPECIAL MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
MAY 2, 1949
CHAMBER OF COMMERCE OFFICE

A Special Meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 2nd day of May, 1949, at 7:30 o'clock P. M., at the Chamber of Commerce office at 819 Main Street in the city of Caldwell, Idaho.

The roll was called with the following members present:

Chairman J. Harold Aird
Stanley L. Jensen
Thurlow Bryant
Max Becker

Members Absent: R. E. Pasley

Others Present: Ray T. Ott, Floyd Stuart, Walt Henderson,
and delegation of Notus Farm Labor Group.

CONSENT TO MEETING

We, the undersigned Commissioners of the Housing Authority of the City of Caldwell, Idaho, shall meet on the 2nd day of May, 1949, for the purpose of discussion of housing contract with the Notus Farm Labor Group; and further, for any business properly brought before the Commissioners for their action.

J. Harold Aird
Max Becker
Stanley L. Jensen

Chairman J. Harold Aird presiding, minutes of the meeting of March 8, 1949, were read and approved as read.

Bills & Communications: None
Report of Secretary: None
Report of Committees: None
Unfinished Business: None

New Business:

A thorough discussion was held with the Notus group in regards to their contract for housing their workers during the 1949 season. The Notus group felt that some of the raises in rental prices were unjustified. The Housing Authority commissioners explained their problems and the reasons for the raises.

A discussion was held as to ways and means of financing the purchase of the camp. The Housing Authority explained the steps they have taken on this.

After all this discussion, the contract as set up was signed by a representative of the Notus group and the Executive-Director of the Housing Authority.

M. H. Becker accepted the appointment made by Mayor Leo J. Mason as a member of the Housing Authority to fill the unexpired term of George Stovel, deceased.

The oath of Commissioner of the Housing Authority of the City of Caldwell, Idaho, was administered to M. H. Becker by Vice-Chairman Thurlow D. Bryant.

A motion was made and seconded that the meeting adjourn. Carried.

Telpher E. Wright
Telpher E. Wright, Secretary

J. Harold Aird
J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO.

May 10, 1949
CHAMBER OF COMMERCE OFFICE

The Regular Monthly Meeting of the Housing Authority of the City of Caldwell, Idaho, was held on May 10, 1949, at 7:30 P.M. at the Chamber of Commerce office in the City of Caldwell, Idaho.

The roll was called with the following members present:

Chairman J. Harold Aird
M. H. Becker
Stanley Jensen

Members absent: R. E. Pasley & Thurlow Bryant
Others present: Telpher E. Wright

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Bills & Communications: None

Report of Secretary: Secretary Wright reported on the Cleveland Heights sidewalks. He also reported on the completion of the wiring at Canyon Hill Park. The financial reports for each project were discussed.

Report of Committees: Thurlow Bryant and Telpher E. Wright were appointed to work out Dormitory pay for caretaker during the summer.

New Business: The Secretary was instructed to get figures on shingle paint and gun.

A motion was made and seconded that the meeting adjourn.
Carried.

Telpher E. Wright
Telpher E. Wright, Secretary

J. Harold Aird
J. Harold Aird, Chairman

MINUTES OF THE ANNUAL MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO.
JUNE 20, 1949
CHAMBER OF COMMERCE OFFICE

The Annual Meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 20th day of June, 1949, at 7:30 P.M., at the Chamber of Commerce office in the City of Caldwell, Idaho.

The roll was called with the following members present:

Chairman J. Harold Aird
Thurlow Bryant
R. E. Pasley
Stanley Jensen

Members Absent: Max Becker
Others Present: Telpher E. Wright

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Bills & Communications: A letter was read from R. J. Edwards, Inc. turning down the offer on the Farm Labor Camp.

Report of Secretary: Secretary Wright reported on audit and read audits to the commissioners. Monthly financial reports were presented and discussed.

Report of Committees: The Secretary reported on the paint gun situation. The bid was read and tabled on the paint job.

Representative Unfinished Business: Commissioner Bryant read two communications from ~~Representative~~ Compton I. White, in regards to the College Units under the McGregor Act.

New Business:

RESOLUTION NO. 72

The motion was made by Pasley, seconded by Bryant, authorizing the audit of books at the end of the fiscal year. Carried.

Yeas: Aird, Bryant, Pasley, Jensen

Nays: None

Commissioner Stanley L. Jensen was sworn in for a term of five year, ending in June 1954 upon his reappointment by Mayor Leo. J. Mason.

A motion was made and seconded that the meeting adjourn. Carried.

Telpher E. Wright
Telpher E. Wright, Secretary

J. Harold Aird
J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO
JULY 12, 1949
CHAMBER OF COMMERCE OFFICE

The Regular Monthly Meeting of the Housing Authority of the City of Caldwell, Idaho, was not held on July 12, 1949, because of lack of a quorum.

Telpher E. Wright
Telpher E. Wright, Secretary

J. Harold Aird
J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO.
August 16, 1949
CHAMBER OF COMMERCE OFFICE

The Regular Monthly Meeting of the Housing Authority of the City of Caldwell, Idaho was held on August 16, 1949, at 7:30 P.M. at the Chamber of Commerce office in the City of Caldwell, Idaho

The roll was called with the following members present:

Chairman J. Harold Aird
Thurlow Bryant
Max Becker
Stanley Jensen

Members absent: R. E. Pasley
Others present: Telpher E. Wright

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as corrected.

Bills & Communications: Letters from several people were read in regards to the new proposed housing legislation and also on the housing bill that has passed Congress.

Report of Secretary: The Secretary reported on the staff meeting and the discussion held.

Report of Committees: No report

Unfinished Business: None

New Business: Two bids on auditing the books were read and discussed.

RESOLUTION NUMBER 73

BE IT RESOLVED By the Housing Authority of the City of Caldwell, Idaho, that the bid of Joe Griffith for the audit be accepted, cost not to exceed \$140.00

After discussion of the Resolution, Commissioner Bryant moved the adoption of the Resolution as read. The motion was seconded by Commissioner Becker. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Bryant, Becker, Jensen

Commissioner Pasley absent and not voting.

A motion was made and seconded that the meeting adjourn.


Telpher E. Wright, Secretary


J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING
of the
HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO
SEPTEMBER 13, 1949
CHAMBER OF COMMERCE OFFICE

The roll was called with the following members present:

Chairman J. Harold Aird
Thurlow Bryant
Max Becker
Stanley Jensen

Members Absent: R. E. Pasley

Others Present: Telpher E. Wright

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Bills & Communications: A letter from Victor N. Jones & Associates was read in regards to architectural advise on low-rent housing.

Report of Secretary: Secretary Wright reported on painting project for Cleveland Heights Homes. Several plans were discussed. Financial statements were distributed and discussed. The Secretary reported the resignation of Maintenance Aid Louis Schacht, and it was decided to await decision on Labor Camp license extension before hiring more help.

Report of Committees: Vice Chairman Thurlow Bryant reported on a recent trip to Seattle. Discussion of transfer of projects was discussed. The Secretary was instructed to get written denial of eligibility.

New Business:

RESOLUTION NO. 74

A motion was made by Commissioner Bryant, seconded by Commissioner Becker that bids be secured for painting Cleveland Heights Homes and a request be made to Seattle for over quota allowance.

The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Bryant, Becker, Jensen

Nays: None

Commissioner Pasley absent and not voting.

RESOLUTION NO. 75

A motion was made by Commissioner Jensen, seconded by Commission Bryant that the Secretary be authorized to accept the low bid of \$1.95 per gallon for 200 gallons of Texolite.

The question being put for final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Bryant, Becker, Jensen

Nays: None

Commissioner Pasley absent and not voting.

A motion was made and seconded that the meeting adjourn. Carried.


J. Harold Aird, Chairman


Telpher E. Wright, Secretary

MINUTES OF THE REGULAR MEETING
of the
HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO
OCTOBER 11, 1949
CHAMBER OF COMMERCE OFFICE.

The roll was called with the following members present:

Chairman J. Harold Aird
Thurlow Bryant
R. E. Pasley

Members Absent: Max Becker
Stanley Jensen

Others Present: Telpher E. Wright

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Bills and Communications: A letter from P.H.A. in regards to 1949 payment. Letter and wires from Senator Taylor in regards to transfer of projects. Letter from Yakima Chamber of Commerce about Farm Labor Camp.

Report of Secretary: Secretary Wright reported on the Labor Camp Clean-up program. The financial report was made and discussed.

Report of Committees: Secretary Wright reported on status of Federal Legislation in regards to disposition of Title V housing.

Unfinished Business: None

New Business:

RESOLUTION NO. 76

A motion was made by Commissioner Pasley, seconded by Commissioner Bryant that the College of Idaho be given a check for 1949 returns of dormitory.

The question being put for final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Bryant, Pasley

Nays: None

Commissioners Becker and Jensen absent and not voting.

There being no further business the meeting was adjourned.

Telpher E. Wright
Telpher E. Wright, Secretary

J. Harold Aird
J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING
of the
HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO
NOVEMBER 8, 1949
CHAMBER OF COMMERCE OFFICE.

The roll was called with the following members present:

Chairman J. Harold Aird
Thurlow Bryant
R. E. Pasley
Max Becker
Stanley Jensen

Others Present: Telpher E. Wright, George Harris.

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Bills and Communications: None

Report of the Secretary: None

Mr. George Harris, Representative of the P.H.A. from Seattle, discussed the new low-rent housing program.

New Business:

RESOLUTION NO. 77

A motion was made by Commissioner Pasley, seconded by Commissioner Becker that a survey be made and an application for an "allocation-reservation" for low rent housing be made.

The question being put for final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Bryant, Pasley, Becker, Jensen

Nays: None

RESOLUTION NO. 78

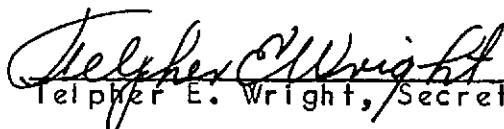
A motion was made by Commissioner Pasley, seconded by Commissioner Bryant that Floyd Stuart be given a \$25.00 per month raise effective November 1, 1949.

The question being put for final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Bryant, Pasley, Becker, Jensen

Nays: None

A motion was made and seconded that the meeting adjourn. Motion carried.


Telpher E. Wright, Secretary


J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING
of the
HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO
DECEMBER 13, 1949
CHAMBER OF COMMERCE OFFICE

The roll was called with the following members present:

Thurlow Bryant
R. E. Pasley
Stanley Jensen

Members Absent: J. Harold Aird
Max Becker

Others Present: Telpher E. Wright

Vice-Chairman Thurlow Bryant presiding, minutes of the previous meeting were read and approved as read.

Bills & Communications: Application blanks for low-rent project was presented.

Report of the Secretary: The Secretary reported that the Low-rent Housing application had arrived. He also reported on his visit with Aubrey Davis of the Seattle P.H.A. office. Several points of the operating plan were discussed in light of new information given by Mr. Davis.

Four bids on window shades were presented and it was decided to re-submit the requests to the bidders and to ask that samples accompany the next bids.

The Secretary reported the Labor Camp Shelters were all closed and that the camp had been winterized. A report on the school situation was made.

A discussion was held as to the office and administrative costs of the Housing Authority and at the request of Commissioners Pasley and Jensen a special meeting was called for Tuesday, December 27, 1949, to consider this matter and any other business that might be properly brought before the Commissioners.

A motion was made and seconded that the meeting adjourn. Motion carried.


Thurlow Bryant, Vice-Chairman


Telpher E. Wright, Secretary

MINUTES OF SPECIAL MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
DECEMBER 28, 1949 - CHAMBER OF COMMERCE OFFICE.

A special meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 28th day of December, 1949, 7:30 P.M., at 901 Main Street, in the City of Caldwell, Idaho.

The roll was called and showed the following members present:

Chm. J. Harold Aird
Thurlow Bryant
R. E. Pasley
Stanley Jensen

Absent: Max Becker

Others Present: Telpher E. Wright

CONSENT TO MEETING

We the undersigned Commissioners of the Housing Authority of the City of Caldwell, Idaho, shall meet on the 28th day of December, 1949, for the purpose of discussing the financial status of the projects, consider bids on window shades; and further, for any business properly brought before the Commissioners for their action.

J. Harold Aird
R. E. Pasley
Thurlow Bryant

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Bills and Communications: None

Report of the Secretary: Financial reports for October and November were distributed and a thorough discussion on finances were held. Uncollected rents were discussed and ways and means for collecting were suggested.

RESOLUTION NO. 79

A motion was made by Commissioner Pasley, seconded by Commissioner Jensen that all tenant accounts older than 1949 be turned over to the Credit Bureau for collection.

The question being put for final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Bryant, Pasley, Jensen

Nays: None

Commissioner Becker absent and not voting.

RESOLUTION NO. 80

A motion was made by Commissioner Bryant, seconded by Commissioner Pasley that Peckham's bid on Arrow Window Shades be accepted for \$622.47.

The question being put for final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Bryant, Pasley, Jensen

Nays: None

Commissioner Becker absent and not voting.

A motion was made and seconded that the meeting adjourn. Motion carried.

Telpher E. Wright

J. Harold Aird

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

January 10, 1950
CHAMBER OF COMMERCE OFFICE

The Regular Monthly Meeting of the Housing Authority of the City of Caldwell, Idaho, was not held on January 10, 1950, because of lack of quorum.


Delph E. Wright, Secretary


J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING
of the
HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO
FEBRUARY 14, 1950
CHAMBER OF COMMERCE OFFICE.

The roll was called with the following members present:

Chm. J. Harold Aird
Thurlow Bryant
R. E. Pasley
Max Becker
Stanley Jensen

Others present: Leo J. Mason, Telpher E. Wright

Chairman J. Harold Aird presiding minutes of the previous meeting were read and approved as read.

Bills & Communications: None

Report of the Secretary: The Secretary reported on the proposed Special Census and on the completion of the preliminary loan application.

The monthly financial statement was presented and discussed.

Delinquent accounts were discussed. The Secretary reported that collections were picking up.

New Business:

The following Resolution was read by the Secretary and considered by the Authority:

RESOLUTION NO. 81

WHEREAS, it has been determined that there exists in the city of Caldwell, Idaho a need for low-rent public housing at rents within the means of low income families, especially the families of living or deceased veterans and service men, and such need is not being met by private enterprise; and,

WHEREAS, such a condition constitutes a menace to the health, safety, morals and welfare of the inhabitant of the city;

NOW THEREFORE, be it resolved by the Housing Authority of the City of Caldwell, Idaho that an application of not to exceed approximately 150 dwelling units of low-rent public housing and a preliminary loan in the amount of \$55,000.00 to cover the costs of surveys and planning in connection with the development of said 150 units of low-rent public housing be made.

After discussion of the Resolution, Commissioner Pasley moved the adoption of the resolution as read. Motion was seconded by Commissioner Becker. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Bryant, Pasley, Becker and Jensen.

Nays: None

The Chairman declared such motion carried and the Resolution finally adopted.

RESOLUTION NO. 82

Be it resolved by the Housing Authority of the City of Caldwell, Idaho that a special contract be made with the Census Bureau, through the Public Housing Administration, for a special 1950 census tabulation of Caldwell for low-rent housing purposes.

After discussion of the resolution, Commissioner Pasley moved the adoption of the resolution as read. The motion was seconded by Commissioner Jensen. The question being put for the final adoption of said resolution, the roll was called with the following results:

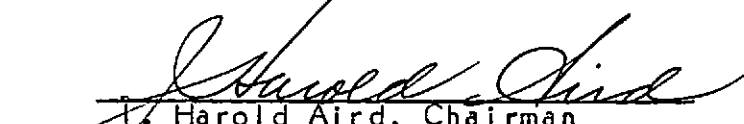
Yeas: Aird, Bryant, Pasley, Jensen and Becker.

Nays: None.

The Chairman declared such motion carried and the resolution finally adopted.

A motion was made and seconded that the meeting adjourn. Motion carried.


Telpher E. Wright, Secretary


J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING
of the
HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO
MARCH 14, 1950
CHAMBER OF COMMERCE OFFICE

The Regular Monthly meeting of the Housing Authority of the City of Caldwell, Idaho was held on March 14, 1950, at 7:30 P.M. at the Chamber of Commerce office in the City of Caldwell, Idaho.

The roll was called with the following members present:

Chm J. Harold Aird
Thurlow Bryant
Max Becker
Stanley Jensen

Members Absent: R. E. Pasley

Others present: Telpher E. Wright

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Bills & Communications: Communications from P.H.A. in regards to contract payment was given to the Board.

Report of the Secretary: The Secretary reported on the Amendment to the present Federal Housing Bill in regards to the transfer of Labor Camps from the Department of Agriculture to the P.H.A. Senator Taylor was written in regards to this amendment.

Financial statements were presented and discussed.

The Secretary reported that the preliminary loan application had been completed and sent in and that a contract had been made for a special census. Payment of contractual obligation for the fiscal year 1949 was discussed. Painting of Cleveland Heights Homes was discussed and Secretary Wright was instructed to proceed as funds become available.

A method of collecting delinquent rents was discussed.

The Executive Director was instructed to follow up with the Mayor on the Cleveland Heights water bill.

The following resolution was read in full by the Secretary and considered by the Commissioners:

RESOLUTION No. 83

Be it resolved by the Housing Authority of the City of Caldwell, Idaho that the contractual obligation of the fiscal year 1949 with the P.H.A. be cleared by payment of a check in the amount of \$22,024.12. Further, that a portion of this payment, relative to the 26 units owned by the College of Idaho, is paid under protest because of the agreement made in San Francisco in August 1948 that these units would be turned over to the College of Idaho under the provisions of the McGregor Act.

After discussion of the resolution, Commissioner Bryant moved the adoption of the resolution as read. The motion was seconded by Commissioner Jensen.

The question being put for the final adoption of said resolution, the roll was called with the following result:

Yeas: Aird, Bryant, Jensen and Becker.

Nays: None

Commissioner Pasley absent and not voting.

The Chairman declared said motion carried and the resolution finally adopted.

The following resolution was read in full by the Secretary and considered by the Commissioners:

RESOLUTION NO.84

Be It resolved by the Housing Authority of the City of Caldwell, Idaho that effective April 1, 1950 that all housing units shall be rented on a monthly basis only and that no further refunds shall be made on unearned rents. Further, the Executive-Director is hereby empowered to change the "Conditions of the Terms of Occupancy" to conform with the above and is to notify all present tenants of this change.

After discussion of the resolution, Commissioner Bryant moved the adoption of the resolution as read. The motion was seconded by Commissioner Jensen.

The question being put for the final adoption of said resolution, the roll was called with the following result:

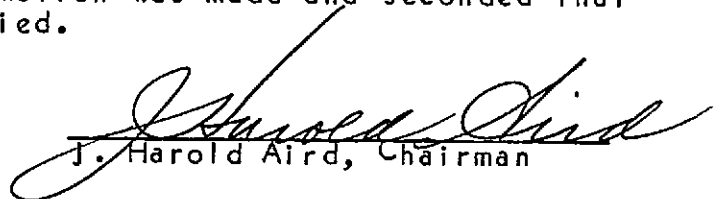
Yeas: Aird, Bryant, Jensen and Becker
Nays: None

Commissioner Pasley absent and not voting.

The Chairman declared said motion carried and the resolution finally adopted.

There being no further business a motion was made and seconded that the meeting adjourn. Motion carried.


Telfer E. Wright, Secretary


J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING
of the
HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO
APRIL 11, 1950
CHAMBER OF COMMERCE OFFICE

The regular Monthly Meeting of the Housing Authority of the City of Caldwell, Idaho, was held on April 11, 1950, at 7:30 p.m. at the Chamber of Commerce office in the City of Caldwell, Idaho.

The roll was called with the following members present:

Thurlow Bryant
R. E. Pasley
Max Becker
Stanley Jensen

Members Absent: J. Harold Aird

Others Present: Telpher E. Wright

Vice-Chairman Thurlow Bryant presiding, minutes of the previous meeting were read and approved as read.

Bills and Communications: Letters were read from P.H.A. in regards to low rent program reservation. A letter from P.H.A. in regards to land rental paid City of Caldwell was discussed. The Secretary was instructed to work on this.

Report of the Secretary: The Secretary reported on conditions of the projects and on the school situation at the Labor Camp. The painting of Cleveland Heights was again discussed and the Executive-Director authorized to proceed as funds are available. A trip to Washington, D. C. on the College of Idaho units was discussed.

New Business:

The following resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 85

Be it resolved by the Housing Authority of the City of Caldwell, Idaho, that the Farm Labor Camp School be operated for eight months as per teacher contracts.

After discussion of the resolution, Commissioner Pasley moved the adoption of the resolution as read. The motion was seconded by Commissioner Jensen. The question being put for the final adoption of said resolution, the roll was called with the following results:

Yeas: Bryant, Pasley, Jensen and Becker.

Nays: None

Commissioner Aird absent and not voting.

The following resolution was presented in full by Commissioner Pasley and considered by the Authority:

RESOLUTION NO. 86

Be it resolved by the Housing Authority of the City of Caldwell, Idaho, that Vice-Chairman Thurlow Bryant be authorized to go to Washington, D. C. to confer with Housing Agency officials to negotiate for the transfer of College of Idaho units under the MacGregor Act and that \$1500.00 for expenses be authorized for this trip.

After discussion of the Resolution, Commissioner Pasley moved the adoption of the Resolution as read. The motion was seconded by Commissioner Jensen. The question being put for the final adoption of said resolution, the roll was called with the following results:

Yeas: Bryant, Pasley, Jensen and Becker

Nays: None
Commissioner Aird absent and not voting.

The Chairman declared such motion carried and the Resolution finally adopted

The following Resolution was read in full by the Secretary and considered by the Authority:

RESOLUTION NO. 87

Be it resolved by the Housing Authority of the City of Caldwell, Idaho, that the low bid of Hoff Building Supply, Inc., for 500 gallons green shingle paint in the amount of \$965.00 be accepted and the Executive Director authorized to purchase said paint.

After discussion of the Resolution, Commissioner Becker moved the adoption of the Resolution as read. The motion was seconded by Commissioner Pasley. The question being put for final adoption of said resolution, the roll was called with the following results:

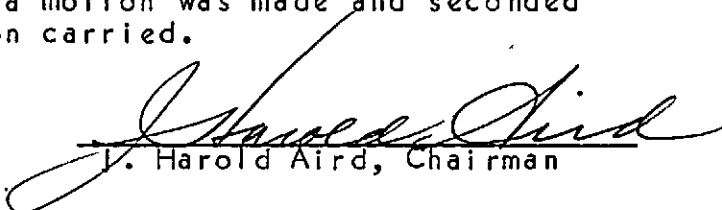
Yeas: Bryant, Pasley, Jensen and Becker

Nays: None
Commissioner Aird absent and not voting.

The Chairman declared such motion carried and the Resolution finally adopted.

There being no further business a motion was made and seconded that the meeting adjourn. Motion carried.

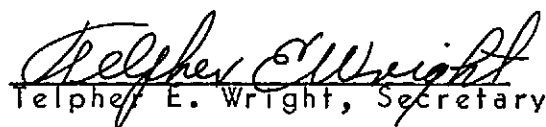

Telfer E. Wright, Secretary

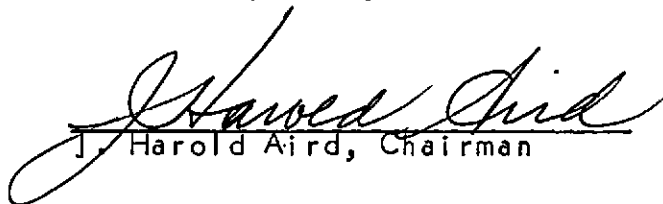

J. Harold Aird, Chairman

MINUTES OF REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

May 9, 1950
CHAMBER OF COMMERCE OFFICE

The Regular Monthly Meeting of the Housing Authority of the City of Caldwell, Idaho, was not held on May 9, 1950, because of lack of quorum.


Telfer E. Wright, Secretary


J. Harold Aird, Chairman

MINUTES OF SPECIAL MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO
MAY 24, 1950, CHAMBER OF COMMERCE OFFICE.

A special meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 24th day of May, 1950, 7:30 p.m., at 901 Main Street, in the City of Caldwell, Idaho.

The roll was called and showed the following members present:

Thurlow Bryant
R. E. Pasley
Max Becker
Stanley Jensen

Members absent: J. Harold Aird

Others Present: Telpher E. Wright, Ray Ott

CONSENT TO MEETING

We the undersigned Commissioners of the Housing Authority of the City of Caldwell, Idaho, shall meet on the 24th day of May, 1950, for the purpose of discussing regular business and such other business that might properly come before the Authority.

Thurlow Bryant
R. E. Pasley
Max Becker

Vice-Chairman Thurlow Bryant presiding, minutes of the previous meeting were read and approved as read.

Report of the Secretary: Thurlow Bryant and Secretary Wright reported on their Washington trip. The trip was very successful. The Labor Camp situation was thoroughly discussed. Secretary Wright was authorized to put on another full time maintenance man on or about June 1, 1950. He recommended a married veteran and Edward Odell Smith was approved to fill the vacancy. The Secretary was authorized to purchase a power lawn mower for the city projects and for the Labor Camp.

The preliminary loan on low rent housing was discussed and it was finally decided to get a reply as to the repayment of this loan in the event the project was not completed before signing for the loan.

There being no further business a motion was made and seconded that the meeting adjourn. Motion carried.

Telpher E. Wright
Telpher E. Wright, Secretary

J. Harold Aird
J. Harold Aird, Chairman

MINUTES OF THE ANNUAL MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
JUNE 30, 1950
CHAMBER OF COMMERCE OFFICE

The annual meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 30th day of June, 1950, at 8:30 P.M., at the Chamber of Commerce office in the City of Caldwell, Idaho.

The roll was called with the following members present:

Chairman J. Harold Aird
Thurlow Bryant
R. E. Pasley
Max Becker
Stanley Jensen

Members Absent: None

Others Present: Telpher E. Wright, Ray Ott

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Communications: A letter from Seattle in regards to transfer of Chamber of Commerce units.

Commissioner Aird discussed the Low-Rent Housing Program.

RESOLUTION NO. 88

BE IT RESOLVED By the Housing Authority of the City of Caldwell that the Low-Rent Housing be dropped and application withdrawn.

After discussion of the Resolution a motion was made by Commissioner Pasley that the resolution be adopted. Motion seconded by Commissioner Jensen. The question being put for the final adoption of said Resolution, the roll was called with the following results:

Yeas: Aird, Pasley, Jensen, Bryant, Becker

Nays: None

The Chairman declared such motion carried and fully adopted.

RESOLUTION NO. 89

BE IT RESOLVED By the Housing Authority of the City of Caldwell that Commissioner Bryant be re-elected Vice-Chairman for a term of one year.

After discussion of the Resolution, Commissioner Pasley moved the adoption of said Resolution. The motion was seconded by Commissioner Jensen. The question being put for the final adoption of said Resolution, the roll was called with the following results:

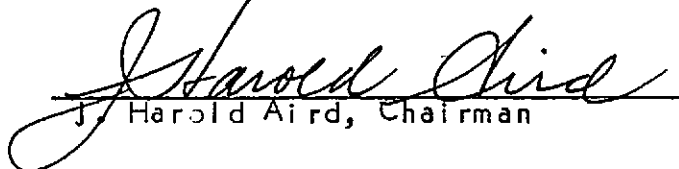
Yeas: Aird, Pasley, Jensen, Becker

Nays: None

The Chairman declared such motion carried and fully adopted.

Chairman Aird reported on the transfer of Labor Camp from the Department of Agriculture to P.H.A.. The Use Permit was extended to December 31, 1950.

There being no further business a motion was made and seconded that the meeting adjourn. Motion carried.


J. Harold Aird, Chairman


Telpher E. Wright, Secretary

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

July 11, 1950
CHAMBER OF COMMERCE OFFICE

The Regular Monthly Meeting of the Housing Authority of the City of Caldwell, Idaho, was not held on June 11, 1950, because of lack of quorum.

J. Harold Aird
J. Harold Aird, Chairman

Telfer E. Wright
Telfer E. Wright, Secretary

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

August 8, 1950
Chamber of Commerce Office

The Regular Monthly Meeting of the Housing Authority of the City of Caldwell, Idaho, was not held on August 8, 1950, because of lack of quorum.

J. Harold Aird
J. Harold Aird, Chairman

Telfer E. Wright
Telfer E. Wright, Secretary

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

September 12, 1950
CHAMBER OF COMMERCE OFFICE

The regular monthly meeting of the Housing Authority of the City of Caldwell, Idaho, was held on September 12, 1950, at 7:30 p.m., at the Chamber of Commerce office in the City of Caldwell, Idaho.

The roll was called with the following members present:

Chairman J. Harold Aird
Stanley Jensen
Max Becker

Members absent: Thurlow Bryant
R. E. Pasley

Others present: Telpher E. Wright
Floyd Stuart

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Bills and Communications: None

Report of the Secretary: The Secretary reported that the paint job on Cleveland Heights was nearly completed. Chairman Aird remarked that he thought John Bright had done a very good job on this.

The Secretary reported on the Labor Camp School and was instructed to follow up and to work out a program with Middleton if possible.

The Secretary was instructed to have the books for the fiscal year ending June 30, 1950, audited.

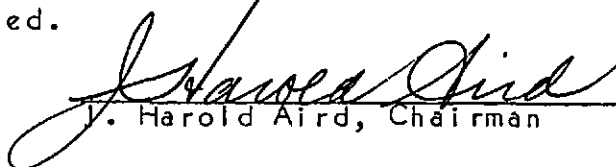
The Secretary and Chairman reported that application had been made to P.H.A. for title to both Cleveland Heights and Canyon Hill Park.

The Secretary reported that officials from the Seattle Field Office of P.H.A. were here in August and had made a survey of the rehabilitation needs of the Farm Labor Camp. The closing time for the row shelters was discussed but it was decided to await awhile before deciding on this.

It was reported that the new Ford truck ordered in August would be delivered soon.

There being no further business a motion was made and seconded that the meeting adjourn. Motion carried.


Telpher E. Wright, Secretary


J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

OCTOBER 10, 1950
CHAMBER OF COMMERCE OFFICE

The regular monthly meeting of the Housing Authority of the City of Caldwell, Idaho was held on October 10, 1950, 7:30 p.m., at 901 Main Street, in the City of Caldwell, Idaho.

The roll was called with the following members present:

Chairman J. Harold Aird
Thurlow Bryant
Stanley Jensen
Max Becker

Members Absent: R. E. Pasley

Others Present: James King, Irving Stiber, Gladys
McDaniel, Jim Ruark, Mr. McDaniel
Telpher E. Wright

J. Harold Aird, Chairman, presiding minutes of the previous meeting were read and approved as read.

Bills and Communications: A letter of thanks from Thurlow Bryant for flowers was read.

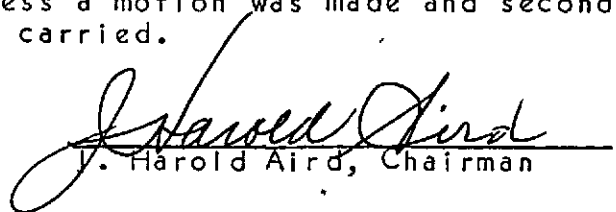
Report of the Secretary:

Mrs. McDaniel discussed the renting of Canyon Hill Park office for the Red Cross. This was referred to the Chamber of Commerce.

James King and Irving Stiber presented a request to keep dogs in Cleveland Heights. The question was thoroughly discussed. It was decided to ask these people to get a petition in regards to this situation.

The Secretary reported the transfer of Projects 10161 and 10132 to the Chamber of Commerce effective as of September 30, 1950.

There being no further business a motion was made and seconded that the meeting adjourn. Motion carried.


J. Harold Aird, Chairman


Telpher E. Wright, Secretary

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The regular monthly meeting of the Housing Authority of the City of Caldwell was held on November 14, 1950, 7:30 p.m. Chamber of Commerce office, Caldwell, Idaho.

The roll was called with the following members present:

Chairman J. Harold Aird
R. E. Pasley
Max Becker
Stanley Jensen

Members absent: Thurlow Bryant

Others present: Telpher E. Wright

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Executive Director Telpher E. Wright read a letter from the attorney of the Portland Housing Authority asking that he serve on the Legislative Committee of the Northwest District of N.H.O.A. This action was approved by the members of the Authority.

An invitation from F. W. Garrett, Executive Director of the Nampa Housing Authority, to the Caldwell board to visit the Nampa Low-Rent Housing Project was read. Pictures of some of the units were shown to the board members. Mr. Garrett stated their project was nearly completed.

A contract for the re-habilitation and purchase of the Farm Labor Camp was read and discussed. A motion was made by Pasley, seconded by Becker, that Executive Director Telpher E. Wright be authorized to negotiate with representatives of the Housing Administration of Seattle, and that a special meeting of the Board be called to pass upon these negotiations. Motion carried.

The dog situation at Cleveland Heights was discussed, in view of the petition submitted to the Commissioners by Irving Stiber. In order to get an unbiased vote of this situation the Secretary was instructed to mail a registered letter to each of the tenants of Cleveland Heights Homes, requesting a return receipt, and asking the tenants to vote on this question.

Meeting adjourned: 9:30 P.M.


Telpher E. Wright, Secretary


J. Harold Aird, Chairman

MINUTES OF THE SPECIAL MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

DECEMBER 1, 1950
CHAMBER OF COMMERCE OFFICE

A special meeting of the Housing Authority of the City of Caldwell, Idaho, was held on December 1, 1950, 2:00 p.m., Chamber of Commerce office.

The roll was called with the following members present:

Chairman J. Harold Aird
R. E. Pasley
Stanley Jensen
Max Becker.

Members Absent: Thurlow J. Bryant

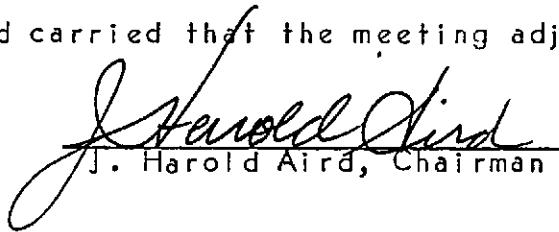
Others Present: Telpher E. Wright
Floyd Stuart
Mike Batnick
Art Gough
Ray Ott

The meeting was called for the purpose of discussing the Interim Operating and Re-habilitation Budget on the Caldwell Farm Labor Camp, and further to discuss the proposed purchase contract of the Farm Labor Camp by the Housing Authority of the City of Caldwell, Idaho.

A thorough discussion was held on all three phases mentioned above. A motion was made by Commissioner R. E. Pasley that the Interim Operating and Re-habilitation Budget and program, as discussed be approved and that the purchase contract as proposed be approved, with the reservation that the school problem be worked out prior to the final approval of said budgets and the purchase contract mentioned above be effective January 1, 1951. Motion was seconded by Commissioner Stanley Jensen. Motion unanimously carried by the four members present.

A motion was made, seconded and carried that the meeting adjourn.


Telpher E. Wright, Secretary


J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

DECEMBER 12, 1950
CHAMBER OF COMMERCE OFFICE

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on December 12, 1950, 7:30 p.m., Chamber of Commerce office.

The Roll was called with the following members present:

Chairman J. Harold Aird
Thurlow Bryant
R. E. Pasley
Stanley Jensen
Max Becker

Others Present: Telpher E. Wright

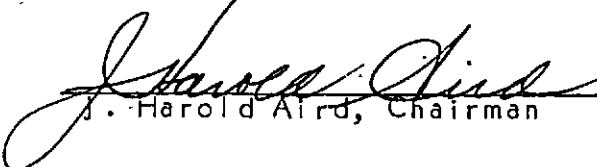
Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

The monthly financial report was given to the members. It was thoroughly discussed. Commissioner Pasley suggested that more intensive work be put in on delinquent accounts. Executive-Director Telpher Wright was instructed to take any steps necessary to collect these.

The dog situation at Cleveland Heights was discussed, and on the basis of the returns it was decided those people who wanted dogs would be allowed to keep them.

There being no further business a motion was made, seconded and carried that the meeting adjourn.


Telpher E. Wright, Secretary


J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on January 9, 1951, 7:30 p.m. Chamber of Commerce office.

The roll was called with the following members present:

Chairman J. Harold Aird
R. E. Pasley
Stanley Jensen
Thurlow Bryant

Members Absent: Max Becker

Others Present: Telpher E. Wright

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Report of the Secretary: Secretary reported the sales contract and administration fund agreement of the Farm Labor Camp had been returned and were in order for signature.

A thorough discussion of the school situation was held and it was decided that this would have to be worked out on a local basis by the local Board.

A motion was made by Commissioner Pasley, seconded by Commissioner Bryant that Chairman J. Harold Aird and Executive-Director Telpher E. Wright be authorized to sign the necessary papers for the interim period and contract of sale on the Farm Labor Camp, when in their opinion the papers were in order for signature. Motion carried.


A motion made by Commissioner Pasley, seconded by Commissioner Bryant that employees of the Housing Authority of the City of Caldwell, Idaho, be placed under Social Security. Motion carried.

A motion made by Commissioner Pasley, seconded by Commissioner Bryant that James E. Wright, John Bright and Otto Duty be given a raise of \$15 per month effective January 1, 1951, that Odell Smith be given a raise of \$10 per month effective the above date and that Floyd Stuart be given a raise of \$25 per month as of the above date. Motion carried.

The monthly financial statement was presented to the Commissioners by the Secretary and discussion held on it. A report on delinquent collections was made by the Secretary.

A motion was made and seconded that the meeting adjourn. Motion carried.


Telpher E. Wright, Secretary


J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on February 13, 1951, 7:30 p.m., Chamber of Commerce office.

The roll was called with the following members present:

Vice Chairman Thurlow Bryant
R. E. Pasley
Stanley Jensen
Max Becker

Members Absent:

J. Harold Aird

Others Present:

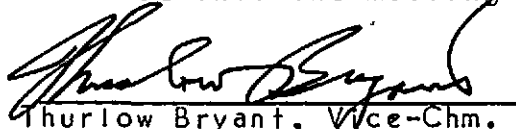
Telpher E. Wright

Vice-Chairman Thurlow Bryant presiding, minutes of the previous meeting were read and approved as read.

Secretary Wright reported on the Labor Camp rehabilitation program. Reported 114 stoves at Ordinance Oregon. Arrangements made by Chairman Aird and Secretary Wright for transporting these stoves were approved.

Financial statements were presented and discussed. The purchasing policy of the L.H.A. was reviewed.

A motion was made, seconded and carried that the meeting adjourn.


Thurlow Bryant, Vice-Chm.


Telpher E. Wright, Secretary

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

~~The regular meeting of the Housing Authority of the City
of Caldwell, Idaho, was held on April 10, 1951,~~

EXTRACT FROM THE MINUTES OF A SPECIAL
MEETING OF THE HOUSING AUTHORITY
OF THE CITY OF CALDWELL, IDAHO
HELD ON February 23, 1951

The Commissioners of the Housing Authority of
the City of Caldwell, Idaho met in
special session at The Chamber of
Commerce in the City of Caldwell,
Idaho, at 10 o'clock A m., on February 23, 1951.

The meeting was called to order by the Chairman and, upon roll call, those present and absent were as follows:

Present: J. Harold Aird
Thurlow Bryant
R. E. Pasley
Max Becker
Stanley Jensen
Telpher E. Wright
Absent: None

The Secretary read the call of the meeting, which was ordered spread upon the Minutes as follows:

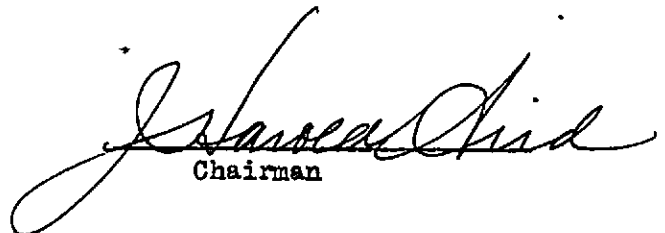
NOTICE OF SPECIAL MEETINGS
OF THE HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO

Caldwell, Idaho

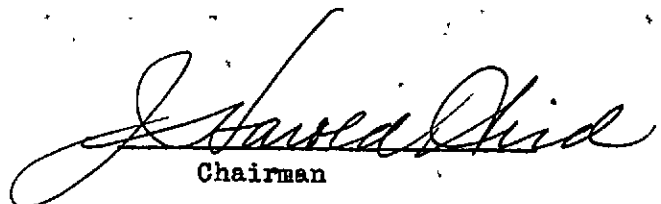
February 21, 1951.

TO: Thurlow Bryant
R.E. Pasley
Max Becker
Stanley Jensen

You and each of you are hereby notified that I have called a Special meeting of the Housing Authority of the City of Caldwell, Idaho, to be held at the Chamber of Commerce in the City of Caldwell, Idaho, at 10 o'clock, A.M. on the 23rd day of February, 1951, for the purpose of considering and acting upon a resolution ratifying and readopting a resolution passed December 1, 1950, authorizing execution of Contract for Purchase and Sale of Caldwell Farm Labor Camp and Administration Fund Agreement, and ratifying execution and delivery thereof taken pursuant to the resolution of December, 1950, and to take such other action as the members thereof may determine.


Chairman

I hereby certify that I caused the above and foregoing notice to be delivered to each of the Commissioners of the Housing Authority of the City of Caldwell, Idaho, on the 21st day February 1951.


Chairman

CONSENT TO MEETING

We, the undersigned Commissioners of the Housing Authority of the City of Caldwell, Idaho, hereby accept service of the foregoing call of meeting, waiving any and all irregularities in such service and such call, and consent and agree that said Commissioners of the Housing Authority of the City of Caldwell, Idaho, shall meet at the time and place therein mentioned, and for the purpose therein stated.

Thurston Bryant
Stanley L. Larkin
H. C. Larkin
W. H. Beck
Harold Gird

Audit #1

Period: 1/1/51-5/31/52

HOUSING AUTHORITY OF THE CITY OF
CALDWELL, IDAHO

LC-56

Discussion of Audit Findings Held in
Meeting, 11am, July 10, 1952

In attendance were: LHA: Messrs Wright, Stuart, Ott and Perine
PHA: Blumar

1. Finding: The audit disclosed that duplicate records were being kept to record Tenant Account transactions, in addition to the required Tenant's Ledger Cards, a work sheet control by unit number listing all transactions by weeks was being maintained. By observation it was noted that the main anchor to determine dates of "check in" or "check out" were the money value represented by the cash receipts. After the work sheet was prepared, by unit, the ledger cards were posted to conform. The auditor did not concur with this approach to the problem.

A physical inspection of units was made after the work sheets for the week ending June 27th were in the process of being prepared, and the method of approach had been observed. The physical inspection produced a listing of all vacant units, inversely and by observation substantiating the units occupied. On completion of the work sheet for the week, comparison was made with the physical inspection report held by the auditor, it being brought to light that 11 Row-Shelter units were occupied but not a matter of record in the controlling work sheet prepared by LHA. To further complicate ascertaining the numbers of the units involved, the LHA records did not have unit designations for 44 units under contract to the Notus Farm Labor Group, the sponsoring organization.

The auditor's opinion is that no tight control can be established unless there is adequate physical control of the units occupied or vacant and that the Tenants' Ledger cards be posted daily and currently and reconciled to the results of physical inspections and that it is absolutely essential to control the units, by number, assigned to the Notus or other groups held liable for collection of rent. Complete revision of Tenant Accounting procedure is recommended.

Reply: The deficiencies noted above are now acknowledged and procedure will be instituted along the lines of verbal recommendations you have already given us, such as making a complete physical inspection of all units each Monday, Wednesday and Friday, using the physical inspection sheet which requires only a check mark to produce the information of occupied or vacant units as desired. We will ~~also~~ also use the weekly "check in" and "check out" stencil form as recommended and will take immediate steps to control the book work by means of current postings of the Tenants' Ledger cards. By using this cross-check, variations will be established and immediately followed thru to a satisfactory explanation and correction of records.

You are aware of the fact that 10 of the 11 units determined by your physical check as being occupied were located and proper rent charges set up in the books, leaving only 1 unit still unaccounted for. Every effort will be made to get this part of our problem under control.

2. Finding:

During the course of reconciling the trial balance of Security Deposit accounts it was found that cash refunds to vacated tenants made during the period Sept-Nov 1951 were not reimbursed by check voucher until April 2, 1952, subsequent to the period under audit. The general ledger as at March 31, 1952, therefore did not reflect these refunds amounting to \$ 93.00. Appropriate adjustment was made for purposes of audit.

Reply:

Acceptance of your verbal recommendation to reimburse such cash refunds more frequently and as at the close of an accounting period will correct this discrepancy, and prevent recurrence.

3. Finding:

In comparing the actual expenditures with provisions of budget it was noted that an over-run in the amount of \$ 1,122.92 occurred in Management Expense. Following is the comparison:

	a/c 4100
Actual Expense	\$ 10,322.92
Budget Provision	9,200.00
Over-run	\$ 1,122.92

FHA's field office has requested your justification for this over expenditure of limitation, but your files did not disclose such justification.

Reply:

The over-run was occasioned mainly by using administrative personnel to actually perform rehabilitation work and travel involved in hauling materials assigned to this operation. FHA's field office ruled that administrative expense could not be charged to rehabilitation expense. Subsequently reconsideration on the part of FHA to this problem and permission to transfer an equitable charge from Management to rehabilitation expenses has been given. This will be accomplished during the quarter ending June 30, 1952, and any net over-run after such transfer will be considered as reimbursable by FHA.

4. Finding:

After transfer of Irrigation Maintenance costs from R & R to Utilities, Shelter Rent

was also affected reducing the proper amount of PILOT accrual. After adjustment of this afore-mentioned item and several other minor corrections, accruals were reduced in an amount of \$ 66.68. This brings up the point of actual payments made by your Authority to School Districts as taxes paid in lieu. Comparison with the revised accruals and the actual payments made shows an overpayment to School District #132 in an amount of \$ 20.36 calculated as follows:

LHA's Accrual for calendar year 1951	\$ 2,217.70
Auditor's adjustment, as above	(66.67)
Adjusted Accrual	2,151.03
Less: Actual Payments to School Districts	2,171.39
Over-Payment	\$ 20.36

In accordance with the above, the auditor has corrected the Accrued PILOT account and has established a receivable from School District # 132 in the amount of \$ 20.36 which you are asked to deduct from your next payment to them.

Reply:

The above outlined arrangement is satisfactory.

5. Finding:

In connection with item 4 above mention of Irrigation Maintenance Assessment, charged in your records to R M & R is made. It is my understanding that the PHA field office is of the opinion that this cost is properly classified as a proper charge to Utilities. The auditor processed an adjustment of \$ 605.25 as a transfer from R M & R to Utilities in this premise, thereby reducing the value of shelter rent in like amount and PILOT limitation reduced in the amount of \$ 60.53 (10% of shelter rent). Acceptance of these adjustments by LHA is requested.

Reply:

This authority has presented its side of the case with to PHA previously and concludes that PHA's wishes will be adhered to. Acceptance of the above adjustments is therefore made.

6. Finding:

In effecting reconciliation of Tenants' Accounts Receivable with the general ledger control account it was noted that a shortage of \$ 5.04 in receivables compared to the control value was also noted by LHA as a reconciling factor. Since the reason for this shortage is unknown and you have stated that it is a carry-over from last seasons' operations, the auditor processed an adjustment, reducing the general ledger control account and recording it in the ~~xxxxxxx~~ audit report as a sundry receivable subject to

proper clearance by LHA.

Reply:

The above noted adjustment will be entered in our books of account and proper action for clearance taken.

7. Finding:

Analysis of Insurance disclosed an overcharge to the Labor Camp on policy GLP-34516, in an amount of \$ 98.08, made at the time of transferring prepaid values pertinent to commencement of operation under the purchase and sales contract with PHA, effective date January 1, 1951. This amount has been set up as receivable from LHA by means of audit adjustment. Acknowledgement of LHA's liability is requested.

Reply:

The error, now that it has been called to our attention, was inadvertant and LHA will repay the labor camp in liquidation of the amount established as receivable.

8. Finding:

Physical check of Property could only be made on items located at the offices, shops and grounds since no location records are maintained. Forms for the purpose of showing location and transfer of location were on hand but they have not as yet been put to use. There was therefore an absence of record available of property stored in warehouses and inversely of property assigned to units. The physical check disclosed that property is interchanged with other locally owned property and it was also verified in the instances required by audit that items had been loaned out to other local branches of government. A minimum requirement would demand a complete ~~xxxx~~ record of locations including the locations of items on loan.

Reply:

Correction of these deficiencies will be made immediately. Some delay has been occasioned by the demands of the Rehabilitation program, but since that is now practically complete, we will be able to give matters such as this our undivided attention.

9. Finding:

As a matter of information it is here noted that during the period under audit social security deductions were made from employees but the amounts were refunded. Assumption is made that there must have been some complication preventing LHA's participation in retirement benefits.

Reply: The state of Idaho has enabling legislation which permits certain departments of government to participate but a ruling expressly excludes employees of Housing Authorities. It is understood that another attempt will be made in next legislature to clear the road for participation and our Authority is giving no consideration to any retirement plan until the pending state action is decided.

Concurred In By:

Executive Director

CW Blumer
Auditor - PHA

~~The following resolution was introduced by - Commissioner -~~

~~_____ , read in full and considered as follows:~~

The Secretary of the Authority advised the Commissioners that on December 1, 1950 a special meeting was held at which a Resolution was passed entitled as follows:

RESOLUTION approving Interim Operating and Rehabilitation Budget and authorizing the execution of Contract for Purchase and Sale of Low-Rent Housing Project Farm Labor Camp No. 36 at Caldwell, Idaho, and Administration Fund Agreement;

and that no written notice was served upon the Commissioners as required by Article III, Section 3 of the By-Laws, or at all, and that inasmuch as only four Commissioners attended, the special meeting was irregularly held, and the said Resolution was therefore invalid; that pursuant to said Resolution, the Contract for Purchase and Sale and the Administration Fund Agreement had been executed by the Chairman as of January 1, 1951, and it was therefore necessary to ratify, readopt and confirm said Resolution and ratify the execution of said Contract for Purchase and Sale and Administration Fund Agreement.

The following resolution was introduced by Commissioner Bryant,
read in full and considered:

RESOLUTION RATIFYING THE RESOLUTION ENTITLED:

"RESOLUTION Approving Interim Operating and Rehabilitation Budget and authorizing the execution of Contract for Purchase and Sale of Low-Rent Housing Project, Farm Labor Camp, No. 36, at Caldwell, Idaho, and Administrative Fund Agreement", period December 1, 1950 and ratifying the execution of a contract and Administration Fund Agreement done pursuant to said Resolution.

WHEREAS, at a Special Meeting of the Housing Authority of the City of Caldwell, Idaho, held December 1, 1950, the following Resolution was passed:

WHEREAS, it is for the best interests of the Housing Authority of the City of Caldwell, Idaho, and for the agricultural workers to be housed by said Authority, and required by the needs of the community that the Interim Operating and Rehabilitation Budget proposed by the Public Housing Administration be approved and that the Authority acquire and operate Farm Labor Camp No. 36 at Caldwell, Idaho; and

WHEREAS, it is necessary for the Authority to enter into an Administrative Fund Agreement for the acquisition and operation of said project.

NOW, THEREFORE, BE IT RESOLVED By the Commissioners of the Housing Authority of the City of Caldwell, Idaho,

1. That the Interim Operating and Rehabilitation Budget prepared and proposed by the Public Housing Administration is hereby approved and accepted.
2. Be it further resolved that the Chairman is hereby authorized and directed to execute the Contract for Purchase and Sale of Low-Rent Housing Project No. LO-36, consisting of approximately 261 dwelling units, located at Caldwell, Idaho.
3. The Secretary-Treasurer is hereby authorized to attest to the signature of the Chairman and to impress the official seal of the Authority on all executed copies of said Contract.
4. Said Contract may be executed in as many counterparts as may be required.
5. The said Contract shall be in the form of PHA-2098 which form is hereby approved in its entirety both as to substance and as to the form thereof.
6. Be it further resolved that the Chairman is hereby authorized and directed to execute an Administration Fund Agreement between the Housing Authority of the City of Caldwell, Idaho, and the Idaho First National Bank, Caldwell Branch, and approved by the Public Housing Administration for the purposes stated in said approval.

7. The Secretary-Treasurer is hereby authorized to attest to the signature of the Chairman and to impress the official seal of the Authority on all executed copies of said Agreement.
8. Said Agreement may be executed in as many counterparts as may be required.
9. The said Agreement shall be in the form used by the Public Housing Administration in conjunction with PHA-2098 which form is hereby approved in the entirety both as to substance and as to the form thereof," and

WHEREAS, No written notice of said Special Meeting was given as required by Article III, Section 3 of the By Laws; and

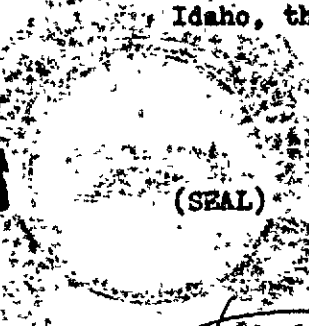
WHEREAS, the Contract for Purchase and Sale and Administration Fund Agreement, of which execution and delivery was authorized by said Resolution, each have been executed as of January 1, 1951 in the forms attached hereto,

NOW, THEREFORE, be it Resolved by the Commissioners of the Housing Authority of the City of Caldwell, Idaho, as follows:

SECTION 2. That the execution of the Contract for Purchase and Sale and Administration Fund Agreement, each in the form attached hereto, and each as of January 1, 1950, by the Chairman of the Authority, and the attestation to the seal of the Authority impressed thereon, and the delivery thereof, and all acts of the Chairman or Secretary in relation thereto are hereby ratified and confirmed.

Passed by the Commissioners of the Housing Authority of the City of Caldwell, Idaho, this 23rd day of February, 1951.

(SEAL)


Stephen C. Wright
Secretary

Harold Chid
Chairman

CONTRACT FOR PURCHASE AND SALE
OF LOW RENT HOUSING PROJECT NO. LC - 36

between

PUBLIC HOUSING ADMINISTRATION

and

Housing Authority of the City of Caldwell, Idaho

THIS AGREEMENT made and entered into as of the 1st day of January, 1951, (herein called the "Date of the Contract"), by and between the Housing Authority of the City of Caldwell, Idaho (herein called the "Local Authority"), a body corporate and politic organized and existing under the laws of the State of Idaho, and the PUBLIC HOUSING ADMINISTRATION (herein called the "PHA"), which is administering, in accordance with Reorganization Plan No. 3 of 1947, effective July 27, 1947, the functions of the United States Housing Authority, created in pursuance of the provisions of the United States Housing Act of 1937, Public Law No. 412, Seventy-fifth Congress (said act, as amended, being herein called the "Act"),

WITNESSETH

In consideration of the mutual covenants hereinafter set forth, the parties hereto do agree as follows:

ARTICLE I

CONVEYANCE AGREEMENT

101. The Project.-- Subject to all the terms and provisions hereinafter set forth, the Local Authority hereby agrees to purchase from the PHA, and the PHA agrees to sell and convey to the Local Authority, all of its right, title and interest in and to the low-rent housing project situated in the County of Canyon, State of Idaho, identified as follows:

Project No. LC-36, known as Caldwell Farm Labor Camp
Farm Labor Camp, situated at or near Caldwell, Idaho and
containing approximately 261 dwelling units;

All of said property is hereinafter referred to as the "Project".

[There shall be included in said conveyance only such portions of the land comprising the site of the Project as the PHA shall deem necessary for the use and operation of the Project,] and only such buildings, structures, improvements, utilities, equipment, fixtures, appurtenances and personal property located on said portions of land at the time of conveyance (as hereinafter provided).

The land to be included in said conveyance shall be further identified by plat or plats, which shall be furnished the Local Authority by the PHA within ✓✓
6 months from the Date of the Contract.

The buildings, structures, improvements, utilities, equipment, fixtures, appurtenances and personal property to be included in said conveyance shall be identified in an inventory of said properties which shall be made by the parties at or about 30 days prior to said time of conveyance.

The PHA shall convey the Project on a "WHERE IS AND AS IS" basis, without warranty or guaranty as to quantity, quality, or location, by quitclaim instrument or instruments, subject to all outstanding exceptions, reservations and restrictions, affecting the Project on the date hereof, and subject to a reservation of fissionable materials.

The PHA's decision shall be final on any and all questions which may arise relating to the identity of the properties comprising the project and to be included in the conveyance.

102. Possession - Non-Accrual of Property Rights.-- Simultaneously with the execution of this Contract, and pending conveyance of the Project, or termination of this agreement, the PHA shall deliver the Project into the custody and possession of the Local Authority for purposes of management and operation in accordance with the terms and conditions of this Contract. The properties (including real, personal or mixed) so delivered to the Local Authority shall be inventoried by the parties and such inventory shall be signed by a representative of the Local Authority as evidence of receipt of such properties.

Neither such delivery of possession and custody, nor any other action taken by the PHA pursuant to this Contract (except actual conveyance by the PHA), nor any provision of this Contract, shall be construed as vesting in, or accruing to, the Local Authority any title, interest, equity, right or privilege in the Project, or permitting or causing any such title, interest, equity, right or privilege to so vest or accrue, until and unless conveyance is made hereunder, other than the right and privilege to manage and operate the Project as aforesaid.

In the event that land (including improvements thereon) is delivered into the custody and possession of the Local Authority pursuant to these provisions which is not included in the plat or plats of the land to be conveyed hereunder (as provided in paragraph 101 herein) such land (and improvements) shall be retained by the Local Authority for return to the PHA upon request, and such delivery, custody, and possession shall not be deemed to mean that such land (and improvements) will be included in the conveyance.

The period of custody and possession of the Project by the Local Authority commencing on the Date of the Contract and ending on ~~December~~ ^{March} 31, 1952 shall be hereinafter referred to as the "Rehabilitation Period", and the immediately subsequent 20 year period, commencing on the first day of ~~January~~ ^{April} 1952 and ending on the last day of ~~December~~ ^{March} 1972, shall be hereinafter referred to as the "Interim Administration Period".

103. Payments to PHA.-- During the Rehabilitation Period the Local Authority shall account for and pay to the PHA (at the time hereinafter provided) as rental for the Project during such period an amount equal to (i) all income from the Project after the deduction of (ii) the amounts necessary for (a) reasonable and proper costs of management, operation, maintenance, and improvement of the Project; (b) payments in lieu of taxes not in excess of 10% of shelter rents derived from the Project; (c) the establishment and maintenance of reasonable and proper reserves (as approved by PHA); and (d) the payment of currently maturing installments of principal and interest on any indebtedness incurred in connection with the Project by the Local Authority with the prior written approval of the PHA, such amount being herein called "Net Income".

During the Interim Administration Period the Local Authority shall account for and pay to the PHA (in installments and at the intervals as hereinafter provided) an amount equal to the Net Income (as hereinabove defined) from the Project during such period.

104. Consideration - Conveyance.-- The payment of the Net Income from the Project for the Interim Administration Period, the management and operation of the Project for such period in strict compliance with the terms and conditions of this Contract, and the performance of all other obligations of the Local Authority herein provided, shall constitute the consideration for conveyance of the Project, and upon such payment and performance, in accordance with the terms and conditions of this Contract, the PHA shall deliver its quitclaim deed and such other instruments as may be necessary to convey the Project to the Local Authority. Delivery of such deed and instruments shall be effected at such time and place as may be designated by the Local Authority in 30 days written notice to the PHA, provided that such date of delivery shall be subsequent to the date that the Local Authority has complied with all the terms and conditions of this Contract.

The Local Authority shall pay all costs of closing, including the cost of all Federal and State stamps required to be placed on the conveyance instruments, the cost of recording the same, all registration fees, all taxes levied on the

execution or the recordings thereof, and all costs for title certificates, title insurance or other like documents.

The PHA, at the time of closing, shall deliver to the Local Authority any abstracts, certificates or other evidence of title relating to the Project which it may then possess.

ARTICLE II

ADMINISTRATION OF THE PROJECT

201. Use of Project.-- The Local Authority shall use the Project for the sole purpose of providing low-rent housing accommodations to families and persons of low income and shall extend preference for occupancy in the Project to agricultural workers and their families.

202. Conditions of Occupancy.--

(A) The rents to be charged shall not be higher than the rents which such tenants can afford to pay, provided that due consideration may be given to the economic needs of the Project.

(B) The Local Authority shall not permit any person or family to occupy a dwelling accommodation in the Project until such person, or a member of the family, shall have executed a written lease or other rental agreement for such dwelling accommodation, which rental agreement, among other provisions, shall contain (i) an appropriate representation on the part of the tenant that such tenant, or a member of the tenant family, is engaged in agricultural work, or (ii) if no such representation is made, a covenant that such dwelling accommodation shall be promptly vacated and the rental agreement surrendered when and if such dwelling is needed to house agricultural workers and their families. Such rental agreement shall also provide that, in the event said tenant or member of the tenant family engaged in agricultural work ceases to be so engaged and no other member of said family is engaged in such work, the dwelling accommodation shall be promptly vacated when and if such dwelling is needed to house agricultural workers and their families.

203. Fiscal Year.-- The Local Authority shall adopt a Fiscal Year for the Project which shall consist of any period of twelve consecutive months beginning with any one of the following dates, namely, January 1, April 1, July 1, or October 1, which coincides with or first occurs after the commencement date of the Interim Administration Period; Provided, however, that the first Fiscal Year for the Project, in addition to said twelve month period, may also include the period from the commencement date of said Interim Administration Period to the beginning of any twelve month period commencing on another of the above specified dates previously adopted by the Local Authority as the fiscal year for another program, if any, administered by the Local Authority.

204. Operating Budgets.-- The Local Authority shall submit to the PHA for approval detailed Operating Budgets for the Project which shall govern the administration and management of the Project in accordance with the regulations of the PHA and this Section 204. Such budgets shall be presented on forms prescribed by the PHA and shall be accompanied by a full justification, in the form prescribed by the PHA, setting forth the work program and operating plan for the budget period, salary schedule, organization charts, and such other substantiating information and data as may be required by the PHA.

(A) Within ten days after the execution of this Contract the Local Authority shall submit a budget governing the administration and management of the Project for the Rehabilitation Period. Such budget shall include, among other things, the estimates of cost and methods of performance of improvement and repair work necessary to rehabilitate the Project.

(B) At least sixty days prior to the first day of each Fiscal Year, the Local Authority shall submit a budget which shall govern the administration of the Project for the next ensuing Fiscal Year.

The Local Authority shall not incur total expenses in excess of the total amount shown in the budget for the Project as approved by the PHA, or revised with the approval of the PHA, nor shall it incur expenses for Management, Operating Improvements, or for Miscellaneous Authority Expense in excess of the amounts shown in the approved budget for such items.

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205. Reserves.-- The Local Authority shall at all times maintain an adequate Operating Reserve for the Project in an amount approved by the PHA to the extent that income from operation of the Project will permit, provided that no reserves shall be maintained during the Rehabilitation Period; and provided further that such reserves, upon default of the Local Authority and repossession of the project by the PHA, shall revert to and become the property of the PHA.

206. Segregation of Funds and Accounts; Revolving Funds.-- At all times during the life of this Contract, the Local Authority shall maintain for the Project full and accurate books and records, as prescribed by the PHA, containing the classification of accounts required by the PHA, and shall otherwise conduct its business and affairs in such manner:

(A) That the accounts relative to the Project will be separate and distinct from all accounts of the Local Authority relative to any other project or enterprise developed, administered, or engaged in by the Local Authority;

(B) That such portion of the office and general administrative expenses of the Local Authority as is fairly chargeable to the Project can be readily determined; and

(C) That all income, reserves, and funds, from whatever source, received or held by or for the account of the Local Authority for purposes of, or in connection with, the administration of the Project will at all times be segregated and held in funds and bank accounts separate and distinct from all other funds and bank accounts of the Local Authority.

The Local Authority covenants that no portion of any of the rents, income, reserves, or funds, from whatever source, received or held by or for the account of the Local Authority for the purposes of, or in connection with, the administration of the Project will be used to pay any indebtedness, obligations, or liabilities incurred by the Local Authority in connection with any other project or enterprise developed, administered, or engaged in by it, or for any purpose other than the payment of the indebtedness, obligations, or liabilities properly incurred by the Local Authority in connection with the Project.

Nothing in this Contract contained, however, shall be construed to prevent the Local Authority from transferring such sums as the PHA may approve from the funds or accounts held in connection with the administration of the Project to a revolving fund from which disbursements may be made by the Local Authority for payment of items, chargeable in part to the Project and in part to any other low-rent housing project or projects of the Local Authority, which cannot be conveniently paid by separate checks drawn on each of the separate funds to which such items are in part chargeable. After making such transfers as above provided, the Local Authority may from time to time reimburse such revolving fund for such portion of the disbursement made therefrom which is chargeable to the Project.

207. Administration Fund.-- All deposits, revenue and income from any source received by the Local Authority from the operation, administration and management of the Project shall be deposited as frequently as necessary to prevent an accumulation of funds in excess of fidelity bond and insurance coverages, in one or more accounts (herein called the "Administration Fund") which shall be established in a bank (which is and shall continue to be a member of the Federal Deposit Insurance Corporation) under the terms of an Agreement to be entered into between the Local Authority and such bank in the form (to be known as the Administration Fund Agreement) which shall be provided by the PHA.

The Local Authority shall make withdrawals by check from the Administration Fund, subject to and in accordance with the current budget approved in accordance with Section 204 of this Contract, to pay all proper expenses of the Local Authority incurred in the operation, administration and management of the Project, and to pay such part of the Local Authority's miscellaneous overhead expense as is allocable to the Project.

If the PHA finds that one or more of the following conditions has or have occurred: (a) the depository of the Administration Fund is no longer a member of the Federal Deposit Insurance Corporation; (b) such depository has defaulted in the performance of any of its obligations under said Administration Fund Agreement; (c) the PHA for any reason deems the funds deposited by the Local Authority with said depository to be unsafe or insecure, then the PHA may require the Local Authority to withdraw all its funds immediately from such depository and to enter

into an Administration Fund Agreement, and to deposit such funds, with a new depository (which shall be a member of the Federal Deposit Insurance Corporation). The PHA may exercise its powers under the provisions of the Administration Fund Agreement to suspend withdrawals by the Local Authority, and may itself make withdrawals from the Administration Fund, if the Local Authority shall default in the performance or observance of any of the terms and conditions of this Contract; but after suspending withdrawals by the Local Authority, or itself withdrawing such funds, the PHA shall use the funds, as far as possible, to pay any obligations theretofore validly incurred by the Local Authority under the provisions of this Contract.

208. Payments in Lieu of Taxes.-- The Local Authority may make annual payments (herein called "Payments in Lieu of Taxes") to the taxing bodies in which the Project is situated in an aggregate amount which shall not exceed the amount of either (i) 10 per cent of the aggregate annual Shelter Rent, as herein defined, charged by the Local Authority in respect to the Project during the period for which such payment is made or (ii) the amount permitted to be paid by applicable State law, whichever is lower. The Local Authority may distribute the Payments in Lieu of Taxes among the taxing bodies in which the Project is located in such proportion as the Local Authority may determine; Provided, however, that no payment for any period shall be made to any taxing body in an amount which would exceed the amount of the real property taxes which would have been paid to such taxing body for such period if the Project were not exempt from taxation. The term "Shelter Rent" shall mean the total of all charges to all tenants of the Project for dwelling and non-dwelling rents (excluding all other income of the Project) less the cost to the Local Authority of all dwelling and non-dwelling utilities.

209. Maintenance and Improvements.-- The Local Authority shall maintain the Project free from waste or nuisance of any kind and in good condition and make all repairs, replacements, improvements, and additions which may be necessary to preserve and maintain the Project, and the value thereof. The Local Authority shall comply with all valid laws, ordinances, and regulations affecting the Project or its use. The Local Authority shall not alter, destroy, or remove any of the buildings, improvements or properties included in the Project, nor permit the same to be altered, destroyed, removed, or used for any purpose other than that for which it is now used, without written consent of PHA. The Local Authority shall permit the PHA to inspect the Project at any time and will comply with any reasonable requirements made by PHA with respect to maintaining and preserving the Project.

The Local Authority, during the Rehabilitation Period, shall make and perform such improvements and repairs to the Project as may be determined by the PHA. Such improvements and repairs shall be accomplished by the Local Authority in accordance with the standards as to material, workmanship, and costs prescribed by the PHA.

All right, title and interest of the Local Authority in and to all additions, improvements, renewals and replacements to the Project, or any part thereof, hereafter constructed or acquired by the Local Authority shall immediately upon such construction or acquisition vest in the PHA.

210. Insurance.-- The Local Authority shall obtain, and maintain throughout the life of this Contract, the following insurance coverages in such manner, with such insurers, and at such costs as may be approved by the PHA:

- a. Public Liability insurance protecting the Local Authority against loss arising out of injury or death to any one person in any one accident in the amount of not less than \$50,000, and against loss arising out of injury or death or both to more than one person from any one accident in the amount of not less than \$100,000;
- b. Burglary insurance in an amount sufficient to cover the maximum exposure if funds are kept on the premises overnight;
- c. Robbery (inside and outside) insurance in amounts sufficient to cover the maximum exposures at any one time;
- d. Fidelity Bond covering the employees of the Local Authority involved in custody or control of funds, securities or other property connected with the operation of this Contract;
- e. Workmen's Compensation and Employers' Liability;

- f. Automobile Liability and Employers' Non-Ownership Liability with Limits of not less than \$50,000/\$100,000 against bodily injuries and \$5,000 against property damage;
- g. Such other insurance as the PHA may specifically approve.

Certified duplicate copies of all policies and the fidelity bond shall be submitted to the PHA prior to the effective date thereof for review to determine compliance with these provisions.

The Local Authority shall notify the proper insurance companies promptly of any accident, loss or claims arising out of the management, operation or maintenance of the Project and agrees to notify the PHA promptly by forwarding to the PHA 2 copies of any such notices and of all correspondence relating to such accident or claim.

The Local Authority shall not purchase fire and extended coverage insurance on the Project with Project income without the prior written approval of the PHA.

211. Prevailing Wages.-- The Local Authority shall itself pay, and in all contracts entered into by it with respect to the administration of the Project, require that there shall be paid, not less than the salaries or wages prevailing in the locality of the Project, as determined or adopted (subsequent to a determination under applicable State or local law) by the PHA, to all maintenance laborers and mechanics employed in the administration of the Project. The PHA will not make any advance or other payment to the Local Authority under the terms of this Contract unless, in addition to complying with all the other provisions of this Contract, the Local Authority at the time such advance or payment is made, through its duly authorized officer, shall have certified as to compliance by the Local Authority with the foregoing provisions.

212. Payment of Deficits by PHA During Rehabilitation Period.-- The PHA agrees to pay any losses incurred during the Rehabilitation Period by the Local Authority in the management, administration, operation, or improvement of the Project which result from compliance by the Local Authority with the standards or requirements established by the PHA in accordance with the provisions of this Contract, and which the PHA shall determine are true losses. The PHA agrees to advance to the Local Authority such funds as it deems necessary to cover anticipated deficits and expenses of the Local Authority incurred in the administration of the Project, if, at any time during the Rehabilitation Period, income and revenue of the Project is not sufficient to defray the costs of managing, administering, operating, and improving the Project, in accordance with the approved current budget or because of unanticipated extraordinary expenses incurred with the prior written approval of the PHA.

213. Payments to PHA.--

(A) Within 30 days after the last day of the Rehabilitation Period, the Local Authority shall account for, and pay to the PHA, all Net Income of the Project derived during such Period and any and all balances of funds remaining in or accruing to the Administration Fund during such Period, including balances remaining from advances of funds for the improvement of the Project and to meet deficits, pursuant to paragraph 212 herein; Provided, however, that the Local Authority may retain such amount of such funds as may be necessary to pay costs properly incurred during the Rehabilitation Period, which remain outstanding and unpaid on said last day of such period.

(B) Within 30 days after the last day of each Fiscal Year, the Local Authority shall account for, and pay over to the PHA, all Net Income of the Project derived during such Fiscal Year. Any operating deficit occurring in any such Fiscal Year shall be the sole obligation of the Local Authority; Provided, However, that any such operating deficit resulting from the charging of proper and allowable costs against the income of the Project may be charged against the income and revenue derived from the operation and management of the Project in succeeding Fiscal Years in lieu of incurring any other indebtedness to meet such deficit, and in determining the Net Income of the Project in such succeeding Fiscal Years there shall be deducted the amount of income and revenues used to meet such deficit.

(C) Within 30 days after the last day of the Interim Administration Period, the Local Authority shall account for, and pay over to the PHA, all Net Income of the Project derived during the time intervening between the close of the next preceding Fiscal Year and such last day of the said Period, together with any and all balances of funds remaining in or accruing to the Administration Fund; Provided, however, that the Local Authority may retain from such funds, such amount as may be necessary to pay costs properly incurred during the Interim Administration Period which remain outstanding and unpaid on said last day of said period.

214. Books of Account and Audit.-- The Local Authority shall:

(A) Keep such books and records in such form as may be required by the PHA to the end that the books and records may clearly reflect the conduct, operation and maintenance of the Project, which books and records shall be subject to examination by the PHA at any time during normal business hours, including the right to make copies thereof or extracts therefrom; and

(B) Furnish such information and such verified financial reports with respect to the operation and maintenance of the Project as the PHA may from time to time request.

The PHA may periodically audit the accounts and financial records of the Local Authority, and the Local Authority shall not obtain from public accountants the services provided by the aforesaid periodical audits, except upon prior written approval of the PHA.

215. Delegation of Management.-- The Local Authority shall not delegate the management of the Project and shall take such action in connection with the management and operation of the Project as reasonably may be required by the PHA.

216. Leaseholds. The Local Authority shall not grant any leasehold estates in the Project for a time in excess of 12 months without the prior written approval by PHA.

ARTICLE III

GENERAL PROVISIONS

301. Severability of Provisions.-- If any provision of this Contract is held invalid, the remainder shall not be affected thereby, if, in the determination of the PHA, such remainder would continue to conform to the terms of the Act and permit accomplishment of the purposes of the Contract.

302. Interest of Member of or Delegate to Congress.-- No Member of, nor Delegate to, the Congress of the United States of America, shall be admitted to any share or part of this Contract, nor to any benefit which may arise therefrom.

303. Interest of Member or Employee of Local Authority.-- No member of the Local Authority shall participate in any decision relating to the Project, affecting his or her personal interests, or the interests of any corporation, partnership, or association in which he or she is directly or indirectly interested; nor shall any member, officer, agent, servant, or employee of the Local Authority have any interest, direct or indirect, in any contract for property, materials, or services to be acquired by the Local Authority; nor shall the Local Authority enter into any contract for property, materials, or services with any former member of the Local Authority, except as may be required by law.

304. Members of Local Authority Not Individually Liable.-- No member nor officer of the Local Authority shall be individually liable on any obligation assumed by the Local Authority hereunder.

305. No Annual Contribution, Grant or Loan.-- No provision of this Contract shall be construed to constitute an agreement on the part of the PHA to pay any annual contribution or to provide a grant or loan to the Local Authority.

306. Non-discrimination.-- The Local Authority shall not discriminate against any employee, or applicant for employment, because of race, creed, color, or national origin, and shall incorporate the foregoing provision, or require the same to be incorporated, in every contract made by it in connection with the management and operation of the Project, except contracts or subcontracts for standard commercial supplies or for raw materials.

307. Non-Assignability of Contract.-- This Contract shall not be assigned without the prior written consent of the PHA.

308. Notices.-- In any case where it shall be necessary or desirable for either party to give, deliver or serve upon the other party any notice, demand, or declaration, such notice, demand or declaration shall be in writing and shall be given, delivered or served upon the other party by mailing the same by prepaid United States registered mail, addressed in the case of the PHA to Public Housing Administration, Longfellow Building, 1201 Connecticut Avenue, N. W., Washington 25, D. C., and in the case of the Local Authority to _____, or to any other place in the continental United States which either party may from time to time designate by written notice to the other. Any notices, demands or declarations so given for the purposes of this contract shall be deemed to have been given, delivered or served on the date of mailing. Notwithstanding the foregoing, personal notice in writing may be served on any officer of the PHA or Local Authority.

309. Merger of Negotiations.-- All negotiations and agreements between the parties hereto, and all persons who have acted on their behalf, are merged into this Contract, and this Contract contains within its terms and provisions all of the terms, provisions, stipulations and conditions agreed to by the parties.

ARTICLE IV

DEFAULT AND TERMINATION

401. Termination.-- In the event of the failure of the Local Authority to comply with the whole or any of the terms and conditions hereof, the PHA shall (i) be released from all obligations in law or in equity to convey the Project, and (ii) be entitled to immediate possession of the Project. In such event the Local Authority shall forfeit all rights hereunder, and the PHA shall retain all moneys paid hereunder as rent and compensation for the use and occupancy of the Project. On the occurrence of any such default a notice, in writing, by the PHA to the Local Authority declaring such default and delivered to the Local Authority in accordance with the provisions of paragraph 308 of Article III herein, shall constitute a sufficient declaration of default to terminate this Contract and forfeit all rights of the Local Authority hereunder, and shall be deemed to constitute a re-entry and taking possession of the Project by the PHA, without any other or different re-entry, and the possessory rights of the Local Authority in the Project shall forthwith terminate, the Local Authority hereby waiving any statutory notice to quit or vacate, and the PHA may, at any time thereafter, make an actual entry on the premises without being liable for trespass, and take possession of the same. Before said forfeiture shall be declared, the Local Authority shall have written notice of the matters in which it has failed to comply with the terms and conditions herein, and only on its failure to so comply within 30 days after such written notice, shall such forfeiture be declared.

402. Exercise of Rights by PHA.-- No delay or omission of the PHA to exercise any right, power or remedy accruing upon any default, shall impair such right, power or remedy, or be construed as a waiver of any such default, or any acquiescence therein, nor shall the exercise by the PHA of any right, power or remedy herein conferred, operate to bar the PHA from the exercise of any or all other rights, powers, and remedies herein provided, or conferred by law, and every right, power or remedy herein conferred may be exercised from time to time and as often as may be deemed expedient.

IN WITNESS WHEREOF, the Local Authority and the PHA have caused this Contract to be duly executed and their respective seals to be hereunto affixed and attested, all as of the day and year first above written.

Housing Authority of the City of Caldwell, Idaho
(Name of Local Authority)

By _____

(SEAL)

ATTEST:

Telfer Wright

PUBLIC HOUSING ADMINISTRATION

BY _____

(SEAL)

ATTEST:

(Specimen Form to be used in conjunction with Form PHA-2098,
Oct. 1950 -- "Contract for Purchase and Sale" of Farm Labor
Camp)

ADMINISTRATION FUND AGREEMENT

Agreement (herein sometimes called "Administration Fund
Agreement") dated _____, 19____

by and between

(herein called the "Authority") and the

(herein called the "Bank") having its principal office
in the City of _____,
State of _____.

WHEREAS, the Authority under date of _____, 195____, executed
a certain contract (herein called the "Contract") with the Public Housing Adminis-
tration (herein called the "PHA") to purchase from the said PHA a farm labor camp
located at or near _____, designated as _____
Farm Labor Camp, Project No. _____, (herein
called the "Project"); and

WHEREAS, the Authority has agreed under the Contract to establish an account
in a bank under the terms of an agreement in the form which shall be provided by
the PHA; and

WHEREAS, the Bank represents and certifies that it is a member of the Federal
Deposit Insurance Corporation; and

WHEREAS, the PHA is willing, in consideration of the terms and provisions and
the execution of this Agreement, to approve the Bank as the depository of the Ad-
ministration Fund and to make its determination that the terms and provision of this
Administration Fund Agreement constitute a compliance by the Authority with its
obligations to the PHA in respect of such an agreement under the provisions of the
Contract; and

WHEREAS, all things necessary to constitute this Agreement, when executed and
delivered, the valid, legal and binding obligation of the Authority and the Bank in
accordance with its terms have been done or performed or have happened, and the
execution and delivery of this Agreement have been in all respects duly authorized;

NOW, THEREFORE, THIS AGREEMENT WITNESSETH:

That in consideration of the promises, the covenants and agreements herein set
forth, and the determination by the PHA that the terms and provisions of this Agree-
ment as herein set forth constitute a compliance by the Authority with its obligations
to the PHA in respect to such agreement, the Authority and the Bank hereby agree as
follows:

Section 1. The Authority hereby designates the Bank to be the depository of
all of the deposits, rents and revenues of the Project realized on or subsequent
to the date of the Contract and of all other funds held or received by the Authority
relating to the management, operation, improvement or administration of the Project
and agrees to deposit or cause to be deposited with the Bank all such funds. The
Bank hereby agrees to receive, accept, and be the depository of all such funds and
to credit such funds to the Authority in a separate account entitled "
Administration Fund" and
to make payments out of the funds in said Administration Fund only as hereinafter
expressly provided.

Section 2. The Bank shall honor any check or order drawn by the Authority
upon the Administration Fund if such check or order shall be signed on behalf of
the Authority by an officer or employee designated by resolution, a certified copy
of which will be furnished to the Bank, or in lieu thereof a certification relating
to the adoption of such Resolution.

Section 3. Notwithstanding the provisions of Section 2 above:

A. If the Bank shall at any time receive written notice from the PHA that no further withdrawals from the Administration Fund by the Authority are to be permitted until thereafter authorized by the PHA, the Bank shall, from and after receipt of such notice refuse to honor any further checks of the Authority drawn upon the Administration Fund or to permit any withdrawals by the Authority from said Funds until thereafter expressly authorized so to do by written notice from the PHA.

B. The Bank shall honor any check drawn upon the Administration Fund by the PHA if the Bank shall have received a certificate executed by an officer or employee of the PHA designated by order of the Commissioner of the PHA, which certificate shall be addressed to the Bank and to the Authority and shall read as follows:

"This is to certify that (1) I am a duly appointed, qualified and acting officer or employee of the Public Housing Administration authorized by order of the Commissioner of the Public Housing Administration to sign the check to which this certificate relates and to execute this certificate; (2) the Public Housing Administration is duly authorized under the provisions of the contract between _____

_____ and the Public Housing Administration dated _____, relating to Project No. _____ to make withdrawals from the Administration Fund of said Project under the circumstances and for the purposes for which said check is drawn; (3) the check to which this certificate relates is drawn to pay a proper charge to the Administration Fund of Project No. _____; (4) the Public Housing Administration has furnished or mailed to _____

_____ a statement setting forth the reasons for and purposes of the withdrawal represented by the check to which this certificate relates."

Section 4. The Bank is not expected to be familiar with, and shall not be charged with knowledge of, the provisions of the Contract and shall be under no duty to investigate or determine whether any action taken by either the Authority or the PHA in respect of the Administration Fund is consistent with or is authorized by the Contract or whether either the Authority or PHA is in default under the provisions of the Contract. The Bank shall be fully justified in accepting and acting upon, without investigation, any statement, certificate, opinion, notice or demand, furnished to it pursuant to the provisions of this Agreement which shall comply with the applicable requirements of this Agreement and which the Bank shall in good faith believe to have been duly authorized and executed on behalf of the party in whose name the same purports to have been made or executed.

Section 5. The rights and duties of the Bank under this Agreement shall not be transferred or assigned by the Bank without the written approval of the Authority and of the PHA.

Section 6. The Authority upon termination of the Contract, may terminate (subject to the provisions of Section 7 hereof) this Agreement upon 60 days' written notice to the Bank and to the PHA. The Bank, at any time, may terminate (subject to the provisions of Section 7 hereof) this Agreement upon 60 days' written notice to the Authority and to the PHA.

Section 7. This Agreement shall inure to the benefit of and be valid and binding upon the parties hereto, their respective legal representatives, successors and assigns and cannot be amended, rescinded, modified or terminated (except in the case of termination by the Bank pursuant to the provisions of Section 6) in any way by the parties hereto without the prior written consent of the PHA.

Section 8. This Agreement may be executed in several counterparts, each of which shall be deemed to be an original and such counterparts shall constitute but one and the same instrument.

IN WITNESS WHEREOF, _____

_____ and the said _____
have caused this Agreement to be duly executed and their respective corporate seals to be impressed hereon and attested, all as of the date and year first above written.

(Name of Authority)

By _____
Chairman

(SEAL)

ATTEST:

(Name of Bank)

By _____

(SEAL)

ATTEST:

In consideration for the terms and provisions of this Agreement and its execution by the Authority and the Bank, the Public Housing Administration joins in the execution of this Agreement for the purpose of, and to the extent necessary for and its determining that the terms and provisions of this Agreement comply with the terms and provisions of the Contract.

PUBLIC HOUSING ADMINISTRATION

By _____

Commissioner Bryant moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Becker, and upon roll call the "Ayes" and "Nays" were as follows:

AYES .

J. Harold Aird
Thurlow Bryant
R. E. Pasley
Max Becker
Stanley Jensen

NAYS


None

The Chairman thereupon declared said motion carried and said resolution adopted.

CERTIFICATE

I, Telpher E. Wright, the duly appointed, qualified and acting Secretary of the Housing Authority of the City of Caldwell, Idaho, do hereby certify that the attached extract from the minutes of the special meeting of the Commissioners of said Authority, held on February 23, 1951, is a true and correct copy of the original minutes of said meeting on file and of record in so far as said original minutes relate to the matters set forth in said attached extract, and I do further certify that the copy of the Resolution appearing in said attached extract is a true and correct copy of the Resolution adopted at said meeting and on file and of record.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority this 23rd day of February, 1951.


Secretary

(SEAL)

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on March 13, 1951, 7:30 p.m., Chamber of Commerce office.

The roll was called with the following members present:

Chairman J. Harold Aird
Stanley Jensen
Max Becker

Members Absent: Thurlow Bryant
R. E. Pasley

Others Present: Telpher E. Wright

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Report of the Secretary:

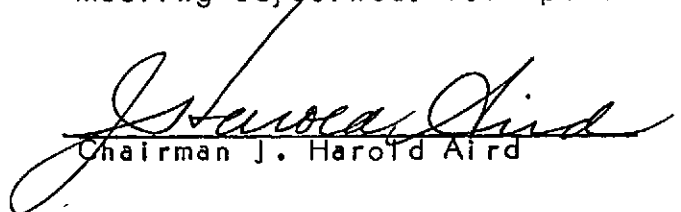
Secretary Wright reported on the materials available at the Huntington Project and stated that men and trucks would be sent to get the materials.

Discussion was held in regards to the renting of Canyon Hill Park office. A motion was made by Commissioner Jensen, seconded by Commissioner Becker that Mrs. Florence VanSlyke be leased the Canyon Hill Park office for a nursery, with the emergency clause that if needed by the Housing Authority the lease could be canceled. Motion carried.

A motion was made and seconded that the meeting adjourn.

Meeting adjourned: 8:10 p.m.


Telpher E. Wright, Secretary


Chairman J. Harold Aird

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on April 10, 1951, 2:00 p.m., Chamber of Commerce office.

The roll was called with the following members present:

Chairman J. Harold Aird
Thurlow Bryant
Stanley Jensen
Max Becker

Members Absent: R. E. Pasley

Others Present: Telpher E. Wright

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Report of the Secretary: Secretary Wright reported on the rehabilitation work being done at the Farm Labor Camp. Commissioner Becker stated he thought the work was coming along fine. Commissioner Becker also announced the paint for the cottages had been purchased.

Secretary Wright reported that he and Manager Stuart had met with members of the Notus Farm Labor Group to discuss the housing of the Notus Farm Committee workers for the forthcoming year. Secretary Wright recommended that a written agreement be made with the Notus Farm Committee leasing them office space for \$30 per month beginning April 16, 1951 and running as long as the need for the office exists. He reported the Notus Farm Committee will guarantee the first week's rent of all Mexicans under their sponsorship and the rent for the row shelters will be according to the schedule as established by the Public Housing Authority.

A motion was made by Commissioner Bryant, seconded by Commissioner Becker that Secretary Wright be authorized to draw up an agreement with the Notus Farm Labor Committee in regards to the above facts. Motion carried.

The monthly financial statements were presented and discussed.

Bids on the tractor and attachments were presented and discussed by the Commissioners. It was moved by Commissioner Jensen, seconded by Commissioner Becker that the bid of the Farm Equipment Company of \$2,387 be accepted and immediate delivery be taken on the tractor, ditcher and mower. Motion carried.

A list of surplus materials assigned to the Housing Authority of the City of Caldwell by the P.H.A. in Seattle was discussed. It was felt that these materials were worth going after and the Executive Director was authorized to make arrangements to get them here to the Caldwell Farm Labor Camp.

There being no further business a motion was made, seconded and carried that the meeting adjourn.

Meeting adjourned: 3:05 P.M.

Telpher E. Wright
Telpher E. Wright, Secretary

J. Harold Aird
Chairman J. Harold Aird

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The regular meeting of the Housing Authority of the City of Caldwell, Idaho was held on May 8, 1951, 7:30 p.m., Chamber of Commerce office.

The roll was called with the following members present:

Chairman J. Harold Aird
Thurlow Bryant
R. E. Pasley
Max Becker
Stanley Jensen

Others present: Telpher E. Wright

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Report of the Secretary: Secretary Wright reported on the renovation work at the Farm Labor Camp.

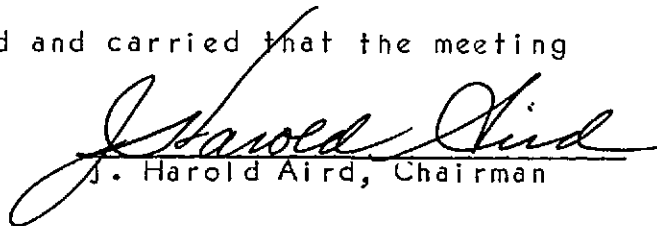
Commissioner Aird and Commissioner Becker discussed the camp program.

Executive Director Wright was instructed to arrange for bringing all surplus material available to the camp. This material to be transported in our trucks.

The Dormitory situation was discussed and Commissioner Bryant and Executive Director Wright were appointed to work this out.

A motion was made, seconded and carried that the meeting adjourn.


Telpher E. Wright, Secretary


J. Harold Aird, Chairman

MINUTES OF THE ANNUAL MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The annual meeting of the Housing Authority of the City of Caldwell, Idaho, was held on June 20, 1951, 7:00 p.m., Chamber of Commerce office.

The roll was called with the following members present:

Chairman J. Harold Aird
Thurlow Bryant
R. E. Pasley
Max Becker
Stanley Jensen

Others Present:

Telpher E. Wright

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

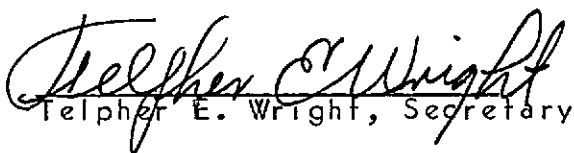
Report of the Secretary: The Secretary reported on the rehabilitation program of the Farm Labor Camp. He also reported surplus material available at Portland and Pocatello. The painting of the trim, porches and coal boxes at Canyon Hill Park was reported.

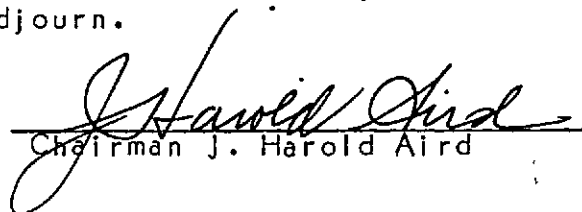
The appointment of J. Harold Aird as Housing Commissioner for a term of 5 years, ending June 1956 by Mayor Jason Smith was read. Mr. Aird accepted the appointment and took oath of office.

Commissioner Pasley moved the election of J. Harold Aird as Chairman of the Board of Commissioners of the Housing Authority of the City of Caldwell, Idaho, for the ensuing year, and the election of Thurlow Bryant as Vice-Chairman. The motion was seconded by Commissioner Jensen. Motion carried.

A discussion was held in regards to the date of the annual meeting and a motion was made by Commissioner Pasley, seconded by Commissioner Jensen that the By-laws be ammended to read "The Annual Meeting of the Authority shall be held on the Second Tuesday of June at 7:30 o'clock P.M. at the regular meeting place of the Authority", eliminating the last sentence of the paragraph. Motion carried.

There being no further business a motion was made, seconded and carried that the meeting adjourn.

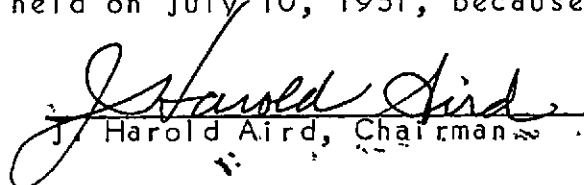

Telpher E. Wright, Secretary


Chairman J. Harold Aird

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO
JULY 10, 1951

The regular monthly meeting of the Housing Authority of the City of Caldwell, Idaho, was not held on July 10, 1951, because of lack of a quorum.


Telpher E. Wright, Secretary


J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO
AUGUST 14, 1951

The regular monthly meeting of the Housing Authority of the City of Caldwell, Idaho, was held on August 14, 1951, 7:30 a.m., Chamber of Commerce office.

The roll was called with the following members present:

Chairman J. Harold Aird
Max Becker
Stanley Jensen

Those Absent: Thurlow Bryant
R. E. Pasley

Others Present: Telpher E. Wright

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

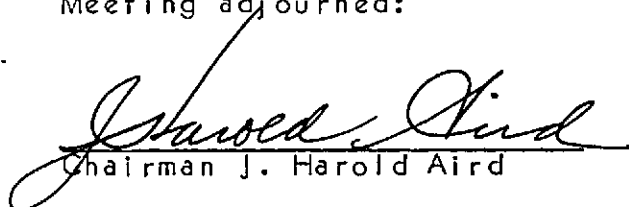
Report of the Secretary: Secretary Wright reported on the rehabilitation program on the Farm Labor Camp.

A report was made on the school program for the coming year.

The financial report was read to the commissioners.

Meeting adjourned:


Telpher E. Wright, Secretary


Chairman J. Harold Aird

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The regular meeting of the Housing Authority of the City of Caldwell, Idaho was held on September 11, 1951, 7:30 p.m. Chamber of Commerce office.

The roll was called with the following members present:

Chairman J. Harold Aird
Thurlow Bryant
R. E. Pasley
Max Becker
Stanley Jensen

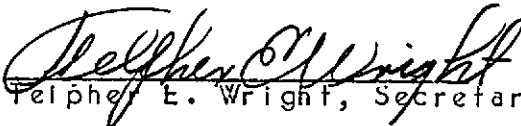
Others Present: Telpher E. Wright

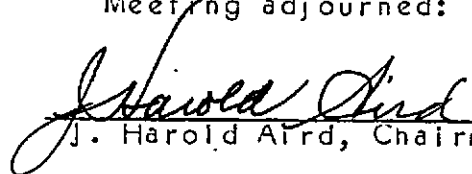
Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Report of the Secretary: The Secretary reported on the rehabilitation work at the Farm Labor Housing Project.

The occupancy at Cleveland Heights and the Dormitory was discussed. Commissioner Bryant and Secretary Wright were asked to work on the dormitory situation.

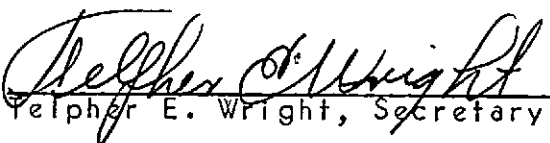
Meeting adjourned:


Telpher E. Wright, Secretary


J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The regular monthly meeting of the Housing Authority of the City of Caldwell, Idaho, was not held on October 9, 1951, because of lack of a quorum.


Telpher E. Wright, Secretary


J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The regular monthly meeting of the Housing Authority of the City of Caldwell, Idaho, was not held on November 13, 1951, because of lack of a quorum.


Telpher E. Wright, Secretary


J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The regular meeting of the Housing Authority of the City of Caldwell, Idaho was held on December 11, 1951, 7:30 p.m., Chamber of Commerce office.

The roll was called with the following members present:

Chairman J. Harold Aird
Thurlow Bryant
R. E. Pasley
Stanley Jensen

Those Absent: Max Becker
Others Present: Telpher E. Wright

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

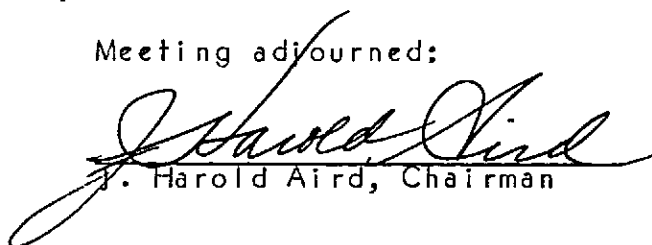
Report of the Secretary: Secretary Wright reported on present occupancy of projects. The Dormitory Committee announced that the dormitory at Cleveland Heights will be closed December 31, 1951.

It was stated that the rehabilitation work at the Farm Labor Housing Project had ceased because of the lack of funds. More money is expected the first part of January.

The Executive Director was instructed to complete payment on the road contract at the Labor Housing Project.

Meeting adjourned:

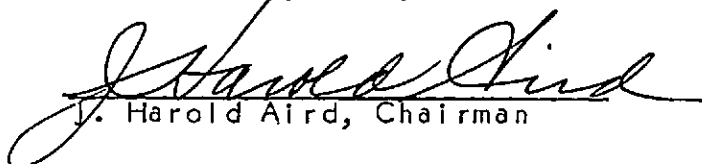

Telpher E. Wright, Secretary


J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The regular monthly meeting of the Housing Authority of the City of Caldwell, Idaho, was not held on January 8, 1952, because of lack of a quorum.


Telpher E. Wright, Secretary


J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The regular meeting of the Housing Authority of the City of Caldwell, Idaho was held on February 12, 1952, 8:00 P.M. Chamber of Commerce office.

The roll was called with the following members present:

Chairman J. Harold Aird
Thurlow Bryant
R. E. Pasley
Stanley Jensen

Those Absent: Max Becker

Others Present: Telpher E. Wright

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved read.

Report of Secretary:

The Secretary reported on the present conditions of the three projects. The monthly financial report was given to the Commissioners. A copy of the Audit for 1951 was given to the members present. Secretary Wright announced that the Dormitory had been closed as of December 31, 1951.

The Secretary discussed the Amendatory Agreement with respect to Contract for Purchase and Sale for Low Rent Housing Project No. L.C.-36, between Public Housing Administration and Housing Authority of the City of Caldwell, Idaho. A thorough discussion was held on this.

The attached resolution was introduced by Secretary Wright and considered by the Board:

RESOLUTION NO. 90
(See Attachment)

After consideration Commissioner Pasley moved the adoption of the resolution as read. Commissioner Bryant seconded the motion. The motion being put to a vote, the roll was called with the following results:

Ayes: J. Harold Aird
R. E. Pasley
Stanley Jensen
Thurlow Bryant

Nayes: None

Commissioner Becker absent and not voting.

The Chairman thereupon declared said motion carried and said Resolution adopted.

A motion was made by Commissioner Pasley, seconded by Commissioner Bryant that the Authority dispose of one of the three pick-ups. Motion carried.

The Executive Director was instructed to get bids on the sale of the pick-up.

A motion was made by Commissioner Bryant, seconded by Commissioner Pasley that the Plymouth sedan be turned over to the Caldwell Chamber of Commerce. Motion carried.

There being no further business a motion was made, seconded and carried that the meeting adjourn.

Telpher E. Wright
Telpher E. Wright, Secretary

J. Harold Aird
J. Harold Aird, Chairman

EXTRACT FROM THE MINUTES OF A Regular
MEETING OF THE Commissioners
OF the Housing Authority of the
City of Caldwell, Idaho
HELD ON February 12, 1952

The Commissioners of the Housing
Authority of the City of Caldwell, Idaho met in
regular session at the Chamber of
Commerce Office in the City of Caldwell,
Idaho, at 8:00 o'clock P.m., on February 12, 1952

The meeting was called to order by the Chairman and, upon roll call, those present and absent were as follows:

Present: J. Harold Aird, Chairman
Thurlo J. Bryant, Vice-Chairman
R. E. Pasley, Commissioner
Stanley Jensen, Commissioner
Telpher E. Wright, Secretary

Absent: max Becker, Commissioner

The following resolution was introduced by Secretary

Wright

, read in full and considered:

RESOLUTION NO. 90

RESOLUTION AUTHORIZING AMENDATORY AGREEMENT
TO CONTRACT FOR PURCHASE AND SALE OF LOW
RENT HOUSING PROJECT NO. LC-36

WHEREAS, the Housing Authority of the City of Caldwell, Idaho (herein called the "Local Authority") and the Public Housing Administration propose to amend in certain particulars the outstanding Contract for Purchase and Sale of Low Rent Housing Project NO. LC-36.

NOW, THEREFORE, BE IT RESOLVED by the Local Authority, as follows:

Section 1. An Amendatory Agreement to the Contract for Purchase and Sale between the Local Authority and the Public Housing Administration is hereby approved and accepted both as to form and substance and the proper officers are hereby authorized and directed to execute said Amendatory Agreement in quadruplicate on behalf of the Local Authority and to impress and attest the official seal of the Local Authority on each of said four counterparts of said Amendatory Agreement.

Section 2. The said Amendatory Agreement referred to in the Section immediately above is in substantially the following form:

AMENDATORY AGREEMENT WITH RESPECT TO

CONTRACT FOR PURCHASE AND SALE

For

LOW RENT HOUSING PROJECT NO. LC 36

Between

PUBLIC HOUSING ADMINISTRATION

And

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

WHEREAS, Housing Authority of the City of Caldwell, Idaho, (herein called the "Local Authority"), a body corporate and politic, organized and existing under the laws of the State of Idaho, and the Public Housing Administration (herein called the "PHA"), entered into a certain agreement dated January 1, 1951 (herein called the "Date of Contract"), entitled "Contract for Purchase and Sale of Low Rent Housing Project No. LC 36 between Public Housing Administration and Housing Authority of the City of Caldwell, Idaho" (herein called the "Contract"), which Contract provided, among other things, for certain rehabilitation of the aforesaid Low Rent Housing Project through financial assistance to be made available to the Local Authority pursuant to the power conferred on the PHA in Sec. 12(f) of the United States Housing Act, as amended (Public Law 412, 75th Congress, as amended, being herein called the "Act"); and

WHEREAS, the PHA has examined and determined, pursuant to the provisions of Sec. 14 of the Act, that the modification of the aforesaid Contract as set forth in this instrument is necessary in the fulfillment of the purposes of the Act; and

WHEREAS, the PHA after thoroughgoing examination of the physical characteristics of the Project, has determined that certain additional rehabilitation work authorized by Sec. 12(f) of the Act beyond that initially required by the PHA in the original Contract is essential to the fulfillment of the purposes of the Act; and

WHEREAS, in order more fully to assure the accomplishment of the purposes of the Contract, and particularly of the United States Housing Act, as amended, the Local Authority and the PHA have agreed to modify and revise the aforesaid Contract in various respects without affecting the rights or obligations of either the Local Authority or the PHA thereunder, except as herein expressly provided;

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and conditions in this instrument set forth, the PHA and the Local Authority do hereby agree that the Contract shall be and the same hereby is modified and revised by this agreement, and as so modified and revised shall henceforth constitute the Contract between the parties:

(A) The Contract is amended by the addition of Section 101(A) to read as follows:

"101(A). Notwithstanding the fact that the Local Authority may not have been provided with the plat or plats which the PHA obligated itself to furnish within 6 months from the Date of the Contract, the Local Authority agrees to receive, as compliance with the provisions of this Contract, any such plat or plats which may be furnished to the Local Authority during the Rehabilitation Period."

(B) Notwithstanding the provisions of the original Contract which limit the right of the PHA to receive the net income of the Project through the period ending on March 31, 1972, the parties agree that the fourth paragraph of Section 102 of the Contract shall be stricken and the following inserted in lieu thereof:

"The period of custody and possession of the Project by the Local Authority commencing on the Date of the Contract and ending on June 30, 1952, shall be referred to herein as the 'Rehabilitation Period', and the immediately subsequent 20-year period commencing on the first day of July, 1952, and ending on the last day of June, 1972, shall be referred to herein as the 'Interim Administration Period'."

(C) The Contract is amended by the addition of the following as Section 105:

"105. In addition to any amounts which the PHA may have contracted to make available to the Authority to provide certain rehabilitation work pursuant to the original provisions of the Contract for Purchase and Sale, the PHA, pursuant to the authority conferred by Sec. 12(f) of the Act, as amended, shall extend financial assistance to the Local Authority in the manner provided elsewhere in this Contract in order that the Local Authority, pending the consummation of the sale of the Project, may rehabilitate the Project in a manner found necessary by the PHA pursuant to the provisions of Sec. 12(f) and 14 of the Act. The PHA has found that the following described rehabilitation work is necessary and agrees to extend financial assistance to the Local Authority for its accomplishment in amounts not in excess of the following (except for the contingency provided for in the ensuing paragraph):

LC-36 CALDWELL, IDAHO

1. Structural Repairs to 48 Homes	\$ 1,250.00
2. Hand Tools and Maintenance Equipment	730.00
3. Tractor Attachments	568.00
4. Linoleum for Floors of Kitchens and Baths of Homes	500.00
5. Carpentry Repairs to Shelters	1,400.00
6. Replace Doors, Shelters	600.00
7. Repairs or Replacement of Stoves, Where Necessary	800.00
8. Repairs to Heating Plant, Utility Building	1,000.00
9. Repairs to Plumbing, Non-Dwelling	1,250.00
10. Repairs to Irrigation System	600.00
11. Painting Exteriors, Shelters and Non-Dwelling and Interiors, Shelters, and Paint for Interiors of Homes	4,500.00
12. Fire Protection Equipment	
32-lqt. Extinguishers	
15-2½ gal. Extinguishers	
4 Fire Hydrants	
	925.00
TOTAL	\$ 14,123.00

In accomplishing the requisite work, the Local Authority, to meet contingencies, may exceed the amounts listed above for individual items but not more than 5 per cent; provided that the total expenditure for all items of work listed above does not exceed the total allocation indicated above. On or before March 15, 1952, the Local Authority will furnish the PHA for approval a budget consistent with the provisions of this paragraph and which budget will include, among other things, the estimates of cost and methods of performance of the additional improvement and repair work; provided that this passage shall be so construed that the methods of performance will be described in a fashion which will evidence to the PHA whether the work is to be done by lump-sum contract, purchase order, force account, or through the Local Authority's own employees, and the like."

Where funds herein allocated are required to be devoted to the completion of rehabilitation work previously approved and described in the original Contract or approved budget, then, in such event, the amount set forth above shall be construed as being available to supplement the amount previously approved for such work and shall not be construed as the maximum cost for the particular work described above. The 5 per cent contingency provided by Sec. 105 shall be applied only in connection with the individual amounts set forth above.

(D) The Contract is modified by the insertion of the following as Section 204(A)(1):

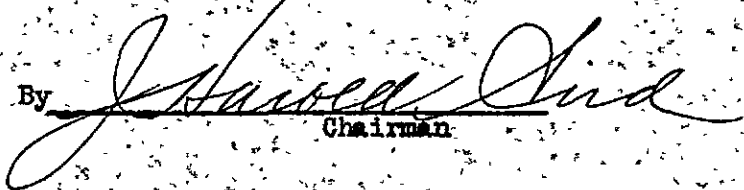
"204(A)(1). On or before March 15, 1952, the Local Authority shall submit to the PHA for approval a budget governing the administration and management of the Project for that portion of the Rehabilitation Period which falls between April 1, 1952, and June 30, 1952."

(E) Except as herein modified, the Contract shall remain in full force and effect.

IN WITNESS WHEREOF, the Local Authority and the PHA have caused this Contract to be duly executed and their respective seals to be hereunto affixed and attested all as of the day and year first above written but actually on this 12th day of February, 1952.

Housing Authority of the City of Caldwell, Idaho

By


Chairman

(SEAL)

Attest:

Secretary

PUBLIC HOUSING ADMINISTRATION

By

Field Office Director

(SEAL)

Commissioner R. E. Pasley moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Bryant, and upon roll call the "Ayes" and "Nays" were as follows:

AYES
J. Harold Aird
R. E. Pasley
Thurlow Bryant
Stanley Tensen

NAYS
None
Commissioner Becker
absent and not voting

The Chairman thereupon declared said motion carried and said resolution adopted.

Place these sheet
after Amending Agreement
Allen

CERTIFICATE

I, Telpher E. Wright, the duly appointed, qualified and acting Secretary of the Housing Authority of the City of Caldwell, Idaho, do hereby certify that the attached extract from the minutes of the regular meeting of the Commissioners of said Authority, held on February 12, 1952, is a true and correct copy of the original minutes of said meeting on file and of record in so far as said original minutes relate to the matters set forth in said attached extract, and I do further certify that the copy of the Resolution appearing in said attached extract is a true and correct copy of the Resolution adopted at said meeting and on file and of record.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said Authority this 12th day of February, 1952.

(SEAL)

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO
MARCH 11, 1952

The regular monthly meeting of the Housing Authority of the City of Caldwell, Idaho, was not held on March 11, 1952, because of lack of a quorum.

Telpher E. Wright
Telpher E. Wright, Secretary

J. Harold Aird
J. Harold Aird, Chairman

MINUTES OF THE SPECIAL MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO
MARCH 25, 1952.

A special meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 25th day of March, 1952, 10:00 a.m., at 811 Main Street, in the City of Caldwell, Idaho.

The roll was called with the following members present:

Chairman J. Harold Aird
Thurlow Bryant
R. E. Pasley
Max Becker
Stanley Jensen

Those absent: None

Others Present: Telpher E. Wright

CONSENT TO MEETING

We the undersigned Commissioners of the Housing Authority of the City of Caldwell, Idaho shall meet on the 25th day of March, 1952, for the purpose of transacting any business properly brought before the Commissioners for their action.

J. Harold Aird
J. Harold Aird
Thurlow Bryant
Thurlow Bryant

R. E. Pasley
R. E. Pasley
Max Becker
Max Becker
Stanley Jensen
Stanley Jensen

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Report of the Secretary:

Secretary Wright stated that the meeting had been called to consider a request from V. H. Wagner, 303 East Logan, to lease a portion of the Community Building at the Farm Housing Project for the purpose of a Beer & Lunch business. After a thorough discussion, a motion was made by Commissioner Becker and seconded by Commissioner Pasley that the portion of the Community Building as designated in the proposed lease, attached hereto, be rented

LEASE

THIS AGREEMENT, Made and entered into this 27th day of March, 1952, by and between HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO, as first party, hereinafter referred to as lessor, and V. H. WAGNER, of Caldwell, Idaho, as second party, hereinafter referred to as lessee,

WITNESSETH, That in consideration of the covenants herein contained, the lessor does by these presents lease and demise unto the lessee, the following described premises located in Canyon County, Idaho, to-wit:

The East portion of the building located at the Caldwell Farm Labor Camp known as the Community Building, being that part of said building in which is located the stage, rest rooms, kitchen, and heating facilities.

TO HAVE AND TO HOLD The said premises for the term commencing on April 1, 1952, and ending March 31, 1953, yielding and paying as rent therefor the sum of \$60.00 per month for the months of May, June, July, August, September, and October, 1952, and the sum of \$35.00 per month for the months of April, November, and December, 1952, and January, February, and March, 1953, said payments of rent to be made in advance each month on the fifth day of each month, commencing with April 5, 1952. In addition to said monthly rental, said lessee agrees to pay the sum of \$15.00 per month for electricity and water, such payment to be made simultaneously with the payment for rent.

In the event lessor desires to again lease said premises for the purpose of operating therein the same kind of business as is covered by this lease, lessee shall have

the first option to re-lease the same, upon such terms and conditions as lessor shall desire.

The lessee covenants:

That he will operate in said leased premises a beer and lunch room, and that he will comply with all laws of any duly constituted authority in regard to licensing and operation of said business.

That he will furnish his own heat for said premises.

That he will keep said premises in such repair as the same are at the commencement of the said term or as they may be put in during the continuance thereof, reasonable wear and tear and damage by fire or other unavoidable casualty only excepted, and will promptly replace all glass thereof broken during the said term by other of the same size and quality.

That he will not make or suffer any unlawful, improper or offensive use of the premises, or any use or occupancy thereof contrary to any law of the state or any ordinance of any duly constituted authority now or hereafter made, or which shall be injurious to any person or property.

Not to make any alterations or additions in or to the premises without the written consent of the lessor.

Not to assign, underlet, or part with the possession of the whole or any part of the demised premises without the written consent of the lessor.

That at the expiration of the said term the tenant will renovate and put back into condition the said premises, and will peaceably yield up to the lessor the said premises, and all erections and additions made upon the same, in good

repair in all respects, reasonable use and wear and damage by fire and other unavoidable casualties excepted, as the same now are or may be put in by the lessor.

That no assent, expressed or implied, by the lessor to any breach of any of the lessee's covenants, shall be deemed to be a waiver of any succeeding breach of the same covenant.

The lessor covenants:

The said lessor covenants with the lessee that the said lessee paying the said monthly payments and performing the covenants herein stated on his part to be performed, shall and may peaceably and quietly have, hold and enjoy the demised premises during the term aforesaid.

Either party to this agreement may declare this lease terminated upon giving the other party a thirty day written notice of cancellation; provided, however, that no notice need be given to lessee in the event of a default by the lessee in any of the terms and conditions of this lease.

It is agreed that in case said building or premises or any part thereof shall be destroyed or so damaged by fire as to not be useable, then the rents hereby reserved, or a fair and just proportion thereof, shall, until the said premises have been made fit for occupation and use, be suspended and cease to be payable. It is agreed, however, that the lessor, at its option, may refuse to repair or rebuild said premises, and in that event this lease shall become terminated and of no effect and the said lessee shall not be liable for any further rents hereunder and the lessor shall not be liable to furnish occupancy for the lessee.

In the event said lessee shall default in any of the covenants herein contained, then, at the option of the lessor, it shall be lawful for the said lessor, or those having its estate in the premises, to immediately re-enter the said premises and to remove all persons therefrom; and at the option of the said lessor this lease shall expire and become of no further force and effect; provided, however, that in case lessor does not elect to declare a forfeiture of this lease and re-enter said premises, then the above and foregoing option to terminate said lease shall be considered as an optional, additional and cumulative remedy and not as a waiver of any right or remedy the lessor would otherwise have at law or in equity to enforce the performance of this contract, or to have the benefit of any remedy or remedies which might otherwise be used for arrears of rent or preceding breach of contract, or any breach of any of the agreements contained in this instrument, and in particular the same shall not be considered or construed as waiving or in anywise interfering with any rights of the lessor which he would otherwise have for specific performance hereof, or for recovery of damages from the lessee herein, for the violation of the terms of this lease.

Lessee agrees that he shall at all times maintain an orderly place of business, and permit no boisterous or offensive action therein, and that he will not permit any minors on or in said premises where beer is sold.

IN WITNESS WHEREOF, The lessor has caused this instrument to be executed, and the lessee has hereunto set his hand and seal, the day and year in this agreement first above written.

HOUSING AUTHORITY OF THE CITY OF CALDWELL

BY

Arthur M. Wright

As Lessor

S. H. Hagner

As Lessee

(SEAL)

WITNESS TO SIGNATURE:

Mabel E. Leavins

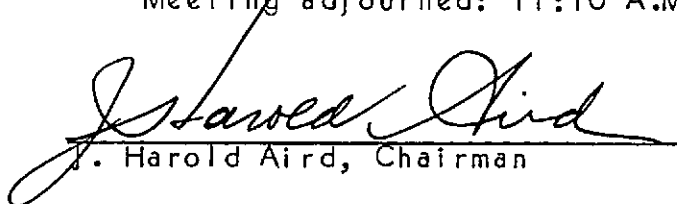
to V. H. Wagner for one year commencing April 1, 1952, and ending March 31, 1953, for the purpose as designated, on the following terms: May 1, 1952 to October 31, 1952, Basic Rent of \$60.00 per month, Utilities \$15.00 per month; April 1, 1952 to April 30, 1952 and November 1, 1952 to March 31, 1953, Basic Rent \$35.00 per month, Utilities \$15.00 per month. The lease to contain an option for renewal; also a 30 day cancellation clause by either party. Motion unanimously carried.

A discussion was held on the Cleveland Heights Project. A motion was made by Commissioner Pasley, seconded by Commissioner Bryant that the Housing Authority of the City of Caldwell, Idaho recommends to the Housing Committee of the Caldwell Chamber of Commerce that the Chamber of Commerce two story units at the Cleveland Heights Project be closed and advertised for sale and removal by June 1, 1952. Further, that the two single story units belonging to the Chamber of Commerce be donated to the College of Idaho. Motion carried.

There being no further business a motion was made, seconded and carried that the meeting adjourn.

Meeting adjourned: 11:10 A.M.


Telpher E. Wright, Secretary


J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on April 8, 1952, 7:30 P.M., Chamber of Commerce office.

The roll was called with the following members present:

Chairman J. Harold Aird
Thurlow Bryant
Max Becker
Stanley Jensen

Those Absent: R. E. Pasley

Others Present: Telpher E. Wright

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Report of the Secretary:

Secretary Wright reported that the new rehabilitation money had come in.

The closing of the Cleveland Heights Homes was discussed and Commissioner Bryant and Secretary Wright were instructed to proceed with their plans.

The first 15 months financial report on LC-36 was thoroughly discussed. The Secretary reported on the rehabilitation work being done at the camp.

The Secretary reported that Maintenance Aide Odell Smith had resigned effective April 12, 1952.

There being no further business a motion was made, seconded and carried that the meeting adjourn.

Telpher E. Wright
Telpher E. Wright, Secretary

J. Harold Aird
J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO
MAY 13, 1952

The regular monthly meeting of the Housing Authority of the City of Caldwell, Idaho, was not held on May 13, 1952, because of lack of a quorum

Telpher E. Wright
Telpher E. Wright, Secretary

J. Harold Aird
J. Harold Aird, Chairman

Affidavit of Publication

STATE OF IDAHO,

ss.

County of Canyon

R. R. Bechtel

, being first duly sworn, deposes and says;

That he is the *Foreman* of CALDWELL NEWS-TRIBUNE, INC., publisher of The Caldwell News-Tribune, a daily newspaper published at Caldwell, Idaho, within the meaning of Chapter 154 of the 1933 Session Laws of Idaho; published six consecutive days a week except legal holidays. And that the publisher of said The Caldwell News-Tribune, a daily newspaper, has all the time since the 5th day of July, 1933 and in each issue thereof, at the head of the editorial column of said newspaper, announced the day of the week to-wit: Saturday, on which legal notice required by law or by order of any Court of competent jurisdiction to be published weekly, will be published; that the said paper is in general circulation in Canyon County, Idaho and has been for a period of seventy-eight weeks preceding the first publication of this advertisement, a copy of which is attached hereto, and by reference thereto made a part of this affidavit, and was published in the regular

Saturday issue of The Caldwell News-Tribune for *2* consecutive weeks

beginning with the issue of *June 7*, 1952 and ending with the issue of *June*

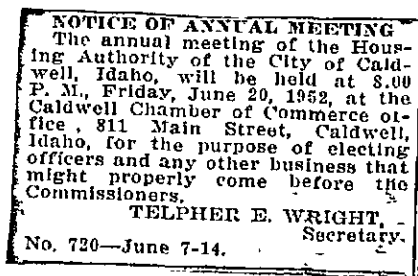
14, 1952.

R. R. Bechtel

Subscribed and sworn to before me this *14* day of *June*, 1952

H. G. Cochran

Notary Public for Idaho
Residing at Caldwell, Idaho



MINUTES OF THE ANNUAL MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The annual meeting of the Housing Authority of the City of Caldwell Idaho, was held on June 20, 1952, 7:30 P.M., Chamber of Commerce office.

The roll was called with the following members present:

Chairman J. Harold Aird
Thurlow Bryant
Stanley Jensen
Max Becker

Those Absent: R.E. Pasley

Others Present: Telpher E. Wright

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Report of the Secretary:

The Secretary read a letter from W. G. Loeffler stating that over-payments were being vouchered and returned. He reported one check had arrived, this on Canyon Hill Park.

Thurlow Bryant reported on turning over the College of Idaho units to the College, plus the 12 units by the Chamber of Commerce and the Dormitory.

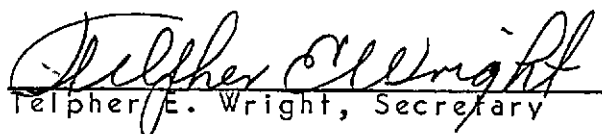
A discussion was held on the rehabilitation work at LC-36. Manager Stuart was authorized to purchase some more hand tools. The Secretary was asked to check on the purchase of 2 CO₂ extinguishers and some fire hose.

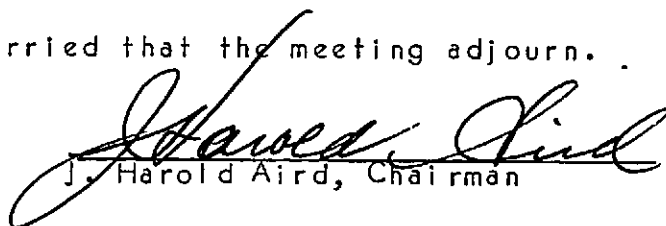
Secretary Wright reported that Mayor Jason Smith had appointed R. E. Pasley to the Board of Commissioners of the Housing Authority of the City of Caldwell, Idaho, for a term of five years, ending in June 1957.

Chairman J. Harold Aird stated that nominations were open for the Chairman for the ensuing year.

Commissioner Max Becker moved the present officers be re-elected for the term ending June 1953. The motion was seconded by Commissioner Jensen and unanimously carried.

A motion was made, seconded and carried that the meeting adjourn.


Telpher E. Wright, Secretary


J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

A regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on July 8, 1952, 7:00 P.M., Chamber of Commerce Office.

The roll was called with the following members present:

Chairman J. Harold Aird
Thurlow Bryant
Max Becker
Stanley Jensen

Those Absent: R. E. Pasley

Others Present: Telpher E. Wright

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Report of the Secretary:

The secretary reported on the rehabilitation at the Farm Labor Camp. The Commissioners recommended that fire extinguishers be purchased.

A report was made on Cleveland Heights and the Executive Director was authorized to hire a crew to tear down one of the two story units.

A motion was made by Commissioner Bryant and seconded by Commissioner Becker that the Housing Authority of the City of Caldwell, Idaho, officially declare its fiscal year from January 1 to December 31 of each year. Motion carried.

There being no further business a motion was made, seconded and carried that the meeting adjourn.


Telpher E. Wright, Secretary


J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held August 12, 1952, 7:00 P.M. Chamber of Commerce Office.

The roll was called with the following members present:

Chairman J. Harold Aird
Thurlow Bryant
R. E. Pasley
Max Becker
Stanley Jensen

Those Absent: None

Others Present: Telpher E. Wright

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Report of the Secretary:

A report was made on the tearing down of the Cleveland Heights building.

A motion was made by Commissioner Pasley, seconded by Commissioner Bryant that the last two story unit be torn down and the materials sold. Motion carried.

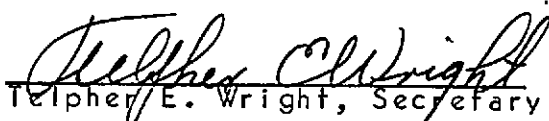
The Secretary reported that most of the rehabilitation work at the Labor Camp had been completed.

A motion was made by Commissioner Pasley, seconded by Commissioner Jensen that the Housing Authority of the City of Caldwell, Idaho, approve the sale of the Labor Camp Bar by V. H. Wagner to Frank Maenaka and June Fujikawa. Motion carried.

In discussing the Labor Camp a motion was made by Commissioner Becker and seconded by Commissioner Pasley that thanks be extended the Fox Theatre for bringing in the Mexican pictures they have been showing. Motion carried.

The Executive Director was instructed to cancel the insurance on the Cleveland Heights Housing Project.

A motion was made, seconded and carried that the meeting adjourn.


Telpher E. Wright, Secretary


J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on September 9, 1952, 7:30 P.M., Chamber of Commerce office.

The roll was called with the following members present:

J. Harold Aird, Chairman
Thurlow Bryant
R. E. Pasley
Max Becker
Stanley Jensen

Those absent: None

Others Present: Telpher E. Wright

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Report of the Secretary:

Secretary Wright reported that the work at Cleveland Heights was nearly completed and would be finished in less than one week.

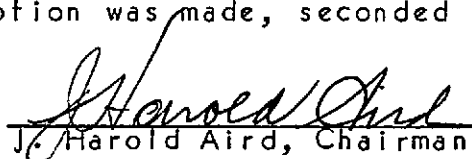
The moving of an implement shed at the Farm Labor Camp to the site of the toolhouse that burned was discussed. George Bye made a bid to move the implement shed to the new site for \$225.00. A motion was made by Commissioner Jensen, seconded by Commissioner Becker that this bid be accepted. Motion carried.

Secretary Wright presented a letter from the Pacific Northwest Region of NAHO for a \$10.00 donation toward convention expenses. A motion was made by Commissioner Bryant, seconded by Commissioner Jensen that this be allowed. Motion carried.

The College of Idaho Athletic Fund Drive was discussed. A motion was made by Commissioner Pasley, seconded by Commissioner Becker that the Housing Authority give \$300.00 to this fund. Motion carried.

There being no further business a motion was made, seconded and carried, that the meeting adjourn.


Telpher E. Wright, Secretary


J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on October 14, 1952, 7:00 P.M., Chamber of Commerce office.

The roll was called with the following members present:

J. Harold Aird, Chairman
Thurlow Bryant
R. E. Pasley
Max Becker
Stanley Jensen

Those Absent: None

Others Present: Telpher E. Wright

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Report of the Secretary:

The Secretary reported all work completed at Cleveland Heights.

Chairman Aird presented the audit on LC-36 as of March 31, 1952. He reported that copies were available for any of the Commissioners to read or look at.

Secretary Wright reported that most of the accounting work was caught up on the Farm Labor Camp.

The work program of the Labor Camp employees was discussed. It was the opinion of the Board that daily hours of 9:00 a.m. to 12:00 noon was sufficient to keep the office open.

There being no further business a motion was made, seconded and carried that the meeting adjourn.

Meeting adjourned: 9:10 P.M.


Telpher E. Wright, Secretary


J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on November 11, 1952, 6:00 P.M. Chamber of Commerce office.

The roll was called with the following members present:

J. Harold Aird, Chairman
Thurlow Bryant
Max Becker
Stan Jensen

Those Absent: R. E. Pasley

Others Present: Telpher E. Wright

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Report of the Secretary:

The Secretary reported on the Labor Camp and Canyon Hill Project and distributed the monthly financial statements.

The question of rent refunds was brought up and the Commissioners reiterated their policy of no rent refund.

There being no further business to come before the meeting a motion was made, seconded and carried that the meeting adjourn.


Telpher E. Wright, Secretary


J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on December 9, 1952, 6:30 p.m., Chamber of Commerce office.

The roll was called with the following members present:

Those Present: J. Harold Aird
Thurlow Bryant
R. E. Pasley
Max Becker
Stan Jensen

Those Absent: None

Others Present: Telpher E. Wright

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Report of the Secretary:

The Secretary reported on the projects and discussed a rent adjustment on the store and bar at the Labor Camp. The Board felt some adjustment should be made and authorized the Secretary to discuss this with the two businesses.

There being no further business to come before the meeting a motion was made seconded and carried that the meeting adjourn.


Telpher E. Wright, Secretary


J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on January 13, 1953, 6:30 p.m. Chamber of Commerce office.

The roll was called with the following members present:

Chairman J. Harold Aird
Thurlow Bryant
Max Becker
Stan Jensen

Those Absent: R. E. Pasley

Others Present: Telpher E. Wright

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Report of the Secretary:

The Secretary reported on the difficulties concerning roofing at Canyon Hill Park and it was decided by the Board of Commissioners that they would ask for an extension of administration agreement with the Chamber of Commerce before deciding what to do on completing repair of the roofs.

The Chairman was authorized to make this request at the February 3rd meeting of the Board of Directors and membership of the Chamber of Commerce.

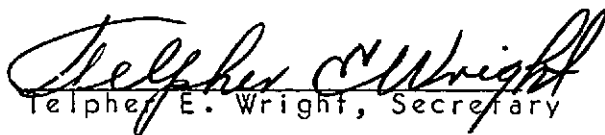
In the meantime it was decided to accept the offer of the Panther Oil and Grease Company of a barrel of plastic material for patching purposes.

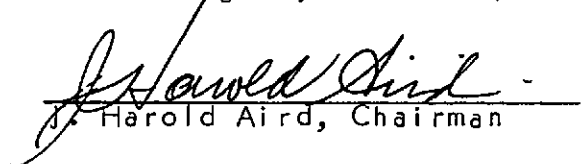
A motion was made by Commissioner Becker, seconded by Commissioner Jensen that the offer of the Panther Oil & Grease Co. be accepted if the Administration Agreement contract was extended. Motion carried.

The Board of Commissioners asked that the complete financial report on Cleveland Heights Project be completed as soon as possible and closed out as of December 31, 1952.

It was further decided by the commissioners that a written contract with the Notus Farm Labor Association be drawn up for the housing of their workers in the Farm Labor Housing Project in 1953. The Executive Director was asked to arrange a meeting with the Notus Farm Labor Group for this purpose.

There being no further business to come before the meeting a motion was made, seconded and carried that the meeting adjourn.


Telpher E. Wright, Secretary


J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The regular meeting of the Housing Authority of the City of Caldwell, Idaho was held on February 17, 1953, 6:30 P.M., Chamber of Commerce office.

The roll was called with the following members present:

Chairman J. Harold Aird
Thurlow Bryant
Max Becker
Stan Jensen

Those Absent: R. E. Pasley

Others Present: Telpher E. Wright

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Report of the Secretary:

Secretary Wright reported that the extension of the Administration Agreement between the Chamber of Commerce and the Housing Authority of the City of Caldwell, Idaho, had been made. This extension was passed by the Board of Directors of the Chamber of Commerce at the regular monthly meeting Tuesday, February 3, 1953, and extended the administration agreement for a period of 5 years beginning April 1, 1953.

The Secretary reported on the roofs at Canyon Hill Park and stated the plastic patching material had corrected the immediate trouble. It was the opinion of the Commissioners that we should ask for bids from all roofing people for the complete job as needed at Canyon Hill Park. They stated they would receive bids up to March 1, 1953, with the right to accept or reject any or all bids.

Secretary Wright reported the books at Cleveland Heights Project had been closed as of December 31, 1952, and the bank balance of that project was \$6,811.81 as of that date. The Board, on motion by Commissioner Jensen, seconded by Commissioner Bryant moved that Secretary Wright be authorized to complete the disposition of this amount to Payment in Lieu of Taxes, to the Caldwell Chamber of Commerce and to the College of Idaho. He was further instructed to draw checks to these respective groups to clear up the Cleveland Heights Project fully. Motion carried.

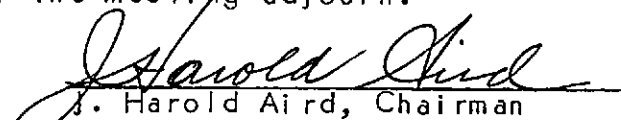
Executive Director Telpher E. Wright read his letter of resignation to the Commissioners and his resignation was accepted with regrets and best wishes on a motion by Commissioner Becker, seconded by Commissioner Jensen and unanimously carried. The attached letter of resignation is hereby attached and becomes a part of this meeting.

Chairman Aird announced that Chamber of Commerce President R. C. Pasley Jr had appointed a selection committee, consisting of R. C. Pasley Jr., Harvey Hoff, Fran Blomquist, Ken Cloninger, Harold Aird and Thurlow Bryant to select and recommend to the two Boards a successor to Executive Director Wright

He reported that this committee would hold their first meeting at 10:00 A.M., Thursday, February 19, 1953, Chamber of Commerce office. The Commissioners thoroughly discussed the past relationship as set up between the Housing Authority and the Chamber of Commerce and the operations of their respective offices and personnel. Chairman Aird and Vice Chairman Bryant were authorized to act on this selection committee and to work out a good deal as possible with the Chamber of Commerce for future operations.

There being no further business to come before the meeting a motion was made, seconded and carried that the meeting adjourn.


Telpher E. Wright, Secretary


J. Harold Aird, Chairman

FEBRUARY 26, 1953, Joint Special Meeting of the Board of Directors
of the Caldwell Chamber of Commerce and the
Housing Authority of the City of Caldwell, Idaho
Chamber of Commerce Office 10:00 A.M.

Those Present: R. C. Pasley Jr., Harvey Hoff, Fran Blomquist, Jason
Smith, Martin Warberg, Bob Pasley, Ingle Weeks,
Frank Barbee, Coley Smith, Harold Aird, Ken Cloninger
Stan Jensen, J. T. Lafond.

Others Present: Telpher E. Wright

Chamber President R. C. Pasley Jr., presiding stated the purpose of
the meeting was to consider the recommendations of the Selection
Committee for Manager of the Caldwell Chamber of Commerce and
Executive Director of the Housing Authority of the City of Caldwell,
Idaho.

Manager Wright was asked to read the recommendations of the Selection
Committee and their recommendations for voting procedure.

A motion was made by R. E. Pasley, seconded by Pete Boyd that the
report of the committee be accepted.

Manager Wright was asked to read the applications of the 4 men under
consideration. After reading of the applications he retired from
the room.

A thorough discussion was held on the 4 candidates and a vote taken.
A motion was made by Warberg, seconded by Fran Blomquist that Eddie G.
Cole be hired as Manager of the Caldwell Chamber of Commerce and
Executive Director of the Housing Authority of the City of Caldwell,
Idaho, at a salary of \$5,000.00 per annum, a \$75.00 car allowance and
that he be available for full time employment on March 16, 1953.
Motion unanimously carried.

A motion was made by R. E. Pasley, seconded by Pete Boyd that the meet-
ing adjourn. Motion carried.

Meeting adjourned:
Respectfully submitted

Telpher E. Wright
Executive - Director

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on March 10, 1953, 8:00 p.m., Chamber of Commerce office.

The roll was called with the following members present:

Chairman J. Harold Aird
Thurlow Bryant
Max Becker
Stan Jensen
R.E. Pasley

Others Present: Telpher Wright and Eddie Cole

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Report of the Secretary:

Roofing bids were read and thoroughly discussed. A motion was made by Commissioner Pasley, seconded by Commissioner Bryant that the bid of the Home Lumber and Coal Company for labor and material for a complete job for 90# red mineral surface rolled roofing at \$2,344.00 be accepted. Motion carried.

Manager Wright read a report from the Special Meeting of the Joint Executive Committee of the Caldwell Chamber of Commerce, Caldwell Night Rodeo and Housing Authority of the City of Caldwell, Idaho, making certain recommendations in regards to policy effecting the various organizations. A motion was made by Commissioner Becker that the recommendations of the Joint Executive Committee be approved as read. Motion seconded by Commissioner Pasley and carried.

Bids for the repair of the Chevrolet pick-up truck belonging to the Housing Authority was read by Secretary Wright and bids discussed. A motion by Commissioner Pasley, seconded by Commissioner Becker that the truck repair bids be tabled. Motion carried.

The resignation of Floyd M. Stuart as Manager of the Farm Labor Camp was presented to the Commissioners. A motion was made by Commissioner Pasley, seconded by Commissioner Becker that the immediate resignation of Mr. Stuart be accepted. Motion carried.

A motion was made by Commissioner Pasley, seconded by Commissioner Jennsen that Thurlow Bryant be hired as Manager of the Farm Labor Housing Project LC-36, effective March 16, 1953, and that he be directly responsible to the Commissioners of the Housing Authority of the City of Caldwell, Idaho. Motion carried.

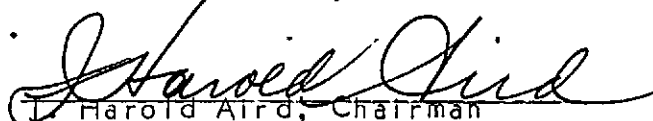
A motion was made by Commissioner Becker, seconded by Commissioner Pasley that the following resolution be adopted:

Resolved that the Camp Manager be vested with the following duties with authority to:

1. Handle contractual relationships with the PHA.
2. Manage and supervise operations of the Farm Labor Camp and cooperate with the Executive Director of the Housing Authority of the City of Caldwell, Idaho with respect to mutual problems.
3. To work with all farm labor groups and employment agencies to promote and develop good-will for the City of Caldwell. All policy will be determined by the Housing Authority of the City of Caldwell's Board of Commissioners and administered by the Camp Manager.

Resolution unanimously adopted.

There being no further business a motion was made, seconded and carried that the meeting adjourn.


J. Harold Aird, Chairman

MARCH 24, 1953, SPECIAL MEETING OF THE HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

Chamber of Commerce Office

2:00 P.M.

Those Present: J. Harold Aird, Stanley Jensen, Max Becker,

Those Absent: R. E. Pasley, Thurlow Bryant

Others Present: Clair Weeks, Telpher E. Wright

The purpose of the meeting was to read the resignation of Thurlow Bryant, the swearing in of the new commissioner and the election of a Vice Chairman.

CONSENT TO MEETING

We the undersigned Commissioners of the Housing Authority of the City of Caldwell, Idaho, shall meet on the 24th day of March, 1953, for the purpose of discussing the resignation of Thurlow Bryant, the swearing in of the new commissioner and the election of a Vice Chairman.

J. Harold Aird
Stanley L. Jensen
M. B. Becker
Thurlow Bryant

Chairman J. Harold Aird presiding.

Secretary Wright read a letter from Thurlow Bryant resigning from the Board of Commissioners and as Vice Chairman.

A motion was made by Commissioner Becker, seconded by Commissioner Jensen that the resignation of Mr. Bryant be accepted. Motion carried.

Mr. Clair Weeks was appointed by Mayor Jason Smith to fill out the unexpired term of Thurlow Bryant as Commissioner to expire June 1954. Chairman Aird administered the Oath of Office to Mr. Weeks.

A motion made by Commissioner Becker and seconded by Commissioner Weeks that a unanimous ballot be cast for Commissioner Jensen as Vice Chairman. Motion carried.

A motion made by Commissioner Weeks, seconded by Commissioner Becker that the Chairman and Vice Chairman be authorized to sign checks. Motion carried.

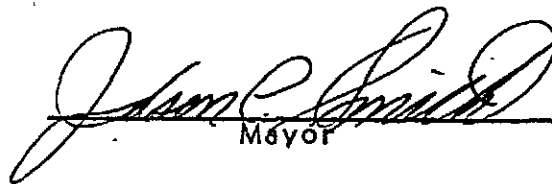
There being no further business, a motion was made, seconded and carried that the meeting adjourn.

J. Harold Aird
J. Harold Aird, Chairman

Telpher E. Wright, Secretary

By virtue of my office as Mayor of the City of Caldwell, Idaho, I hereby appoint CLAIR WEEKS to serve as a Commissioner of the Housing Authority of the City of Caldwell, Idaho, for the unexpired term of THURLOW BRYANT, resigned, and to serve until June 1954.

IN WITNESS WHEREOF, I have hereunto signed my name as Mayor of the City of Caldwell, Idaho, and caused the official corporate seal of said City of Caldwell, Idaho, to be attached hereto the 26 day of March, 1953.)


Mayor

(SEAL)

ATTEST:


City Clerk

OATH OF COMMISSIONER OF HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO

I do solemnly swear (or affirm) that I will support the Constitution of the United States and the Constitution of the State of Idaho, and that I will faithfully discharge the duties of the office of Commissioner of the Housing Authority of the City of Caldwell, Idaho, according to the best of my ability.

Clair Weeks

I, Harold Gid, Notary Public in and for the County of Canyon and State of Idaho, hereby certify that Clair Weeks, to me personally known and by me known to be one of the Commissioners of the Housing Authority of the City of Caldwell, Idaho, appeared before me on the 24 day of March, 1953, and made the above oath.

Harold Gid
Notary Public

(SEAL)

My Commission Expires April 11-1954

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The regular meeting of the Housing Authority of the City of Caldwell, Idaho was held on April 14, 1953, 8:00 P.M. at the Chamber of Commerce office.

The roll was called with the following members present:

J. Harold Aird, Chairman
Stan Jensen
Max Becker
Clair Weeks

Those Absent: R. E. Pasley

Others Present: Eddie G. Cole and Thurlow Bryant

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Report of the Secretary:

Secretary Cole reported on the progress of the roofing of Canyon Hill Park and his report indicated that a general clean-up of the area is taking place.

A general discussion was held on the rental of the Recreation Hall. A motion was made by Commissioner Becker, seconded by Commissioner Jensen that the hall be rented to any responsible group at \$15.00 per meeting. Motion carried.

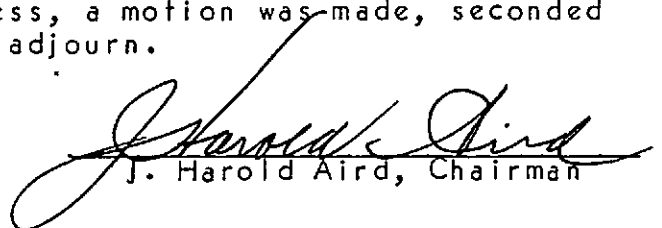
It was decided to paint the tool shed at Canyon Hill Park to help beautify the area.

Thurlow Bryant, Manager of the Farm Labor Camp, gave a comprehensive report of his meeting with the Notus Farm Labor Group, and a running account of his operations since assuming charge of the camp. The account included a report on the septic tank situation which is now in good working condition.

A motion was made by Commissioner Becker, seconded by Commissioner Jensen that repairs be made on the Chevrolet pick-up as suggested by Manager Bryant. Motion carried.

There being no further business, a motion was made, seconded and carried that the meeting adjourn.


Eddie G. Cole, Secretary


J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The regular meeting of the Housing Authority of the City of Caldwell, Idaho was held May 12, 1953, 8:00 p.m. Chamber of Commerce office.

The roll was called with the following members present:

J. Harold Aird Chairman
Stan Jensen
Max Becker

Those Absent: R. E. Pasley
Clair Weeks

Others Present: Eddie G. Cole, Thurlow Bryant

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Executive Director Eddie Cole reported that his office had sent letters to all tenants requesting that an attempt be made to catch up on back rent and the importance of keeping up on current rent.

Secretary Cole also reported a request had been made to tenants to help control throwing of rocks and breakage of project property by project children.

The request from the Chamber of Commerce for an advance of \$1,000.00 was read. A motion was made by Commissioner Jensen, seconded by Commissioner Becker that a loan be made and a promisory note prepared payable on demand be inniated. Motion unanimously carried.

A request from the Caldwell Night Rodeo was read to borrow \$2500.00. A motion was made by Commissioner Jensen, seconded by Commissioner Becker that the rodeo be granted this loan with the same type of promisory note payable on demand. Motion unanimously carried.

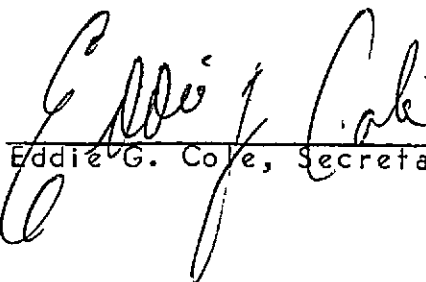
Discussion was held as to who was bonded in the office. Secretary Cole was instructed to get information clarifying this situation.

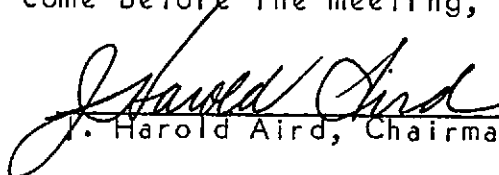
Manager Thurlow Bryant of the Farm Labor Camp reported on rent collection proceeedures. Mr. Bryant also discussed the participation of farm labor agencies in the buying of athletic equipment for recreational use at the Farm Labor Camp.

Manager Bryant reported on the visitation of Louise Schultz of the San Francisco office which was well received by the Board of Commissioners.

Manager Bryant summed up his report by giving a comparison of rent collections of 1952 and 1953.

There being no further business to come before the meeting, meeting was adjourned at 9:30 p.m.


Eddie G. Cole, Secretary


J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The regular meeting of the Housing Authority of the City of Caldwell, Idaho was held June 9, 1953, 8:00 P.M., Chamber of Commerce office.

The roll was called with the following members present:

J. Harold Aird, Chairman
Stan Jensen
Max Becker
R. E. Pasley
Clair Weeks

Others Present: Eddie G. Cole
Thurlow Bryant

J. Harold Aird, Chairman, presiding, minutes of the previous meeting were read and approved as read.

Report of the Secretary:

Secretary Cole reported that Max Lewellen agent of the bonding company had informed him that the bond now existing bonds the position rather than the individual and that administrative office personell, maintenaince help come under the existing bond.

Included in Secretary Cole's report was the number of vacancies and report of rent collections of Canyon Hill Park.

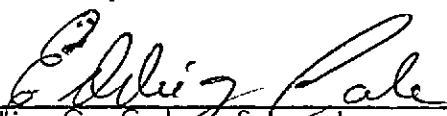
The request of Keith Perine for a week vacation pay because he was unable to take a vacation due to rush of business, was considered. A motion was made by Commissioner Becker, seconded by Commissioner Weeks that Keith Perine be granted one week's back salary for 1952, but that no precedent would be set by this action. A vote was called for. Ayes: Aird, Jensen, Becker, Weeks; Nays: Pasley. Motion carried.

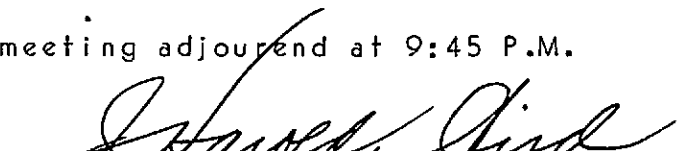
Farm Labor Camp Manager Thurlow Bryant again reveiwed the rent comparisons for 1952-53 and also reported on correspondence with Mrs. Schultz of the San Francisco office in regards to the water charges for last year and water charges for this current year.

Manager Bryant also reported on recreational activities at the camp and that the Notus Farm Labor Group has asked for office space. This latter request met with the approval of the Board of Commissioners.

Manager Bryant asked permission to sell the old post office safe for scrap iron, which was granted by the Board.


There being no further business meeting adjourend at 9:45 P.M.


Eddie G. Cole, Secretary


J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING OF THE HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO
JULY 13, 1953

The regular monthly meeting of the Housing Authority of the City of Caldwell, Idaho, was not held on July 13, 1953, because of lack of quorum.


Eddie G. Cole, Secretary


J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held August 11, 1953, 8:00 P.M., Chamber of Commerce office.

The roll was called with the following members present:

J. Harold Aird, Chairman
Stan Jensen
Max Becker
R. E. Pasley
Clair Weeks

Others Present: . Eddie G. Cole
Thurlow Bryant

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Report of the Secretary:

Secretary Cole submitted a financial report for the month of June and reported on the number of vacancies, rent collections and general condition of the project.

After discussion a motion was made by Commissioner Pasley, seconded by Commissioner Becker that Superintendent Jim Wright's salary be paid entirely from Canyon Hill Park income. Motion unanimously carried.

Secretary Cole was uthorized to attend the NHO meeting in Portland, Oregon September 21 and 22.

Farm Labor Camp Manager Thurlow Bryant gave a comprehensive report on rent collections for 1952-53.

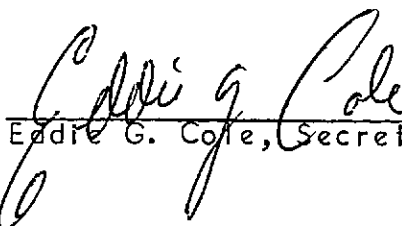
Manager Bryant submitted the request of the Notus Farm Labor Group, the request being that the Caldwell Farm Labor Camp administration take over rent collections for the Notus Group.

A motion was made by Commissioner Pasley, seconded by Commissioner Weeks that the Caldwell Farm Labor Camp collect the rents as requested by the Notus Group. Motion unanimously carried.

Manager Bryant gave a report in regards to the renewal of the school contract and was authorized to complete arrangements with Superintendent Clyde Gilley on the renewal of the school contract.

Manager Bryant read a letter from the San Francisco office relative to Farm Labor Camp problems.

There being no further business to come before the meeting, a motion was made, seconded and carried that the meeting adjourn.


Eddie G. Cole, Secretary


J. Harold Aird, Chairman

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held September 8, 1953, 8:00 P.M. Chamber of Commerce.

The roll was called with the following members present:

J. Harold Aird, Chairman
Stan Jensen
Max Becker
R. E. Pasley

Those Absent: Clair Weeks

Others Present: Eddie G. Cole, Thurlow Bryant

Chairman J. Harold Aird presiding, minutes of the previous meeting were read and approved as read.

Secretary Cole gave a report on the general condition of the houses and grounds, and a comprehensive report of rent collections and vacancies. He also reported on the back-to-school good behavior kids' party.

Farm Labor Camp Manager, Thurlow Bryant, followed with a report of vacancies, rent collections, and general physical condition of the Farm Labor Camp.

A committee from the Chamber of Commerce joined the Housing Authority and the mutual problems of the two groups were discussed.

There being no further business, the meeting was ajourned at 11:00 p.m.


Eddie G. Cole, Manager

J. Harold Aird, Chairman

MINUTES OF THE SPECIAL MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

A special meeting of the Housing Authority of the City of Caldwell, Idaho was held September 15, 1953, 2:00 p.m., Chamber of Commerce.

Those Present: Max Becker
Clair Weeks
R. E. Pasley

Others Present: Eddie G. Cole

There was an expression of regret at the resignations of Chairman J. Harold Aird and Commissioner Stan Jensen.

A motion was made by Commissioner Weeks, seconded by Commissioner Max Becker that an unanimous vote be cast for R. E. Pasley as Chairman of the Housing Authority. Motion carried.

A motion was made by Commissioner Max Becker, seconded by Commissioner Weeks that Chairman R. E. Pasley, Commissioner Max Becker, Executive Director Eddie G. Cole be authorized to sign Housing Authority checks. Motion unanimously carried.

There being no further business, the meeting was adjourned.


Eddie G. Cole, Secretary

R. E. Pasley, Chairman

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The regular meeting of the Housing Authority of the City of Caldwell Idaho, was held October 13, 1953, 7:00 P.M., Chamber of Commerce office.

The roll was called with the following members present:

R. E. Pasley Chairman
Max Becker
Clair Weeks
Leo J. Mason
Coley Smith

Others Present: Eddie G. Cole
Thurlow Bryant

Chairman R. E. Pasley presiding, minutes of the previous meeting were read and approved as read.

Chairman Pasley welcomed the new members of the Housing Authority and expressed his appreciation of service of old members and their acceptance as members of the Caldwell Housing Authority. Farm Labor Camp Manager Thurlow Bryant was complemented on the job he has done the past year.

Manager Bryant was called on for his monthly report. Manager Bryant reported on the rent collections and gave a monthly and yearly comparison for 1952-53. He then reported that Mr. Willis, Government Auditor had completed the audit of the Farm Labor Camp books and that everything was in order. He stated the Commissioners would receive a copy of the audit from the Washington office soon.

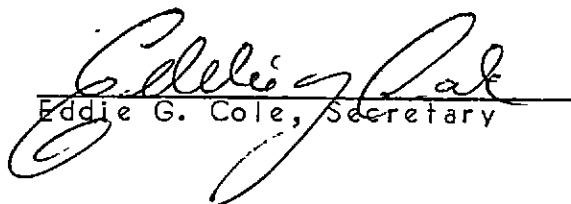
Manager Bryant reported on the visit of Mrs. Louise Schultz from the Central office PHA, San Francisco, and told of the recommendations she had made in preparation of the 1953-54 budget.

There was considerable discussion of the writing off of lost rent collections. Manager Bryant submitted a list and recommended they be charged off as collection losses. A motion was made by Commissioner Mason, seconded by Commissioner Becker that Manager Bryant's recommendations be accepted. Motion carried. This list as submitted by Manager Bryant is attached and becomes a part of these minutes.

There being no further business concerning the Farm Labor Camp, Secretary Cole of the Housing Authority gave a brief report and rent comparisons at Canyon Hill Park. He reported that the project was in good order and that only 6 vacancies existed.

There being no further business a motion was made by Commissioner Weeks, seconded by Commissioner Smith that the meeting adjourn. Motion carried.

R. E. Pasley Chairman


Eddie G. Cole, Secretary

MINUTES OF THE SPECIAL MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The special meeting of the Housing Authority of the City of Caldwell, Idaho, was held November 16, 1953, 8:30 A.M., Chamber of Commerce office.

The roll was called with the following members present:

Max Becker
Clair Weeks
Coley Smith
Leo J. Mason

Those Absent: R. E. Pasley

Others Present: Eddie G. Cole

Vice Chairman Max Becker presiding, informed the group that Secretary Cole had reported to him that a shortage of cash involving the Ross Ferro account had been detected by the office staff and upon investigation Secretary Cole had found that such a shortage existed.

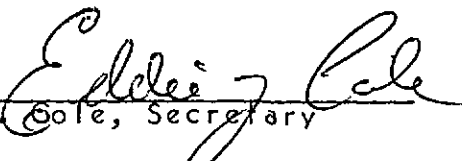
Secretary Cole reported that he had confronted Keith Perine, Accountant, of the Caldwell Housing Authority with this shortage. Mr. Perine admitted taking \$150.00 from the Ross Ferro account during the past three months.

Secretary Cole at that time dismissed Mr. Perine and had him sign a statement of guilt and reported his action to Vice Chairman Becker.

A motion was made by Commissioner Smith, seconded by Commissioner Weeks that the action of Secretary Cole's dismissal of Mr. Perine be upheld and that Mr. Perine no longer have any connection in any way with the Caldwell Housing Authority. Motion carried.

Discussion of replacement of Mr. Perine was held but no action taken.

The meeting was adjourned by Vice Chairman Becker.


Eddie G. Cole, Secretary

Max Becker, Vice Chairman

(4)

MINUTES OF THE SPECIAL MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

A special meeting of the Housing Authority of the City of Caldwell, Idaho, was held November 18, 1953, 8:30 a.m., Chamber of Commerce office.

Those Present: R. E. Pasley
Max Becker
Coley Smith
Clair Weeks

Those Absent: Leo J. Mason

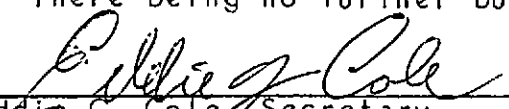
Others Present: Eddie G. Cole

Chairman Pasley presiding, called the meeting to order.

Chairman Pasley explained to Jay Campbell of Middleton, Learned and Smith Accountants, what was desired by an official audit of the books of Canyon Hill Park and the proposed suggestions to come from him in his audit in conjunction with the Farm Labor Camp and Canyon Hill Park accounts.

Mr. Campbell accepted the assignment as presented by Chairman Pasley.

There being no further business the meeting was adjourned.


Eddie G. Cole, Secretary

R. E. Pasley, Chairman

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The regular meeting of the Housing Authority of the City of Caldwell, Idaho was held November 17, 1953, 7:30 P.M., Chamber of Commerce office.

The roll was called with the following members present:

R. E. Pasley Chairman
Max Becker
Clair Weeks
Coley Smith
Leo J. Mason

Others Present: Eddie G. Cole
Thurlow Bryant

The meeting was called to order by Chairman R. E. Pasley

Commissioner Max Becker gave a brief report on the Keith Perine case.

Farm Labor Camp Manager Thurlow Bryant gave a report on the 1953-54 budget breakdown and information in regards to a light meter system proposal to be installed at the Farm Labor Camp. Manager Bryant presented a realistic budget for the coming year.

Other minor problems of the Farm Labor Camp were discussed by the Commissioners. However, none of these needed official action or immediate attention and there being no other Farm Labor Camp business Manager Cole gave a brief report on rent collections of Canyon Hill Park, and reported that the fiscal plant was in good shape and that only 4 vacancies existed.

Manager Cole reported that delinquent accounts were coming in very nicely and stated he hoped to clear up all delinquent accounts in the next few months.

A motion was made by Commissioner Weeks, seconded by Commissioner Becker that the firm of Middleton, Learned and Smith be invited to discuss an audit of the Canyon Hill Park books Wednesday morning at 10:00 A.M. November 18th. Motion carried.

There being no further immediate Housing Authority business the Directors of the Chamber of Commerce joined the Housing Authority Commissioners for the discussion of mutual problems benefiting each group.

Chamber of Commerce Director Martin Warberg discussed the proposed budget for the Chamber of Commerce and gave a brief breakdown of the proposed budget.

Chamber of Commerce President R. C. Pasley asked the Housing Authority Commissioners to consider an additional \$1200.00 loan to be made to the Chamber of Commerce to help meet the December financial obligations.

After much discussion Secretary Cole was instructed, in conjunction with Chamber of Commerce Director Pete Boyd, to prepare a promisory note in the amount of \$6200.00 to be issued by the Chamber of Commerce and to be made an official part of these minutes.

When this is done a motion was made by Commissioner Weeks, seconded by Commissioner Becker that Secretary Cole draw a check payable to the Chamber of Commerce in the amount of \$1200.00.

The promisory note broken down is as follows:

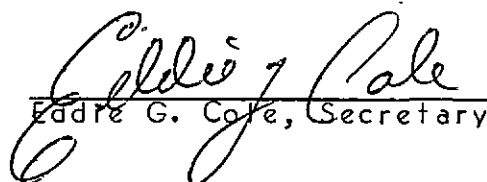
\$2500.00 Rodeo and Chamber of Commerce Loan
1000.00 Chamber of Commerce Loan
1500.00 Chamber of Commerce Loan
1200.00 Chamber of Commerce Loan

The \$2500.00 spoken of above in the \$6200.00 promisory note is one and the same \$2500.00 originally loaned to the Caldwell Night Rodeo in the minutes of the regular meeting of the Housing Authority dated May 12, 1953.

Other mutual problems concerning replacement of former employee Keith Perine was discussed, but no solution reached.

There being no further business to come before the Housing Authority Commissioners or the Chamber of Commerce Directors a motion was made, seconded and carried that the meeting adjourn. Motion unanimously carried.

R. E. Pasley Chairman



Eddre G. Cole, Secretary

MINUTES OF THE REGULAR MEETING OF THE
HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The regular meeting of the Housing Authority of the City of Caldwell, Idaho was held December 15, 1953, 7:30 P.M., Chamber of Commerce Office.

The roll was called with the following members present:

R. E. Pasley
Max Becker
Leo J. Mason
Coley Smith

Those Absent: Clair Weeks

Others Present: Eddie G. Cole
Thurlow Bryant
Jay Campbell
Roy McCollum

Chairman R. E. Pasley presiding, minutes of the previous meeting were read and approved as corrected.

Manager Bryant of the Farm Labor Camp gave a report on the Labor Camp income and explained the drop during the month of December was due to the lack of demand for farm labor. Manager Bryant explained how row shelter repairs and additional stoves were being made ready for row shelters for next summers occupancy. He reported the general fiscal plant was in good shape.

Manager Bryant was asked his opinion on how he thought this year's working agreement with the Notus Farm Labor Group was received by the Notus people. He reported, that in his opinion he felt the working agreement was highly satisfactory concerning both parties.

There being no further Farm Labor Camp business Secretary Cole gave a report on rent conditions and condition of the fiscal plant of Canyon Hill Park.

Chairman Pasley then asked Jay Campbell of Middleton, Learned and Smith to present the recommendations and findings of the audit just completed. Mr. Campbell reported his firm had reviewed the general operation and system of internal control. He then presented a summary of accounting procedure and control and a preliminary statement of income profit and loss up to the end of November 30, 1953.

A motion was made by Commissioner Leo Mason, seconded by Commissioner Smith that the recommendations as submitted by Middleton, Learned and Smith, with the exclusion of recommendation Number 8 be accepted. Motion carried. These recommendations are attached to these minutes and become a part of them.

As a result of the audit report discussion was held concerning the keeping of the Canyon Hill Park and Farm Labor Camp books. After a lengthy discussion the result was the hiring of the firm of Middleton, Learned and Smith as bookkeepers for these two accounts at \$25.00 per month each. Middleton, Learned and Smith, in addition to the keeping of the books, will supply a monthly financial statement at the regularly scheduled meetings of the Housing Authority.

Mr. Cole asked the opinion of the Board in regards to Payment in Lieu of Taxes. Mr. Cole was asked to include this question as an official part of these minutes so the matter might be discussed at a later date.

Mr. Campbell then gave a report of the audit of the Canyon Hill Project. He reported on examination of the books of the accounts of Canyon Hill Project his firm had determined a shortage in cash had occurred covering the calendar year of 1952 and the first 11 months of 1953. He explained the shortage occurred primarily in receipt of money of rental accounts which were not deposited. The total amount received and not properly accounted for was \$437.25.

A motion was made by Commissioner Becker, seconded by Commissioner Mason that Secretary Cole be instructed to inform the bonding company of the findings of this audit and ask for collection. Secretary Cole was instructed by Chairman Pasley to make a statement to the press to the effect that the shortage had been discovered, that the employee responsible had been discharged and the matter turned over to the bonding company for collection.

Commissioner Becker reported that upon discussion with Superintendent Wright he stated that a new power lawn mower should be purchased before next year. Secretary Cole was instructed to invite bids for a 1953 power lawn mower for December delivery.

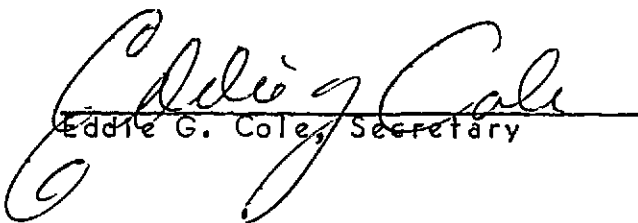
There was discussion concerning insurance problems of the Farm Labor Camp and Canyon Hill Park. Chairman Pasley asked Commissioner Coley Smith to look over the insurance files of both organizations and to report his findings and recommendations at the next meeting.

A lengthy discussion was held concerning salary payment and financial aid to the Chamber of Commerce by the Housing Authority. After much thought on this matter it was decided that the Housing Authority would pay to the Caldwell Chamber of Commerce \$150.00 rent, \$20.00 telephone, \$100.00 toward salary of Executive Cole, and \$200.00 toward another Chamber of Commerce employee's salary, for a total of \$470.00 per month.

Secretary Cole recommended that no rent for less than a two week period be accepted, this recommendation being accepted by the Commissioners.

There being no further business the meeting was adjourned.

R. E. Pasley, Chairman


Eddie G. Cole, Secretary

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held January 12, 1954, at 7:30 P.M. at the Chamber of Commerce office.

The following members were present: R. E. Pasley, Chairman
Coley Smith
Clair Weeks

Those Absent: Leo J. Mason
Max Becker

Others present: Thurlow Bryant
Roy McCollum
Rena Caward

R. E. Pasley presiding. The Minutes of the previous meeting were read and approved. The secretary was instructed to make the Recommendations as adopted on Dec. 15 a part of those Minutes.

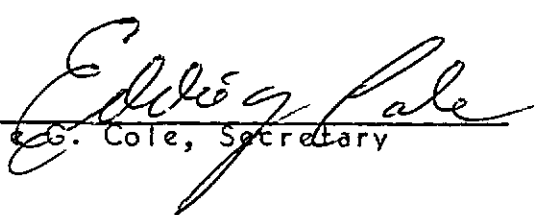
Farm Labor Camp Manager Thurlow Bryant reported that rents would be slow for the next two months at the Labor Camp, and would probably be carried at a loss for these months. He had contacted Mr. Perkins of the Notus Farm Labor Group and no action would take place until their first meeting which would be held in February. He said he had one regular employee at the camp and two men who owe large accounts working. They have repaired 35 stoves and are installing them.

Roy McCollum read and explained the Audits for the Farm Labor Camp and for the Housing Authority. Clair Weeks made the motion that the Audit be adopted. Seconded by Coley Smith. Carried.

Coley Smith reported on his study of Housing Authority Insurance: He said that all policies have been handled by one or two firms. Mr. Pasley appointed Coley Smith as a one-man committee to take care of all Housing Authority Insurance and to place policies with other agents as he sees fit.

The meeting was adjourned at 9:10 P.M.

R. E. Pasley, Chairman



Eddie G. Cole, Secretary

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The regular meeting of the Housing Authority of the City of Caldwell was held February 9, 1954, 7:30 P.M. at the Chamber of Commerce office.

The following members were present: Max Becker
Coley Smith
Clair Weeks

Those absent: R. E. Pasley
Leo J. Mason

Others present: Eddie G. Cole
Thurlow Bryant

Vice-Chairman Max Becker presiding, the Minutes of the last meeting were read and approved.

There was no correspondence.

Secretary Cole reported on Canyon Hill as follows: Roads have all been graded and the water leaks in the water mains have been repaired. General condition of the buildings is good. There are eight vacancies. As of January, 1953, we had 24 vacancies, and last year averaged 14 vacancies during the winter months. This year, we have averaged 5. In August, 1953, the bank balance was \$7412.26; it is now \$9743.29, a gain of \$2331.03. A lawn mower was purchased from Davies Hardware as authorized at the meeting of December 15, 1953.

Mr. Becker asked Commissioner Coley Smith to explain the present insurance program. Mr. Smith reported that had been done regarding an equal distribution of insurance.

Mr. Becker asked Mr. Smith to go ahead on whatever program he thought advisable. Mr. Smith reported that he would give his final recommendations at the next regular meeting of the Caldwell Housing Authority.

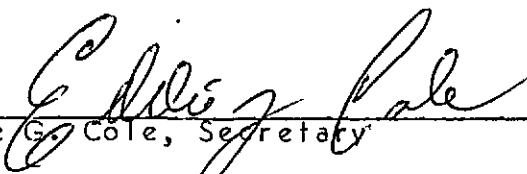
Farm Labor Camp Manager Thurlow Bryant gave a brief explanation of the monthly Farm Labor Camp financial report and then a discussion was held concerning the 1954 lease between the Farm Labor Camp and the store. Mr. Bryant submitted a lease which he had drawn up and specifications of Mr. Willis's recommendations. Mr. Smith made a motion that the lease be signed and made an official part of these Minutes. Seconded by ^{MR.}Weeks and passed.

In regard to the Notus Farm Labor Group, Mr. Bryant indicated that there might be two Notus groups for the year 1954. Mr. Bryant was instructed to negotiate the same type of contract with the new group as was done last year with the original group. Mr. Bryant reported on the visit of Mr. C. Thomas Saxton, labor official of the P.H.A., San Francisco office.

Mr. Cole reported the highly favorable remarks that were directed toward Mr. Bryant and the Farm Labor Camp personnel by the Notus Farm Labor Camp group at a recent Chamber of Commerce meeting.

There being no further business, the meeting was adjourned at 9:10 PM

Max Becker, Vice-Chairman


Eddie G. Cole, Secretary

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The regular meeting of the Housing Authority of the City of Caldwell was held March 9, 1954, 7:30 P. M. at the Chamber of Commerce Office.

The following members were present: Coley Smith
R. E. Pasley
Max Becker x x
Clair Weeks

Those absent: Leo J. Mason

Others present: Eddie G. Cole
Thurlow Bryant

Chairman R. E. Pasley preseiding, the Minutes of the last meeting were read and approved.

There was no correspondence.

Secretary Cole gave a report on his business trip to Pocatello and Twin Falls to visit and converse with the management of the Housing Authorities there. Mr. Cole's report told of management problems. He recommended to the Board that they adopt a policy that is working in Pocatello. This policy is that there will be a two dollar additional bookkeeping charge for all renters who fail to pay their rent within a ten day period after it is due. This two dollars will be set aside in a fund for maintainance purposes.

Secretary Cole gave a report on the physical plant of the Canyon Hill Project. He stated that the buildings and roads are all in good shape with one exception and that was that apartment #32 had a leaking roof. This was taken care of immediately by the Home Lumber Company, who is responsible for the condition of these roofs.

A financial report was submitted, and after a brief discussion it was agreed that the report being used this year, prepared by Middleton, Learned & Smith, is much superior to the one used in the previous year.

Secretary Cole reported on his recent public relation problem with the Idaho Power Company in regards to the \$20.00 light deposit for new tenants at Canyon Hill. He reported that this had been worked out with Mr. Mecham, manager of the Idaho Power Company, and that everything was in order.

Thurlow Bryant, manager of the Farm Labor Camp, gave a comprehensive report on finances. He said that the physical condition of the camp is better than it has been in the last several years. He then reported that he had recently talked with Mr. Lord from the San Francisco P. H. A. Office who was visiting in this section of the Country.

Mr. Bryant reported that there will be only one group representing the Notus Farm Labor Group. This group will be the same as last year. It is their desire not to guarantee the summer's rent this coming season, but to guarantee on full month rent only for any labor groups coming under their jurisdiction. Mr. Bryant said that he told them he was only authorized to make the same type of contract as last year and that he would ask them to meet with our Board of Directors on the matter.

Following this discussion it was decided that Manager Bryant

would offer the Notus Farm Labor Group free office space for the coming season.

Commissioner Coley Smith reported the progress he had made with the Housing Authority's insurance problems. He said the insurance policys had been turned over to the Caldwell Insurance Agents Association, for study and recommendations. A plan to make the Caldwell Insurance Agents responsible for all our insurance coverage was discussed and approved by all the members present.

There being no further business the meeting was adjourned at 9:00 P. M.

R. E. Pasley, Chairman

Eddie G. Cole
Eddie G. Cole, Secretary

A G R E E M E N T

THIS AGREEMENT entered into this _____ day of April, 1954, by and between the Housing Authority of the City of Caldwell, Idaho, party of the first part, and the Notus Farm Labor Committee, party of the second part, to-wit: For period beginning about April 15, 1954, and ending July 15, 1954

The party of the first part agrees to furnish the party of the second part with office space rent free from April 20, 1954 thru July 15, 1954.

The party of the first part agrees to rent to the party of the second part adequate row shelters to house their contract labor group. It is understood the Notus Farm Labor Association's manager is to collect the rent on the row shelters by deduction from the workers wages and pay same to the Farm Labor Camp upon proper billing from the office of the Farm Labor Camp. Row shelter rent on each shelter will start when shelter is secured by the Notus Farm Labor Association's manager and will terminate when reported vacant by the manager and turned back to the Farm Labor Camp.

Row shelter rent as established by P.H.A. is \$4.50 per week per row shelter. Each shelter to house not more than four single workers or more than one family. The association's manager is to be responsible for placing the proper number in each shelter.

Registration cards will be furnished by the Farm Labor Camp to the association's manager in order to get the record of the responsible party for the payment of rent for each row shelter. The Farm Labor Camp Manager will assist in the registration if necessary.

Rent on available houses will be on the same basis as other homes, Rent \$35.00 per month, payable in advance and collected by the association's manager and turned over to the Farm Labor Camp manager upon proper billing. The \$10.00 security deposit normally charged will be waived.

The Association's manager will work closely with the Farm Labor Camp manager to avoid rent loss to either party.

The Farm Labor Camp will furnish a portion of the mattresses and it is understood straw ticks are being made available for contract workers by the party of the second part.

For period beginning about April 15, 1954, and ending July 15, 1954
Dated this _____ day of April, 1954, Caldwell, Idaho.

Notus Farm Labor Committee

Housing Authority of the City of
Caldwell, Idaho

President
Notus Farm Labor Committee

Manager
Farm Labor Camp, LC-36

Secretary
Notus Farm Labor Committee

MINUTES OF THE REGULAR MEETING
OF THE HOUSING AUTHORITY OF THE
CITY OF CALDWELL, IDAHO

The regular meeting of the Housing Authority of the City of Caldwell was held April 13, 1954, at the Chamber of Commerce office.

Present: Max Becker
Coley Smith
~~Clair~~-Weeks
Leo J. Mason

Absent: R. E. Pasley
Clair Weeks

The meeting was called to order by acting chairman Max Becker. The minutes of the previous meeting were read and approved after one brief correction (Commissioner Becker was not present at the meeting of March 9, as stated.) The correction was made and approved.

Secretary gave a report of the physical condition of Canyon Hill Park and reported that he intends to get the Canyon Hill Boys' Club started again in order to help curb vandalism on the part of the children in the project.

The financial report of Canyon Hill Project was submitted and after examination, it was pointed out that this month showed an \$800.00 in receipts over the current month's disbursements. Commissioner Leo Mason pointed out that he believed that collections and operations were satisfactory.

Secretary Cole then reported that he is making arrangements for the sale of all scrap iron from the project in the near future.

Chairman Becker announced that it appears as though the Housing Authority can expect some money in the near future from the CCC in repayment of their loan. This money is to be set aside in a special maintenance fund. This was agreed to by all as a good plan. There being no further Canyon Hill business, the meeting was turned over to the Farm Labor Camp Manager, Thurlow Bryant. Mr. Bryant made a few brief comments on the budget and financial condition of the Farm Labor Camp. He said he hoped, by careful management, to finish this period within the limits of his budget. Commissioner Coley Smith brought out the fact that we were fortunate to have a man of Mr. Bryant's caliber managing the camp and complimented him on his administration. Mr. Bryant then gave the commissioners a brief review of his talk with Mr. Carr, president of the Notus Farm Labor Group. He reported that he had been able to negotiate the same contract as last year with one exception, and that is that the Notus group would only have to guarantee rent up until July 15, as compared to August 8, last year. After a brief discussion, it was moved by Leo Mason that Manager Bryant be authorized to enter into this contract. The motion was seconded by Commissioner Smith. Copy of this contract is attached and becomes an official part of these minutes.

Mr. Bryant led in a discussion of the decision of the San Francisco PHA office to sell the surplus buildings at the Farm Labor Camp. After much thought and discussion, it was pointed out that the efficient operation of the Farm Labor Camp is essential to the economy of the city and that the buildings were needed to operate the camp at maximum efficiency. Secretary Cole and Manager Bryant were authorized to contact the Idaho State Legislature and PHA officials protesting the sale of these buildings. Manager Bryant then read a letter from the San Francisco office stating that the 1954 budget had been approved and the revisions asked for had been made.

There being no further business, the meeting was adjourned.


Eddie G. Cole
Executive Director

Special Meeting, Board of Commissioners of the Housing Authority of the City of Caldwell, Idaho

April 20, 1954, Chamber of Commerce office.

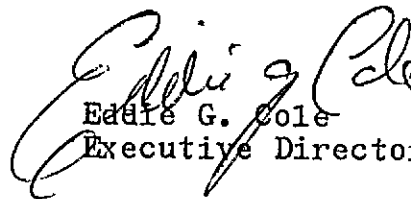
Present: Coley Smith, R. E. Pasley, Max Becker, Clair Weeks, Leo J. Mason and Eddie G. Cole and Thurlow Bryant.

Mr. Cole gave a report on his recent trip to San Francisco P.H.A. Housing meeting in regard to relinquishment of Farm Labor Camp buildings. He reported that progress has been made and that the resolution was being prepared now to ask Congress for a camp ruling.

He also reported on his conference with Mr. Jack Melville and Mr. Abner Silverman of the Washington, D. C. P.H.A. office in regard to the sale of the Farm Labor Camp buildings.

After considerable discussion, Sec. Cole and Manager Bryant were instructed to contact our Congressional Delegation in protest of the proposed sale.

Meeting adjourned.


Eddie G. Cole
Executive Director

REGULAR MEETING HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

Chamber of Commerce Office, May 10, 1954, 7:30 p.m.

Present: Coley Smith, R. E. Pasley, Max Becker, Clair Weeks, Leo J. Mason and Eddie G. Cole.

The meeting was called to order by President R. E. Pasley. Minutes of the previous meeting were read and approved. Manager Eddie Cole gave a report on the Canyon Hill physical plant and a report on the vacancies, 41 rented and 19 vacancies. He also reported that rent collections for the month of April were 100%.

Mr. Cole brought to the attention of the Board that he was granting Apartment #52 rent-free to Mr. Wayne Feltwell in return for services performed. He felt that Mr. Feltwell more than earned the amount of his rent and that the services performed for this rent worked out very nicely. After a brief discussion, Chairman Pasley instructed Mr. Cole to issue a check each month for the amount of Feltwell's rent and, after endorsement, return to the Housing Authority Fund.

Secretary Cole then made a request for \$15.00 raise for Mrs. Rena Caward, Secretary, since the increased work load justified it. President Pasley suggested that this request be tabled until the business with Mr. Spaulding of the San Francisco Field Office was concluded.

The financial report of the Canyon Hill Housing Project was submitted. After a brief discussion Mr. Cole was instructed to mail this report and a copy of the Farm Labor Camp Report to each member.

Manager Bryant of the Farm Labor Camp gave a brief report of the physical plant. He stated that the houses were all filled and that the row shelters were rapidly filling. Manager Bryant said that our agreement with the Notus Farm Labor Group was working very nicely.

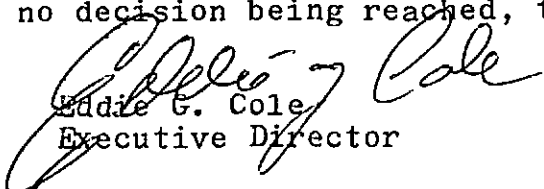
Meeting adjourned.

Meeting reopened at 8:15 by Chairman R. E. Pasley, with the following men present: Don Allen representing the Notus Farm Labor Group, Keith Williams representing the Canyon County Farm Bureau, Jason Smith, Mayor Harvey Hoff, President of the Caldwell Chamber of Commerce and Mr. R. B. Spaulding the the P. H. A., San Francisco.

The meeting was opened with introductions and then Mr. Spaulding was told what the Caldwell Housing Authority has done since it first learned that P.H.A. intended to sell the buildings and land at the Farm Labor Camp.

The members of the Board pointed out that if the P.H.A. insisted on selling the buildings at the Camp, it would affect seriously the economic level of Caldwell and its surrounding area. It was made clear to Mr. Spaulding that the Housing Authority of the City of Caldwell, has asked for complete relinquishment of these surplus buildings to be included as a part of the original Farm Labor Camp buildings. Mr. Spaulding expressed sympathy with the Board, but indicated that his recommendation to Mr. Melville, at San Francisco, would be to go ahead with the sale.

After further discussion, with no decision being reached, the meeting was adjourned at 10:30 p.m.


Eddie G. Cole
Executive Director

REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF CALDWELL

Chamber of Commerce Office, June 8, 1954, 7:30 p.m.

Those present were: Coley Smith, R. E. Pasley, Max Becker, Clair Weeks, Leo J. Mason. Also present: Thurlow Bryant, Eddie G. Cole.

The meeting was called to order by Chr. R. E. Pasley. Minutes of the previous meeting were read and approved.

Sec. Cole gave a brief report on the Physical Plant of the Canyon Hill Housing Project. He reported that the plant was in good shape with the exception of Apartment # 43 which had a recent fire with approximately \$300 damage done. There was a brief discussion as to the necessity of investigating whether there should be fire insurance on the Canyon Hill Project. The matter was dropped with no action taken.

Sec. Cole reported that there were now twenty-three vacancies at the Canyon Hill Project and that the June rents as of June 8 were all collected with the exception of five renters. Full explanation of why these five had not paid, was made on the back of the financial report. The financial report and a report of vacancies and money owed by present and former occupants was submitted. After a brief discussion of this report Sec. Cole was instructed to continue his collection methods. There being no further Canyon Hill Project business the meeting was turned over to Farm Labor Camp Mgr. Thurlow Bryant.

Thurlow Bryant gave a very short report of the physical condition of the camp which was reported as good. He then gave a financial report and answered a few brief questions concerning the report. There being no further business concerning the Farm Labor Camp buildings, Vice-Chr. Max Becker was then asked to bring Chr. Pasley, who was absent from the meeting with Mr. Silverman, of the PHA office, to date on the happening of the Farm Labor Camp surplus buildings and in lieu of tax problem. Chr. Becker fully explained the visit of Mr. Silverman and his staff and the outcome of the meeting. After considerable discussion concerning the meeting it was agreed by the Housing Authority Board that nothing more could be done concerning either the in lieu of tax problem or the Farm Labor surplus situation until further word was received from Mr. Silverman's office in Washington, D. C. Mr. Leo Mason and Mr. Coley Smith pointed out to the Board that some of our surrounding areas who have maintained Farm Labor Camps are having financial difficulties in either keeping the camps open or financing the rehabilitation of such camps. Farm Labor Camp Mgr. Thurlow Bryant indicated that the Caldwell Farm Labor Camp could take care of without much trouble or expense an additional 225 to 300 more workers. After considerable discussion, Chr. R. E. Pasley appointed Mr. Leo Mason, Mr. Coley Smith and Mr. Thurlow Bryant to further investigate the possibility of inviting these neighboring areas to house their farm laborers at the Caldwell Farm Labor Camp. Mr. Smith, Mr. Bryant and Mr. Mason indicated they would follow through on this at once. Mr. Bryant and Sec. Cole stated our Idaho Congressional Delegation had been informed of the action taken at the meeting with Mr. Silverman

There being no further business the meeting was adjourned.

Eddie G. Cole
Eddie G. Cole
Executive Director

Chamber of Commerce Office, September 7, 1954, 7:30 p.m.

Present: Chairman Pasley, Coley Smith, Max Becker, Clair Weeks.
Others present: Eddie Cole, Thurlow Bryant, and Roy McCollom.

Meeting was called to order by Chairman Pasley. Minutes of the previous meeting were read and approved:

Chairman Pasley called for old business. Manager Cole informed the commissioners that he had invited Mr. Roy McCollom of the firm of Middleton Learned and Smith, to be present at the meeting and that Mr. McCollom would inform the board of the progress made with the PHA Office in regard to the "in lieu of tax" situation.

Mr. McCollom informed the board that he had made an intensive study of the existing files and information concerning this matter and that, in his opinion, there still exists a questionable sum of \$5,000.00 that might be considered by the PHA in affecting a settlement. After discussion of this point, a motion was made by Commissioner Becker that the firm Middleton Learned and Smith, after due consideration of all the facts, be authorized to effect a settlement with the Washington PHA, in regards to "in lieu of Tax" problem.

Secretary Cole gave a financial report on the Canyon Hill Park Project with an individual accounting of those tenants in arrears with their rent. Mr. Cole reported that he believes that the occupancy rate will improve, as this has been the pattern in the past few years. He also reported that he is fixing up twelve apartments in an effort to get a better type of renter. This rehabilitation will include some painting and repair of furniture and general clean up.

Mr. Thurlow Bryant, Farm Labor Camp Manager, gave an explanation of the last three months Farm Labor Camp financial reports. Chairman Pasley stated that the Commissioners had the utmost confidence in the operation of the Camp and Canyon Hill projects and that the two managers need not bother with full explanations of their monthly reports unless a particular problem was to be discussed.

Manager Bryant reported on the progress being made in getting the Housing Authority employees under the Social Security Act. The 1955 proposed budget was presented and, after a brief discussion, the budget similar to the 1954 budget was approved by a motion made by Commissioner Weeks, seconded by Commissioner Smith and passed.

It was reported that a theft loss from the Farm Labor Camp, June 20, 1954, had been recovered from the insurance company. The amount was \$30.25.

Manager Bryant reported that he had had a conference with Clyde Gilley, Superintendent of Schools and that they were working out an agreeable school contract. All of the camp children have been accepted and are presently enrolled in Caldwell schools.

The purchase of a new rooter machine was approved.

Chairman Pasley asked that Manager Bryant act as a committee of one to work further with the management of the Wilder and Homedale Housing Authorities in an effort to effect a cooperative housing plan.

Manager Bryant was further authorized to make a reasonable offer for the surplus land and buildings in connection with the Farm Labor Camp.

On the recommendation of Manager Bryant the firm Middleton Learned and Smith will receive \$35.00 for service.

On the recommendation of Chairman Pasley, the board went on record praising the firm Middleton, Learned and Smith for the fine community service they have rendered in the work they have done for the Housing Authority.

There being no further business, the meeting was adjourned.


Eddie G. Cole
Executive Director

REGULAR MEETING HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

Chamber of Commerce Office, October 12, 1954, 7:30 P.M.

Present: Chairman Pasley, Coley Smith, Max Becker, Clair Weeks.
Others present: Eddie G. Cole, and Thurlow Bryant.
Absent: Leo J. Mason

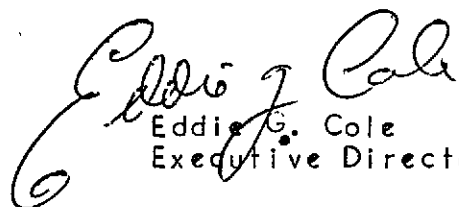
The meeting was called to order by Chairman Pasley. Minutes of the previous meeting were read and approved.

Chairman Pasley called for old business, and Secretary Cole read a letter from the firm of Middleton, Learned and Smith to Mr. Abner D. Silverman, Assistant Commissioner, Public Housing Administration, Washington, D.C. Following the reading of this letter, there was a brief discussion. Secretary Cole was asked the amount the Housing Authority would owe "in lieu of taxes" if the PHA Office in Washington would consider the \$5,729.81 which Mr. McCollom of the firm Middleton, Learned and Smith indicated was still a questionable amount owed. Mr. Cole reported this amount would total \$2,731.59. A motion was made by Coley Smith, seconded by Clair Weeks, that this amount be paid to the taxing jurisdiction immediately, to show good faith in the PHA on the part of the Caldwell Housing Authority. This motion was carried. Three taxing bodies which are to receive funds from the Caldwell Housing Authority are School District No. 28, Canyon County and the City of Caldwell.

Secretary Cole then gave a brief report of the financial condition of the Canyon Hill Project and an explanation of what is being done to collect delinquent rent. He reported that the physical plant was in good condition and asked for any discussion concerning the financial report. Chairman Pasley thought that the Housing Authority report should show just how much has been paid to the Caldwell Chamber of Commerce for services rendered and if this amount does not total what the actual report reads, that the correct amount should be paid immediately. After a brief discussion, Secretary Cole was instructed to consult with the auditors and carry this assignment out.

Thurlow Bryant, Manager of the Farm Labor Camp, gave an explanation of the monthly financial report. Manager Bryant asked for authorization to write off \$1,189.70 bad collection losses. It was moved by Chairman Pasley and seconded by Coley Smith that Manager Bryant do so. (These names are enclosed and are an official part of these minutes.) Manager Bryant stated that he had nothing at this time to report concerning the problem of the Farm Labor Camp consolidation, but that he would follow through with this.

The meeting was adjourned.


Eddie G. Cole
Executive Director.

REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF CALDWELL

Chamber of Commerce Office, November 9, 1954.

Present: Coley Smith, Max Becker, Clair Weeks.
Others present: Eddie G. Cole, Thurlow Bryant.
Absent: R.E. Pasley, Leo J. Mason.

The meeting was called to order by acting Chairman, Max Becker. The minutes of the previous meeting were read and approved.

Secretary Cole gave a report of the Canyon Hill Project. He reported that there are 23 vacancies and that the physical properties were now in good shape. He said that he felt that the occupancy list would increase as indicated by a comparison with last at this time.

Manager Bryant reported that Mrs. Schultz from the San Francisco PHA Office was scheduled to pay a visit to the Farm Labor Camp this month. Chairman Becker urged that Manager Bryant show Mrs. Schultz every consideration and courtesy during her visit as officials of the PHA Office have been shown in the past.

FARM LABOR CAMP LC-36
HOUSING AUTHORITY
OF THE
CITY OF CALDWELL, IDAHO
P. O. BOX 21
CALDWELL, IDAHO

It is recommended that the following accounts be charged off as collection losses:

Name	Vacated	Shelter	Amount
Victor Albares	7-11-53	7-5	\$ 9.00
Gale Allenback	4-29-53	23-4	1.29
Rudy Archeleta	7-27-53	22-4	33.43
Theresa Archeleta	7-27-53	22-3	19.93
Jacinto Arizmendez	9-24-53	8-5	18.00
Fadel Baldazo	9-25-53	6-6	7.30
Mrs. J. Barajas	5-16-53	15-2	19.29
Enrique Barbosa	9-1-53	21-3	15.43
Lona Barnum	9-10-53	18-3	1.28
John Bowles	5-30-53	15-6	9.64
M. nuel Brown	9-29-53	14-6	13.50
Chris Chavez	9-19-53	23-6	36.00
Albert Crutcher	7-11-53	21-5	4.50
Aggie (Juan) Duran	8-30-53	16-5	30.43
Fred Espinosa	6-13-53	19-6	21.21
Lee Espinosa	6-24-53	19-1	25.07
Francisco Fernandez	9-30-53	15-3	10.93
Lee Gallegos	7-11-53	15-6	.64
Leo Gallegos	9-16-53	16-6	3.93
Anita Garcia	8-29-53	17-5	2.26
Anita Garcia	8-17-53	17-6	3.21
Anita Garcia	8-17-53	18-5	3.21
Anita Garcia	8-17-53	18-6	3.21
Anita Garcia	8-17-53	19-4	6.21
Anita Garcia	8-17-53	21-4	7.71
Consuilo Garcia	7-25-53	15-3	1.29
Refugio Garcia	9-30-53	10-5	6.43
Refugio Garcia	9-30-53	25-5	25.86
Refugio Garcia	9-26-53	25-6	25.86
Refugio Garcia	9-26-53	26-2	25.86
Refugio Garcia	9-26-53	26-3	25.86
Refugio Garcia	9-26-53	26-4	25.86
Refugio Garcia	9-26-53	26-5	20.86
Refugio Garcia	9-26-53	26-6	21.61
Loreta Garza (for Horacio)	8-27-53	10-2	2.21
Loreta Garza (for Blaza)	9-26-53	10-3	16.71
Loreta Garza (for Isabel Lasoz)	9-26-53	10-4	31.50
Loreta Garza (for Pedro Puga)	8-22-53	10-1	9.00
Joel Garza (n.G.)	8-22-53	4-2	2.57
Bonifacio Gonzales	7-25-53	15-4	1.29
Grover Tom	6-30-53	21-6	1.93
Sastena Hernandez	9-30-53	9-5	1.29

FARM LABOR CAMP LC-36
HOUSING AUTHORITY
OF THE
CITY OF CALDWELL, IDAHO
P. O. BOX 21
CALDWELL, IDAHO

Name	Vacated	Shelter	Amount
W. C. Howell	9-19-53	18-1	\$ 3.86
Dude Jones	7-1-53	22-2	1.93
Mrs. Betty Juarez	5-16-53	15-1	19.29
S. Kimura	7-24-53	3-2	5.14
Delbert Kirtly	7-13-53	20-2	5.14
Chas. Lampfre	6-2-53	23-3	1.28
Manuel L. Lazona	8-1-53	4-6	10.93
Luis Leial	7-14-53	8-6	16.72
Cievas Licero	9-27-53	14-5	26.48
Albino Lopez	9-26-53	16-2	3.86
Frank Manzanarly	6-13-53	19-4	30.21
Talbert Marshall	7-27-53	23-2	35.93
A. Martinez (o.k.)	7-14-53	15-5	1.30
Joe Martinez	8-31-53	22-2	3.22
Dale May	9-21-53	22-2	1.93
Raymond McGowen	4-7-53	23-6	2.57
Henry Medina	4-27-53	15-6	9.65
Tibuscio Monoreal	9-22-53	9-1	6.43
Eugene Moreno	9-9-53	20-3	22.21
Victor Morfin	8-24-53	19-6	18.50
Delbert Morgan	8-5-53	21-2	7.07
Frank Nunez	9-1-53	19-5	9.00
Manuel Nunez	8-31-53	22-1	16.72
Manuel Nunez	9-5-53	22-5	6.43
Manuel Nunez	9-5-53	22-6	6.43
Noe Perez	8-3-53	11-3	2.58
Claude Privett	9-19-53	13-3	1.29
Jose Quesada	8-1-53	8-3	1.29
Octareio Rabago	8-22-53	10-6	21.86
Jainez Recender	7-21-53	8-2	3.22
Leon Rodriquez	7-25-53	21-5	8.36
Elmer Rolfe	8-26-53	18-3	1.28
Yrabel Salcido	7-25-53	19-5	1.36
Pedro Segura	8-15-53	4-3	19.93
Gilbert Segura	9-26-53	4-1	13.50
Pedro Segura	8-15-53	4-1	19.93
Mike Serratz	5-16-53	15-3	19.29
Alfonso Sifuentes	8-29-53	4-6	16.07
C. E. Sisco	6-13-53	19-3	9.64
M. T. Sisco	6-22-53	19-2	15.43
Lawton Small	7-25-53	23-1	47.50
Joe Smith	8-26-53	20-2	1.28
Gertrude Taylor	9-26-53	13-6	1.93
Cunda Tobar	8-1-53	20-4	9.64
Steve Trejo	9-9-53	20-4	7.71
Arthur Trujillo	7-12-53	23-4	32.14
Rodolf Valencia	8-1-53	20-5	9.64
John Viramontez	6-17-53	22-1	1.28
J. W. Weatherby	5-27-53	19-2	2.57
Total			<u>\$1093.55</u>

Manager Bryant gave a financial report of the Farm Labor Camp.

Director Coley Smith who is voluntarily acting on a committee with Thurlow Bryant in regards to the combine housing of the Wilder and Caldwell Farm Labor Camp Building. Mr. Smith reported on his telephone call with John Batt. As a result of this phone call, there is to be a meeting arranged at which membership groups will be present to discuss feasibility of possible building of this project.

Manager Bryant reported that the school contract has not been signed as yet, but we are operating on the same schedule as we were in 1953. Manager Bryant also reported that the San Francisco Office has approved the budget sent to them for the fiscal year of 1955.

The meeting was adjourned.


Eddie G. Cole
Executive Director

REGULAR MEETING HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDA.

Chamber of Commerce office, December 14, 1954, 7:30 P.M.

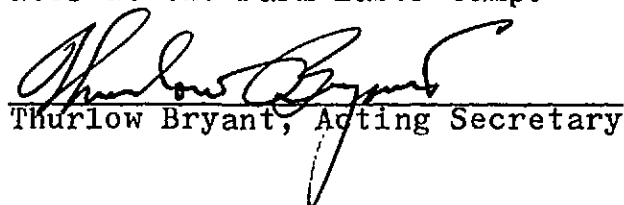
Members present: Bob Pasley, Leo Mason, Coley Smith, Clair Weeks.
Absent: Max Becker. Others Present: Thurlow Bryant.

The Canyon Hill Park and Farm Labor Camp monthly financial reports were reviewed.

Mr. Mason reported on the visit made to the Wilder Labor Camp with Thurlow Bryant.

Motion by Mr. Mason, seconded by Clair Weeks that Housing Authority members meet with Mr. Roach of Idaho Power between Christmas and New Years. Bob Pasley is to make the appointment with Mr. Roach. The meeting is to concern power rates at the Farm Labor camp.

Meeting adjourned.


Thurlow Bryant, Acting Secretary

REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO.

Chamber of Commerce Office, Tuesday, February 15, 1955, 7:30 p.m.

Present: R.E. Pasley, Max Becker, Clair Weeks, Leo J. Mason, Thurlow
Absent: Coley Smith Bryant, Stewart Makley PH.

The meeting was called to order by Chairman Pasley. Minutes were read and approved as corrected. Executive-Director Cole gave the financial report of Canyon Hill Project. At the present time there are 25 vacancies, and that the buildings had survived the winter with no major repairs. There have been two water-main breaks, but neither of any major consequence. Mr. Cole stated that since the major part of his report was concerning the in-lieu-of-tax problem that Mr. Stewart Makley from the P.H. A. was here and that it might be well to have Farm Labor Camp Manager Thurlow Bryant's report first.

Manager Bryant gave a report of the Farm Labor Camp and a preliminary inventory. A question was asked as to who would be responsible for any missing property that might appear on the inventory. Manager Bryant stated that it was in the power of the Housing Authority to write off Missing and useless equipment at their own discretion. Also they could make any recommendation on any action to be taken if there was any serious discrepancies in the inventory list. He stated that in the past that equipment no longer usable had not been written off and therefore there was quite an accumulation which he would recommend that the Housing Authority write off at the next meeting. Manager Bryant added that a lot of the unusable equipment

is old stoves and that he now has the authority to sell them for scrap and upon doing so would submit the proper report to the Authority and to the PHA. Mr. Mackley injected the thought that the books as they are presently being kept at the Farm Labor Camp are excellent. Mr. Pasley asked if he thought it was a wise choice of the Housing Authority in employing the firm, Middleton, Learned, & Smith, to keep the records. Mr. Mackley said that he thought that this was very good and this procedure was being followed throughout the country in many places.

Manager Bryant further reported on the report of Mrs. Schultz who recently visited the camp and made a survey. A copy of this report is available at Mr. Bryant's office and also on file in the Chamber of Commerce Office, for the information of all concerned. In regards to the surplus barns, Manager Bryant repeated the offer that has been made some time ago, of 10% down payment and a 10% year contract without interest. Mr. Bryant read a letter that had recently been received from Mr. Silverman of Washington D.C., which stated that he had received the offer, that he had forwarded the offer to San Francisco and that San Francisco would contact us in the near future. Mr. Bryant reported that the San Francisco office had made a counter-offer and that after due consideration they would consent to sell the building on a contractual contract with 25% down and four equal semi-annual payments and 5% on the unpaid balance. After a brief discussion of the San Francisco counter-offer, Manager Bryant was instructed to write the San Francisco office that it would be impossible to fulfill the terms of their counter-offer and to please return our check previously sent to them. Manager Bryant said that he would do so at once.

Manager Bryant reported that House Bill #36 placing employees of the Housing Authorities on Social Security had been passed by the House and the Senate and now has become a law. San Francisco has been notified of this bill and hereafter all employees of the Caldwell Housing Authority will be on Social Security.

Manager Bryant then gave the physical report of the Farm Labor Camp. He reported that considerable work had been done during the winter months on repairing the refrigerators, construction of garbage racks and construction of tables for the row shelters. He reported that the transformer at the Farm Labor Camp had gone bad this winter and that, since it is a part of the system which we own, the bill would possibly be around \$350.00, additional expense not planned for.

Mr. Cole introduced Mr. Stewart Makley, who stated that he was here to confer with the Housing Authority on the in-lieu-of-tax problem. Mr. Mackley reviewed the report that he and Roy McCollom of the firm of Middleton, Learned, and Smith, had been working on for several days and that, with the exception of \$178.11, that he and Mr. McCollom's reports were identical. Mr. Makley reported that the Housing Authority of the City of Caldwell, Idaho, owed a total of \$5,908.01. Mr. Makley recommended early settlement. Mr. Pasley asked Mr. Makley if he was aware that Mr. Silverman had indicated, on a previous visit, and by letter, that we could pay this amount to local taxing bodies. Mr. Makley replied that he had seen this letter and that he was aware of this fact. He also said, in answering a question as to what amounts should be paid to which bodies, Mr. Makley's reply was that it was up to the discretion of the local Housing Authority. We would be in order to make that decision. On the recommendation of Mr. Makley that immediate settlement be made, Mr. Leo Mason made the motion that the Secretary be instructed to draw checks for \$5,729.90, to be paid to taxing bodies immediately. Seconded by Mr. Weeks. Unanimously passed. This leaves the total of \$178.11 which is still in doubt.

Mr. Cole reported to the group that the county assessor had assessed the Caldwell Housing Authority the sum of \$1,379.35. Mr. Cole reported that this had been turned over to attorneys, Gigray & Boyd, and the attorneys were now counseling with the county commissioners concerning this matter. Mr. R.E. Pasley reported that he had talked to C.M. Van Slyke, County Commissioner, on this subject. Mr. Makley asked if there had been a check of the corporation agreement and that in his opinion this would eliminate the county tax. Mr. Cole was instructed to study this agreement with the Housing Authority attorneys and proceed from there.

After considerable discussion of the distribution of the \$5,729.96 to the local taxing bodies, the motion was made by Leo Mason that \$4,000.00 be paid the School District #132, \$1,406.00 to the city of Caldwell and \$329.96 to Canyon County. Seconded by Max Becker. Unanimously passed. Mr. Cole was instructed to confer with Mayor Jason Smith, concerning the \$1,400.00 the city was to receive. Leo Mason made a motion that a letter be written by the Chairman of the Housing Authority, Mr. R.E. Pasley, again commending the firm of Middleton, Learned and Smith, for the outstanding job that they are doing, for the outstanding community service they are performing in behalf of the Caldwell Chamber of Commerce, and the Housing Authority of the City of Caldwell, Idaho, and the Caldwell Night Rodeo. Seconded by Skeet Weeks and unanimously passed.

Correspondence was read. A letter addressed to the Caldwell Housing Authority, signed by Mr. Bob Pasley, who due to the press of personal business, submitted his resignation as commissioner of the Caldwell Housing Authority. Members urged Mr. Pasley to reconsider, but he emphasized that he would be just too busy to serve this coming year. Secretary Cole was instructed to forward Mr. Pasley's letter to Mayor Jason Smith and that Mr. Pasley's resignation would be considered at the next monthly meeting.

Mr. Leo Mason praised the work of Mr. Bob Pasley and instructed the Secretary to include in the minutes words of appreciation to Mr. Pasley for the outstanding contributions he had made in the past nine years.

There being no further business. The meeting was adjourned.

Eddie G. Cole
Eddie G. Cole
Executive Director

REGULAR MEETING HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO
March 8, 1955, Chamber of Commerce office.
Present: Coley Smith, Max Becker, Clair Weeks, and Leo J. Mason.

Meeting was called to order by Vice-Chairman Max Becker. Minutes of the previous meeting were read and approved. Mgr. Cole gave a report of the physical plant of Canyon Hill Park and submitted the monthly financial statement.

Chairman Becker pointed out that it would be necessary to elect a new chairman to replace Mr. Bob Pasley, who had resigned. A motion made by Leo Mason, that Max Becker be elected to this position, was seconded by Clair Weeks and unanimously passed. Max Becker will be Chairman of the Housing Authority Board.

Mr. Becker pointed out that a Vice-Chairman should be elected. Leo Mason made the motion that Clair Weeks be elected Vice-Chairman and that the secretary be asked to cast a unanimous ballot. Seconded by Coley Smith. Passed.

It was pointed out by Chairman Becker that there is now a vacancy in the Housing Authority due to the resignation of Mr. Bob Pasley. After discussion it was suggested that the name of Mathew Maxwell be submitted to the City Council for approval and appointment to the Caldwell Housing Authority.

Thurlow Bryant, Manager of the Farm Labor Camp, gave the monthly financial report. He indicated that the financial condition of the Camp was about the same as it was this time last year and should begin looking better about May. Mr. Bryant read a letter from the San Francisco in regards to the sale of surplus buildings and land. It was moved by Leo Mason and seconded by Coley Smith that Mr. Bryant be instructed to accept this proposal. Mr. Bryant read the proposed legislation which would revert the Farm Labor Camps back to local agencies. Mr. Bryant and Cole were instructed to contact Washington representatives, urging them to aid in the passage of this bill.

Mr. Bryant stated that he had conferred with Mr. McCreight of the Idaho Power Co., in regards to the rate bill and the results had been very satisfactory and that all was being done that could be done in regards to the situation.

Meeting adjourned.

Eddie G. Cole
Eddie Cole, Executive Director

REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO
Chamber of Commerce Office, Tuesday, April 12, 1955, 7:30 P.M.

Martin Warberg,
Present: Coley Smith, Chairman Max Becker, Clair Weeks, Mathew Maxwell,
Roy McCollom, Thurlow Byrant and Eddie G. Cole. Absent: Leo Mason.

Meeting was called to order by Chairman Becker. ✓ Minutes of the previous meeting were read and approved.

Roy McCollom, from the firm Middleton, Learned & Smith, read a letter from Mr. Silverman of the Washington PHA office. The subject being in-lieu-of-tax. After discussion Chairman Becker thanked Mr. McCollom for taking time in this matter.

Chairman Becker introduced a new member of the Housing Authority Board, Mr. Mathew Maxwell, and welcomed him to the group. Mr. Maxwell said that he was happy to be able to serve.

Eddie Cole gave a report of the physical plant at Canyon Hill Park, and the monthly financial report. After a discussion concerning rent collections Chairman Becker brought up the subject of property tax at Canyon Hill Park. He reported that the County Commissioners were holding the situation status quo and that the Housing Authority would meet with the County Commissioners and ;the Board of Equalization the last week in June.

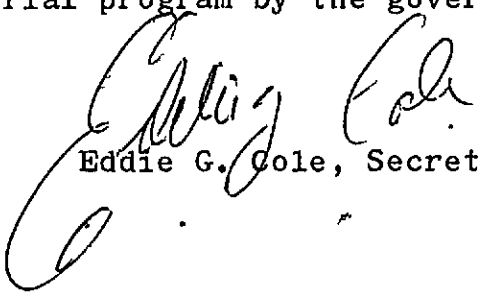
Martin Warberg, Caldwell Chamber of Commerce Director and Chairman of the Financial Committee, presented a request to the Housing Authority Commissioners to review the existing notes amounting to \$6,050.00, owed to the Housing Authority by the Caldwell Chamber of Commerce and the Caldwell Night Rodeo. There was considerable discussion concerning this request. It was pointed out that these notes, in reality, are nothing more than a paper transaction, and that it would simplify the bookkeeping system for all three agencies if these notes were to be written off.

The motion was made by Coley Smith, seconded by Clair Weeks, that these notes totalling \$6,050.00, be written off. Unanimously passed.

Thurlow bryant, Manager of the Farm Labor Camp, submitted the monthly financial report of the camp and gave a report of its physical condition. He stated that he had been instructed to negotiate the sale of farm surplus land. He read a letter with enclosed mortgage note from the PHA office. The terms of this were 10% down payment and 10 years to pay. Manager Byrant said that he would inform the Housing Authority when purchase had been completed. Mgr. Byrant gave a report on how the proposed legislation of Farm Labor Camps to local agencies would affect the situation. He reported that both he and Mr. Cole had written to and received letters from the Washington delegations in conjunction with this problem. He further reported that he is meeting next week with the Notus Committee and their new president Charles Gray in drawing up a contract similar to that used in the past years.

He reported that the federal government might possibly start a health program for migrant laborers at no cost to our group or to the Notus Committee. This would be a trial program by the government in this area.

Meeting adjourned.


Eddie G. Cole, Secretary

SPECIAL MEETING OF THE HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO
Chamber of Commerce Office, Wednesday, July 6, 1955, 10:00 A.M.

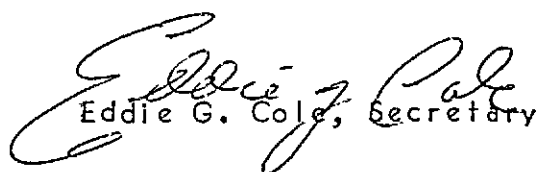
Present: Clair Weeks, Max Becker, Leo Mason
Absent: Matthew Maxwell, Coley Smith

The meeting was called to order by Chairman Becker. He stated that the purpose of the meeting was that the new appointed housing authority member Matthew Maxwell was not eligible since he did not reside within the city limits. It had been requested by Mayor Smith that another name be submitted to the committee. After a brief discussion, Mr. Mason suggested Carl Carlson. Mr. Carlson met with unanimous approval. Mr. Becker stated that he would notify Mayor Smith of this matter.

Manager Cole gave a brief report on Canyon Hill. He stated that a court injunction had been served against Mrs. Peterson.

Farm Labor Camp Manager, Thurlow Bryant gave a brief report on the labor camp.

Meeting adjourned.


Eddie G. Cole, Secretary

REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO
September 20, 1955, at 7:00 P.M., at the Chamber of Commerce Office.

Present: Max Becker, Coley Smith, Leo J. Mason, Carl Carlson, Thurlow Bryant and Eddie G. Cole
Absent: Clair Weeks

Chairman Becker called the meeting to order. The minutes of the previous meeting were read and approved. Chairman Becker welcomed Mr. Carl Carlson as a new member of the Housing Authority Board.

Manager Cole submitted the monthly financial statements of the Canyon Hill Housing Project. He also told the Board that the Canyon County Commissioners had settled the "in lieu of Tax" question, and that the tax had been waived for the year 1955. He stated that the physical plant of the Canyon Hill Housing Project was good and that he did not anticipate any major repairs for the winter. He said, however, that the streets would need to be graded before the winter months. Leo J. Mason moved, and Carl Carlson seconded that Mr. Cole contact Jason Smith and Mel Bettis in regards to the roads. Motion passed.

There followed a brief discussion on rent and rentals. A motion was made by Leo Mason and seconded by Carl Carlson, that if Manager Cole could make good use of a college student that he be authorized to let him work for his rent. Motion passed.

Mr. Cole stated that the most recent letter from Mr. A. Silverman of the P.H.A., was being handled by the firm of Middleton, Learned & Smith.

As there was no further Canyon Hill Business the meeting was turned over to Thurlow Bryant of the Farm Labor Camp. He gave a financial report of the camp, and reported that he had not received the final word on the purchase of the excess six acres and the barn. Manager Bryant explained that the Farm Labor Camp operation was difficult this year due to the weather problem and unforeseen operational costs.

Manager Bryant told the Board that bids for the Comprehensive Liability Insurance had been received. The low bid was from the W. Max Lewellen Agency. He stated that these bids had to be submitted to the Washington D.C. Office. A motion was made by Coley Smith and seconded by Leo Mason that the bid of the W. Max Lewellen Agency be accepted. Motion passed.

Manager Bryant explained the procedure used by the Grazing Service in connection with payment for fire fighting laborers. A motion was made by Leo Mason and seconded by Coley Smith, that any agreement that Mr. Bryant could work out with the Grazing Service be so authorized. Motion Passed.

There being no further Farm Labor Camp business, Chairman Becker informed the group that Mr. Martin Warberg, Finance Chairman for the Caldwell Chamber of Commerce had approached him in regards to the amount of money the Housing Authority would be able to give the Chamber of Commerce in 1956. After considerable discussion, a motion was made by Leo Mason and seconded by Coley Smith, that the sum be set at \$3,600.00, included in this amount would be the \$600.00 due to the Housing Authority from the Farm Labor Camp on an old loan. Motion passed.

Following this there was considerable discussion concerning the closing of the Canyon Hill Park. It was agreed by the Board that the anticipated closing date would be April 1, 1956.

There being no further business the meeting was adjourned.

Eddie G. Cole
Eddie G. Cole, Secretary

REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO
Chamber of Commerce Office, Wednesday, October 19, 1955, 7:30 P.M.

Present: Max Becker, Coley Smith, Clair Weeks, Carl Carlson and Thurlow Bryant.

Absent: Leo J. Mason

Minutes of the previous meeting were read and approved.

Executive Director Cole gave a financial report on the Canyon Hill Park Project and also a report of the physical plant. He reported that we now have approximately 15 apartments ready for the influx of the H.B. Zachery Company employees. He suggested that we charge an additional \$10.00 per month per apartment for this group. Mr. Cole was given permission to charge whatever rent was feasible. Mr. Cole reported that there was a strong possibility that there would be 15 to 20 apartments rented from Canyon Hill Project and the Farm Labor Camp by these employees. Mr. Cole reported that a study had been made a study of the buildings at the Canyon Hill Project and that they could be moved at a nominal fee.

Thurlow Bryant gave a financial report of the Farm Labor Camp and said that the 1956 Budget had been prepared and submitted to the San Francisco Office. He reported that all warehouse space was being used at present for onion storage.

Meeting adjourned.

Eddie G. Cole
Eddie G. Cole, Secretary

REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO
Chamber of Commerce Office, Tuesday, November 8, 1955, 7:00 P.M.

Present: Max Becker, Coley Smith, Clair Weeks, Thurlow Bryant, Leo Mason

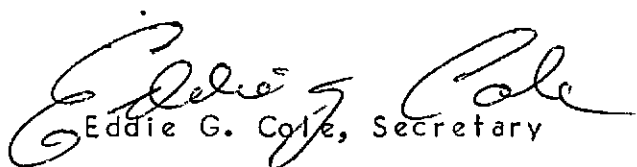
Absent: Carl Carlson.

Meeting was called to order by Chairman Becker. Minutes of the previous meeting were read and corrected.

Executive Director Cole submitted the financial report for Canyon Hill Park and reported on the physical condition of the project and stated there would be houses there for the H.B. Zachery Construction people on their arrival. He said that he had no further word from the P.H.A. office from Mr. Silverman, but would report to this group when further correspondence arrived.

Thurlow Bryant, Manager of the Farm Labor Camp reported on the financial condition of the camp and stated that was a total of \$571.60 rental loss and asked permission for this amount to be written off as provided by the federal rules and regulations. Motion was made by Leo Mason, seconded by Clair Weeks, Mr. Bryant be instructed to write this amount off. Motion carried.

Meeting adjourned.


Eddie G. Cole, Secretary

REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF Caldwell, Idaho
Chamber of Commerce Office, Tuesday, January 10, 1956, 7:30 P.M.

Present: Max Becker, Coley Smith, Clair Weeks, Thurlow Bryant, Carl Carlson

Absent: Leo J. Mason

The Meeting was called to order by Chairman Becker. Minutes of the previous meeting were read and corrected. Manager Cole gave a report on the physical plant of the Canyon Hill Park. He presented the monthly financial report. Also he stated that a copy of the 1956 Audit was available for any member who wished one.

There was a discussion concerning the closing of the Canyon Hill Park on April 1st. Chairman Becker stated that we certainly do not want to close in the winter but do to the amount of construction in Caldwell at present it might be wise to hold off closing until a later date. It was suggested by Coley Smith that one half of the units at Canyon Hill Park be sold and the money used to rehabilitate the remaining buildings. Chairman Becker asked Mr. Smith and Mr. Cole to make a real estate appraisal and report at the next meeting. There was no definite action taken.

Manager Cole read a letter that had been received from the PHA Office in San Francisco stated that the closing of the sale of the surplus land and barns at the Farm Labor Camp was being held up due to a tax problem. He stated that he met with Mr. Roy McCollom in Denver and Mr. Collom suggested that excerpts from the minutes and copies of the letters from the PHA offices in San Francisco and Washington be made into a file and Manager Cole and the Housing Authority Attorney, Mr. Peter J. Boyd pay a visit to the San Francisco Office in an effort to clear up the in lieu of tax problem. There followed a brief discussion concerning this matter. Chairman Becker asked Mr. Cole to get the necessary information for the next meeting of the Housing Authority.

Manager Bryant gave a comprehensive financial report of the Farm Labor Camp and reviewed budget problems with the directors. He stated that the bank balance was not sufficient to carry over the winter and that a loan of \$2500, should be made from the bank to carry over the operations and at the same time establish bank credit. There followed a discussion. There was a motion made by Skeet Weeks seconded by Coley Smith that Mr. Bryant be authorized to proceed with such a loan, and that the loan should be not exceeding \$2500, and at a limit of 6% interest. Mr. Bryant further stated that in looking to the future the Public Health Commission had been making a survey of camps such as ours. He stated that there might be an outlay of cash in conjunction with the sewage problem.

However, he stated that at this time there was not any apparent problem. There followed a discussion of the sewage conditions. No action was taken.

Mr. Bryant announced that Mrs. Schultz, San Francisco PHA Office, would pay her annual visit on the 6th and 7th of February, and that he would have a report at the next meeting of the Housing Authority.

Meeting adjourned.

REGULAR MEETING OF THE CALDWELL HOUSING AUTHORITY, FEBRUARY 14, 1956

8:00, Chamber of Commerce office

Present: Chairman Max Becker, Carl Carlson, Clair Weeks,

Absent: Coley Smith, Leo J. Mason

Meeting Called to order by Chairman Becker, Minutes of the previous meeting were read and approved.

Mr. Cole stated that there would not be an financial statement this month due to work-load of the auditors, but copies would be available at the next meeting. He reported that the physical plant of Canyon Hill was in good condition and that there were presently 21 units rented. He further stated that to this time the Chamber of Commerce office had not received a tax statement from the Co. Commissioners for the year 1956.

In the absense of Mr. Coley Smith, Mr. Cole reported that it was the recommendation of Mr. Smith that six units be sold off at the suggested minimum of \$500.00 on a basis. Mr. Cole also stated that Mr. Smith had advised removing all Fowler water heaters before any sale. A motion by Carl Carlson seconded by Clair Weeks that Mr. Smith and Mgr. Eddie Cole be authorized to proceed with the sale of the six buildings using their own discretion as to method and manner in which the sale was to be conducted.

Thurlow Bryant, Mgr., Farm Labor Camp., reported that the visit of Mrs. Schutz of the PHA of ice, San Francisco, He stated that in about six weeks, Chairman Becker would receive thereport of Mrs. Schultz's visit from the San Francisco office. Mr. Bryant reported that \$1500. dollars had been borrowed from the bank at the terms stipulated. He stated that he had not heard from the Notus Farm Labor Camp at this time in regards to their contract with the Caldwell Farm Labor Camp, however, it was usually about April before negotiations take place. He said that if he has not heard from them by April he will contact them concerning this matter.

Chairman Becker stated that he had been approached by Church groups in connection with the camp for the coming year. Manager Bryant reported of the 1955 church program and stated that these facilities would be available to help them in there religious activities. He stated that the farm labor camp does not have any money to help finance their program and if they live in camp they would be expected to pay rent just the same as anyone else.

Mr. Bryant told the group that the farm relinquishment program undoubtedly would come up in the present congressional session. He said that he would inform the group of the Progress.

There followed a discussion as to whether or not Mgr. Cole and the Housing Authority Attorney should go to San Francisco in connection with the "In Lieu of Tax seconded by Carl Carlson that Mr. Cole, Peter J. Boyd, and Thurlow Bryant go to San Francisco. Motion passed.

Meeting Adjourned

Eddie Cole

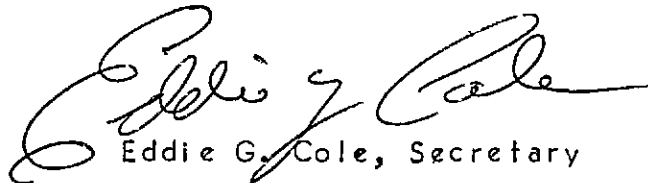
REGULAR MEETING OF THE CALDWELL HOUSING AUTHORITY,
FEBRUARY 29, 8:30 A.M. Chamber of Commerce Office

Present: Max Becker, Carl Carlson, Coley Smith, Clair Weeks

Absent: Leo J. Mason

The meeting was called to order by chairman Max Becker, the minutes of the previous meeting were dispensed with, Chairman Becker called on Mr. Smith who stated that negotiations had been made with Mr. Herb Brockman of Caldwell for the sale of one complete unit for the sum of 900.00. There was further discussion as to whether the remaining 14 units should be sold immediately or whether or not we should proceed with the sale of the six original buildings and continue with the plan for fixing up those remaining for further rental. After further discussion it was decided that Mr. Smith, and Secretary Cole, should properly advertise and continue with the sale of the 14 remaining units. These units to be sold on the basis of 50% down and balance payable by May 15th. Possession can be given the seller June 1st the building must be moved and the ground left in the original condition by July 1st. It is understood and agreed that the purchaser shall move this unit from its present location by July 1st, 1956 and it is further understood and agreed that the grounds shall be level, removing the concrete peers and rubbish shall be the buyers responsibility. After further discussion it was recommended that Chairman Becker should meet with the Chamber of Commerce Board of Directors and inform them of the Housing Authority Action. Mr. Cole was to arrange for this meeting.

Meeting Adjourned.


Eddie G. Cole, Secretary

REGULAR MEETING OF THE CALDWELL HOUSING AUTHORITY,
MARCH 13, 1956 8:30 A.M. Chamber of Commerce Office

Present: Max Becker, Coley Smith, Clair Weeks,

Others Present, Eddie Cole, Thurlow Bryant, John Hyman, A.C. Garber, Martin Warberg.

Absent: Leo Mason, Carl Carlson.

The meeting was called to order by Chairman Becker, the minutes of the previous meeting dispensed with, Mr. Becker reported that Mr. John Hayman and, Mr. Martin Warberg, and Mr. A.C. Garber were meeting with Housing Authority for the purpose of acquainting them with the problems of the Hospitals in regards to migrant workers. Mr. Warberg stated that the Hospital Board realized that the workers were important to the economy of the town, but they had quite a problem as it is impossible for them to turn down anyone and such a large number of migrant workers were entering the hospital and then failing to pay their bill. Mr. Warberg stated that the hospital in 1955 had debts were 36,300.00. About 5,000.00 was migrant workers. Mr. Bryant suggested that the hospital bills be turned over to Mr. Jim Kirkpatrick who speaks fluent spanish and have Mr. Kirkpatrick act as a collector. It is also suggested that a possible solution may be worked out with the Amalgamated Sugar Company. There was no definite decision reached.

After a through discussion, Mr. Becker thanks the gentlemen for bringing this matter to the attention of the Housing Authority. And stated that the Housing Authority would co-operate in any way possible.

Secretary Cole reported on the sale of buildings at Caldwell Housing Projects. He stated that only three buildings at Caldwell Housing Project were remaining to be sold and he thought these would be sold by the end of the week. Mr. Becker stated that he had spoken to the city officials and expects the cement blocks on which the houses are set and all other rubbish and trash to be removed however, he stated the city would take care of the sidewalks and existing road. Mr. Becker brought to the attention of the Housing Authority Board, the case of Mrs. Laub, who wished to purchase a house but did not have the sufficient down payment. Mr. Becker explained that Mrs. Laub's home had been burned out this past year and she was in desperate need of housing. After a through discussion it was decided that the Housing Authority was community property and no exceptions could be made. Mr. Cole was instructed to inform Mrs. Laub of this decision. Mr. Cole was directed also to inform the J.C.'s of Caldwell that it may be necessary for them to vacate their office at Caldwell Housing Project.

Secretary Cole gave a financial report of Caldwell Housing Project.

Mr. Becker gave a report of his meeting with the Chamber of Commerce Board and after this report and a through discussion, it was decided that no action would be taken until the sales were completed and then the Housing Authority Board would meet with the Chamber of Commerce Board for a more thorough understanding of the excess funds.

Mr. Bryant gave a financial report of the Farm Labor Camp and said that things were progressing in good shape. He reported that the first row of shelters were open and that they were expecting their first migrant labor by March 15th. Mr. Becker read a letter from the San Francisco PHA office, from Mr. E. Foster Regarding Mrs. Schultz's recent inspection, Mr. Bryant elaborated on Mrs. Schultz's visit and Mr. Foster's letter, Mr. Bryant stated that Mr. Foster had suggested that we set a set policy of procurement and disposition of personal property. Mr. Bryant was instructed to use his own judgement in this matter, and set up any method that would be appropriate to the PHA desires.

Meeting Adjourned:

Eddie G. Cole
Eddie G. Cole
Executive Director

REGULAR MEETING OF THE CALDWELL HOUSING AUTHORITY 7:30 P.M.

April 10, 1956

PRESENT: Chairman Becker, Carl Carlson, Coley Smith, Clair Weeks
Thurlow Bryant

ABSENT: Leo J. Mason

Meeting was called to order by Chairman Max Becker. Minutes of the previous meeting were read and approved. Eddie G. Cole gave a financial report of the Canyon Hill Project and further reported that the units were now being removed and that he hoped the land would be cleared by June 1st. He stated that as soon as the building was removed that the owner was required to clean the site immediately after removal. Mr. Smith asked if the City had accepted the administration building. Mr. Cole said that he had not received any word from the City. Mr. Becker also stated that he had not received word from the City.

Mr. Bryant submitted a financial report for the Farm Labor Camp and answered several questions and there was a discussion of the report. Mr. Bryant stated that on the 20th of March Mr. Baker regular engineer made a survey for the camp. The only comment he made was that we should try to paint the buildings at the Farm Labor Camp at the earliest possible time. Mr. Bryant read a letter from Mr. Spalding, dated the 16th of March, regarding the determination of the Mountain Home Project and stated that all furnishings as well as the buildings would be sold and suggested that Mr. Bryant visit the camp. Mr. Bryant visited the Mountain Home Camp and the list was comprised of the items needed for the summer operation and submitted to Mr. Spalding at PHA office. Mr. Bryant stated that this amount would total \$645.75. Mr. Bryant said that the PHA would send a pick-up order and when this was received we could get the materials from the Mountain Home Project. Mr. Bryant reported that Mr. Willits, PHA Auditor from Spokane, arrived April 6th and would be here approximately 10 days auditing the Farm Labor Camp books. Mr. Bryant called to the attention of the group that due to the fact that the Labor Camp was not in full operation it would be necessary to borrow another \$1,000.00 as per authorized at the meeting of March 13, 1956. Mr. Bryant said that it appeared that the labors would be about one week late in arriving this year. Mr. Bryant submitted the suggested form as recommended by Mr. Schultz, San Francisco PHA office, regarding the disposition of property. Mr. Bryant stated the chief recommendation from the PHA office was that a committee be appointed to act as survey committee. A motion was made by Coley Smith, and seconded by Carl Carlson, that the suggested form as suggested by Mr. Bryant be adopted and become an official part of these minutes. Unanimously passed.

Chairman Becker stated that he would appoint the survey committee at a later date. Chairman Becker stated that he had received word from Leo Mason that he was forced to resign from the Caldwell Housing Authority Board for reasons for health. Chairman Becker stated that we should consider a replacement's name to send to Major Jason Smith. After considerable discussion Mr. Cole was instructed to prepare a list of farmers and other residents in the area who might be considered as a replacement.

Meeting Adjourned.


Eddie G. Cole Secretary

REGULAR MEETING OF THE CALDWELL HOUSING AUTHORITY, MAY 8, 7:30 P.M.
CHAMBER OF COMMERCE OFFICE

PRESENT: Clair Weeks, Coley Smith, Max Becker, Thurlow Bryant,

ABSENT: C.M. Carlson

Meeting was called to order by Chairman Becker minutes of the previous meeting were read and approved. Executive Director Cole gave a financial report of the Canyon Hill Park and stated that the buildings were being moved off and everything was in order at this point, and should be able to tell more by the first of June. Mr. Becker reported that the City has accepted the Administration Building, Mayor Jason Smith had informed him, and also a letter of acceptance was following.

Discussion followed concerning the vacancy created by the resignation of Leo J. Mason of Caldwell Housing Authority a motion was made by Clair Weeks seconded by Coley Smith that Jay Campbell name be submitted to Mayor Jason Smith to fulfill the vacancy. Unanimously passed.

Mr. Cole was instructed to write Mr. Silverman of the Washington PHA office and tell him of the closing of Canyon Hill and since the Authority had expended the money as directed by Mr. Silverman and staff that we would like a complete release from any obligation with the Federal Government concerning the Canyon Hill Park prior 1950.

There being no further Canyon Hill business the meeting was turned over to the Farm Labor Camp Manager, Mr. Thurlow Bryant who gave a financial report of the Farm Labor Camp. Mr. Bryant reported that we are now taking care of a considerable number of labors from ^W other communities. He stated also that with the reconciliation with the Mountain Home, and Canyon Hill Park. furnishings, we would be still in the need of stoves. There followed a short discussion on general practices and policies on the Farm Labor Camp. There being no further official business the meeting was adjourned.

Respectfully Submitted

Eddie G. Cole, Secretary

City of Caldwell

JASON C. SMITH, MAYOR

Caldwell, Idaho

May 7, 1956.

Housing Authority Board,
Caldwell,
Idaho.

Gentlemen:

It was unanimously agreed by the Mayor and Council at the Regular Council Meeting held May 7th, to accept your offer of the administration building located at Canyon Hill Park.

Very truly yours

CITY OF CALDWELL



Ada Hartenbower
By City Clerk.

REGULAR MEETING OF THE CALDWELL HOUSING AUTHORITY JUNE 12, 1956
Chamber of Commerce Office 7:30 P.M.

PRESENT: Max Becker , Clair Weeks, C.M. Carlson, Jay Campbell

ABSENT: Coley Smith

Other Present. Thorlow Bryant, Eddie G. Cole

Meeting was called to order by Chairman Max Becker who officially welcomed Mr. Jay Campbell as a new member of the Caldwell Housing Authority. Mr. Campbell was recently appointed by Mayor Jason Smith to this position.

A Financial
~~Financial~~ Report of the Canyon Hill Park was given Mr. Cole stated that the following units still remained at Canyon Hill park but would be removed in the near future. E.E. Myers, Herb Brockman, Lester Hopkins, Jessie E. Bishop. Mr. Cole also reported that L.M. Laub still owed 450. dollars on her unit after discussion it was decided that Mrs. Laub be contacted and if she couldn't pay the remaining 450.00 dollars the unit would be sold and her payment of 450.00 dollars would be returned. Mr. James E. Estep also owes 200.00 on units 53-56 Mrs. Estep stated that if she could move the unit she could get a F.H.A. loan and pay the remaining 200.00 dollars. Mr. Cole was instructed to confer with our attorney and Mr. Coley Smith concerning this matter.

There being no futhur Canyon Hill business the meeting was turned over to Farm Labor Camp, Manager Thurlow Bryant who gave a financial report of the Farm Labor Camp and reported Mr. Willis audit report. Mr. Bryant futhur reported that one of the employees at the Farm Labor Camp had requested a fenced area for pasture, after considerable discussion it was decided that no present as this should be allowed. Mr. Bryant reported that he had written a letter to San Francisco office asking permission to purchase more tables and chairs from the Mt. Home project he had received an answer from Washington D.C. that it was no longer possible to buy his materials but they must be put on a bid.

Chairman Becker announced that there would be no meetings during the months of July and August.

There being no futhur business the meeting was adjourned.

Eddie G. Cole, Secretary

REGULAR MEETING OF THE CALDWELL HOUSING AUTHORITY, Monday, September 10, 1956
7:30 P.M. at the Chamber of Commerce Office.

PRESENT: Max Becker, C.M. Carlson, Jay Campbell, Clair Weeks, Thurlow Bryant

ABSENT: Coley Smith

The meeting was called to order by Chairman Becker. The minutes of previous meeting were read and approved. Manager Cole reported that all the buildings had been removed and that the grounds would be cleared and ready to turn over to the City on October 1, 1956. Manager Cole was instructed write to the city and ask for an official letter of acceptance of the grounds by the city. He was also instructed to notify Maintenance Superintendent Jim Wright that due to the termination of the project his employment would end October 1, 1956. Mr. Wright is to receive 2 weeks vacation pay.

Mr. Cole the financial report for the Canyon Hill Park.

A letter was read from Mr. Silverman of the P.H.A. office, regarding the claim of \$6,692.34 against the Caldwell Housing Authority. Mr. Bryant read a letter from the United States General Account office in Washington, D.C., which stated that this amount was due and instructing the local authority to make payment. Mr. Cole reported on a discussion he had with Senator Herman Welker. Senator Welker instructed Mr. Cole to report to the Caldwell Housing Authority that he would personally handle this matter with the United States General Account Office. After considerable discussion Mr. Cole was instructed to write a letter outlining what had previously been done regarding this debt as instructed by the San Francisco P.H.A. Office including photostatic copies of the checks sent in payment. He was further instructed to send copies to Senator Welker and Representative Pfoest.

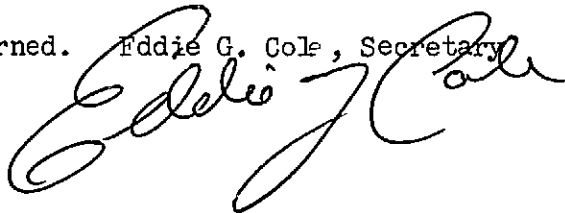
The meeting was turned over to Farm Labor Camp Manager Thurlow Bryant, who gave a financial report for the months of June, July, and August. He stated that the outstanding obligation was payment in lieu of tax to the school district. He reported that the row shelters could be expected to be occupied to maximum capacity for another two weeks.

Manager Bryant read a circular communication letter from the San Francisco Office regarding the transfer of Farm Labor Camps of 20 year contract operators to local authorities after 18 months of operation under Public Law 420 section 405. After considerable discussion concerning the advantages and disadvantages of government participation in operating the Farm Labor Camp, a motion was made by Clair Weeks, seconded by Carl Carlson, that the following resolution as presented by Manager Bryant be forwarded to the San Francisco Office. Unanimously passed.

Manager Bryant stated that the combined insurance policy of the Farm Labor Camp and Canyon Hill Park was renewable September 21st. My Bryant was instructed to make arrangements to carry the insurance until October 1, 1956, and then drop it.

Manager Bryant reported that the Archery Club had asked to rent space at the Camp Gym at a rate of \$15.00 a month. Manager Bryant stated that there is always a chance of renting the gym as storage which would amount to considerable more revenue. He was instructed not to rent to the archery club, but to try and rent out the gym for storage space.

Meeting adjourned. Eddie G. Cole, Secretary



Tues, Oct 9, 1956

The following motion is an excerpt of the Minutes of meeting of Housing Authority of the City of Caldwell, Idaho, held October 9, 1956, at 7:30 P. M.

Upon motion made by Clair Weeks, seconded by Roby Smith, and carried the attached resolution authorizing request for transfer of Farm Labor Camp IC-36 to the Housing Authority of the City of Caldwell, Idaho was adopted.

I certify that the above motion was part of the minutes of meeting of Housing Authority of the City of Caldwell, Idaho, held October 9, 1956.

Edwin Cole
Executive Director

State of Idaho)
County of Canyon) SS

Subscribed and sworn to before me this 1st Day of

November 1956.

Harlow B. Evans
Notary Public

RESOLUTION AUTHORIZING REQUEST FOR
TRANSFER OF FARM LABOR CAMP PURSUANT
TO UNITED STATES HOUSING ACT
OF 1937, AS AMENDED

WHEREAS, section 12(f) of the United States Housing Act of 1937, as amended by section 405 of the Housing Act of 1950, directs the Public Housing Administration, upon the filing of a request therefor, to relinquish, transfer, and convey, without monetary consideration all of its rights, title, and interest in and with respect to any farm labor camp to any public housing agency whose area of operation includes the farm labor camp, upon a finding and certification by the public housing agency that the project is needed to house persons and families of low-income and that preference for occupancy in the farm labor camp will be given first to low-income agricultural workers and their families; and

WHEREAS, the Housing Authority of the City of Caldwell, Idaho is a public housing agency eligible to have relinquished and transferred to it the farm labor camp hereinafter described;

NOW, THEREFORE, BE IT RESOLVED by the Housing Authority of the City of Caldwell as follows:

I. The Housing Authority of the City of Caldwell, Idaho, hereby finds and certifies that Project No. IC-36 designated as Farm Labor Camp IC-36, which project is located at or near Caldwell, Idaho, in its area of operation is needed to house persons and families of low-income and that preference for occupancy in the project will be given first to low-income agricultural workers and their families and second to other low-income persons and their families.

II. M. H. Becker, Chairman, board of commissioners, of the Housing Authority, is hereby authorized to file a request with the Public Housing Administration that all of the rights, title and interest of the Public Housing Administration in and with respect to Project No. IC-36 be relinquished, transferred, and conveyed without monetary consideration to the Housing Authority of the City

of Caldwell, Idaho.

REGULAR MEETING OF THE CALDWELL HOUSING AUTHORITY, Tuesday, Oct. 9, 1956
7:30 P.M., Chamber of Commerce Office.

Present: Max Becker, Coley Smith, Jay Campbell, Clair Weeks.

Absent: Carl Carlson

The Meeting was called to order by Chairman Max Becker. The minutes of the previous meeting were read and approved.

Mr. Cole stated that the remaining buildings at the Canyon Hill Park had been accepted by Mayor Smith and the City Council and that the project was now officially closed. He also stated that the firm of Middleton, Learned & Smith would have the Audit for the November meeting.

The meeting was turned over to Farm Labor Camp Manager, Thurlow Bryant, who gave a financial report on the Camp and stated that the month of September had been the best month during his tenure at the Camp. He reported further that the Camp was practically empty but the prospect of renting housing was not improbable. Mr. Bryant reported on the relinquishment of the Farm Labor Camp from local control. He stated that the Government has a resolution to be signed in regards to the transfer. A Motion was made by Clair Weeks, seconded by Coley Smith that the Housing Authority of the City of Caldwell, Idaho, acting under the provisions of Public Law 1020, Sec. 405, requests the transfer of the farm labor camp known as Farm Labor Camp, L.C.-36, located at Caldwell, Idaho, to the Local Housing Authority of the City of Caldwell, Idaho, and that the authority to sign this resolution be given to ~~Thurlow Bryant~~ ^{Thurlow Bryant}. Unanimously passed. This resolution being attached to these minutes.

Mr. Bryant read the proposed budget for the Farm Labor Camp for 1957. Several minor changes had been made from the 1956 budget. A motion was made by Coley Smith seconded by Jay Campbell that a 5% increase be made in Mr. Bryant's salary and one other permanent employee be granted. Unanimously passed.

A motion was made by Coley Smith seconded by Jay Campbell that Mr. Bryant be authorized to forward the proposed budget to the P.H.A. Headquarters.

Meeting adjourned.

Eddie G. Cole, Secretary

REGULAR MEETING OF THE CALDWELL HOUSING AUTHORITY,
NOVEMBER 13, 1956, 7:30 P.M. Chamber of Commerce Office

Present: Coley Smith, Max Becker, Jay Campbell

Absent: Leo Mason, Carl Carlson

The meeting was called to order by Chairman Max Becker. The Minutes of the previous meeting were read and approved. A copy of the 1956 Audit was submitted to the Housing Board and Executive Secretary Cole expressed his thanks for the cooperation of the firm of Middleton, Learned & Smith this past year.

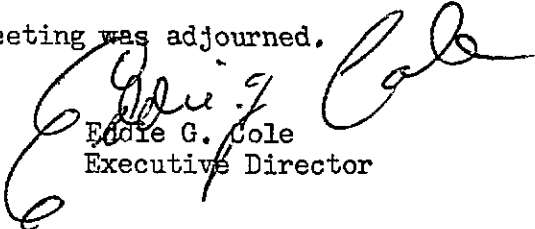
Mr. Cole read a letter from the General Accounting Office of Washington, D.C. Jay Campbell stated that he would send additional information to that office.

Mr. Cole read a letter regarding the social security problem of former employee James Wright. After considerable discussion a motion was made by Coley Smith, seconded by Jay Campbell, that a sum of \$245.00 be paid by the Housing Authority to the State of Idaho for James Wright Social Security. Unanimously passed.

The meeting was turned over to Farm Labor Camp Manager, Thurlow Bryant.

Mr. Bryant reported that the budget as submitted to the P.H.A. office had been approved and returned back without changes. He reported that Mr. Saxton of the P.H.A. Office had been in this area, making a Labor Survey. He reported that he had taken Mr. Saxton on a visit to schools and to meet industrial leaders of this area.

There being no further business the meeting was adjourned.


Eddie G. Cole
Executive Director

Affidavit of Publication

STATE OF IDAHO,

ss.

County of Canyon

Virgil Grey

, being first duly sworn, deposes and says;

CALDWELL PUBLISHING CO.

That he is the foreman of **WESTERN IDAHO PUBLISHERS, INC.**, publisher of **The News-Tribune**, a daily newspaper published at Caldwell, Idaho, within the meaning of Chapter 154 of the 1933 Session Laws of Idaho; published six consecutive days a week except legal holidays. And that the publisher of said **The News-Tribune**, a daily newspaper, has all the time since the 5th day of July, 1933 and in each issue thereof, at the head of the editorial column of said newspaper, announced the day of the week to-wit: Saturday, on which legal notice required by law or by order of any Court of competent jurisdiction to be published weekly, will be published; that the said paper is in general circulation in Canyon County, Idaho and has been for a period of seventy-eight weeks preceding the first publication of this advertisement, a copy of which is attached hereto, and by reference thereto made a part of this affidavit, and was published in the regular

daily

issue of The days

News-Tribune for six consecutive weeks

beginning with the issue of February 25

1957 and ending with the issue of March

2, 1957.

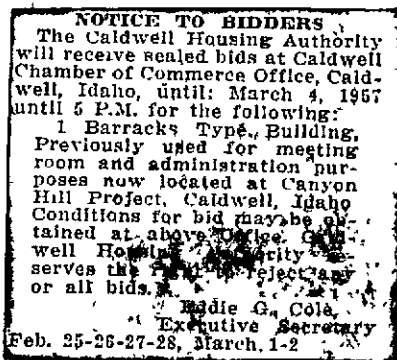
Virgil Grey

Subscribed and sworn to before me this 2nd

day of March, 1957

Rena Casvard

Notary Public for Idaho
Residing at Caldwell, Idaho



The News-Tribune

CALDWELL, IDAHO, March 2, 1957

Chamber of Commerce

Caldwell, Idaho

Notice to Bidders

Published Feb. 25, 26, 27, 28, March 1 and 2

One Insertion 19 lines @ 15¢

2.85

5 Insertions 19 lines @ 10¢

9.50

\$12.35

Affidavit of Publication

STATE OF IDAHO,

ss.

County of Canyon

Virgil Grey

, being first duly sworn, deposes and says;

CALDWELL PUBLISHING CO.

That he is the foreman of ~~WESTERN IDAHO PUBLISHING CO.~~ **CALDWELL PUBLISHING CO.**, publisher of The News-Tribune, a daily newspaper published at Caldwell, Idaho, within the meaning of Chapter 154 of the 1933 Session Laws of Idaho; published six consecutive days a week except legal holidays. And that the publisher of said The News-Tribune, a daily newspaper, has all the time since the 5th day of July, 1933 and in each issue thereof, at the head of the editorial column of said newspaper, announced the day of the week to-wit: Saturday, on which legal notice required by law or by order of any Court of competent jurisdiction to be published weekly, will be published; that the said paper is in general circulation in Canyon County, Idaho and has been for a period of seventy-eight weeks preceding the first publication of this advertisement, a copy of which is attached hereto, and by reference thereto made a part of this affidavit, and was published in the regular

daily

issue of The

News-Tribune for six consecutive weeks

beginning with the issue of February 25

1957 and ending with the issue of March

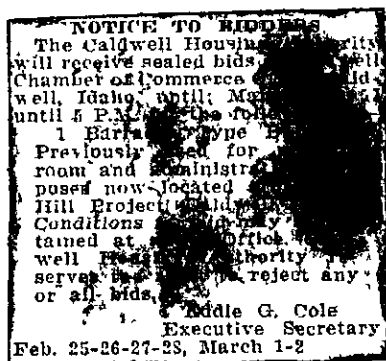
19 57

Subscribed and sworn to before me this 2nd

day of March, 19 57

Rena Cascard

Notary Public for Idaho
Residing at Caldwell, Idaho



REGULAR MEETING OF THE CALDWELL HOUSING AUTHORITY,
Wednesday, February 13, 1957, 7:30 P.M.

Present: Jay Campbell, Clair Weeks, Coley Smith, C.M. Carlson, Max Becker

The meeting was called to order by Chairman Max Becker. The minutes of the previous meeting were read and approved.

Mr. Cole stated that the administration building located Canyon Hill Park, that had been given to the City for a possible youth center, had been returned to the Housing Authority by the City of Caldwell. Mr. Cole was instructed to place a bid in the newspaper regarding the possible sale of this building.

Jay Campbell reported on the material and information that he had received from the U.S. General Accounting Office regarding our "in Lieu of Tax" payments. Mr. Campbell suggested that we have done all we can in this matter at the present time. He further suggested that we wait until more information is received from the General Accounting Office, before we take any action.

Thurlow Bryant, Manager of the Farm Labor Camp, gave the monthly financial report. He stated that it seems likely that money will have to be borrowed before March 1st and that such authority should be delegated to him at this time. A motion was made by Coley Smith, seconded by Jay Campbell, that Mr. Bryant be authorized to borrow up to \$2,500.00 from the Caldwell Chamber of Commerce, Caldwell Housing Authority Trustee Fund. Unanimously passed.

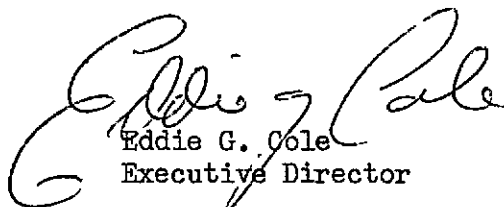
Mr. Carlson suggested that Mr. Cole look into the possibility of a certificate of time deposit regarding the used amount of the Caldwell Housing Authority Trust Fund.

Chairman Becker announced that the representatives of the Notus Farm Labor Camp had requested sitting on the Housing Authority meeting. Mr. Bryant explained to the committee where the Notus F.L. Committee fits into our overall operation of the Farm Labor Camp.

and Harold Hultz

Mr. Brooks Markwell of the Notus Farm Labor Camp Committee stated that a problem existed concerning the wages of the Mexican laborers resulting from the lack of the committee's control of said laborers. After consideration, discussion and explanation of the Caldwell Housing Authority's Farm Labor Camp contract with the U.S. Government it was pointed out that the Housing Authority could not delegate authority to run the Farm Labor Camp to any other group. Coley Smith stated that we certainly recognized the Notus Farm Labor Committee's problem and if we could be of any help, our local authority would be glad to assist in any feasible manner.

Meeting adjourned.


Eddie G. Cole
Executive Director

REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF CALDWELL,
IDAHO, March 12, 1957, 7:30 P.M., Chamber of Commerce Office.

Present : Jay Campbell, Max Becker, C.M. Carlson, Coley Smith
and Clair Weeks.

The meeting was brought to order by Chairman Max Becker. The minutes of the previous meeting were read and approved.

Mr. Cole reported that three bids had been received on the administration building at the Canyon Hill Park, and that all three bids had been turned down. There was a motion made by Clair Weeks, seconded by C. M. Carlson that \$1,500.00 be the price set for the building, and that Eddie Cole and Coley Smith be authorized to accept \$1,200.00 for it. Unanimously passed.

Jay Campbell reported that he had not received any information from the General Accounting Office in Washington D.C.

Eddie Cole reported that he had not investigated the possibility of time certificate bonds for the money in the Trustee Account, but that he would do so before the next meeting.

Thurlow Bryant, Manager of the Farm Labor Camp gave a financial report and also reported that \$2,000.00 had been borrowed from the Housing Authority Trustee Fund. He reported that the Texas laborers should be arriving by April 1st, and that rentals should pick up. He also reported that the roads at the Farm Labor Camp were in bad condition and that at least \$200.00 would be needed for their repair. He reported that he had not had word at this time concerning an agreement reached yet with the Notus Farm Labor Group, but that it would be taken care of shortly.

Meeting adjourned.

REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF CALDWELL,
IDAHO, November 12, 1957, 7:30 PM., Chamber of Commerce Office.

The meeting was called to order by Chairman
The minutes of the previous meeting were read and approved.

Financial Statements were given out for August, September
and October, as there were no meetings during these months.

Mr. Thurlow Bryant Reported that the Idaho Power Company have
taken out 45 homes and metered them.

The arrangements for the rental of increased space for the store
and moving of the offices was discussed.

Thurlow Bryant presented the proposed budget to the board. It
was approved as presented.

Mr. Coley Smith was elected new chairman. Clair Weeks, Vice
Chairman, and Eddie G. Cole Secretary. Board of directors are:
Jay Campbell, C.M. Carlson, Coley Smith, Clair Weeks, and newly
appointed Robert Dunlap.

Meeting adjourned.

Eddie G. Cole, Secretary

REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF CALDWELL,
IDAHO, January, Tuesday 21, 1958 Chamber of Commerce Office. 7:30PM

Present: Mr. Clair Weeks, Coley Smith, Jay Campbell, Mr. Thurlow
Bryant, Eddie G. Cole.

Not Present: Mr. Robert Dunlap, Mr. Carl Carlson

The meeting was called to order by chairman Coley Smith.
The minutes of the previous meeting were read and approved.

Secretary Eddie G. Cole reported that trustee account should have
new signers since Mr. Max Becker and Mr. Pete Olesen no longer
serve on the respective boards of the Housing Authority and the
Caldwell Chamber of Commerce.

Mr. Clair Weeks made a motion that the Chairman of the Housing
Authority, Coley Smith be authorized as one signer of the trustee
account and recommended that Mr. Leon Jones, President of the
Caldwell Chamber of Commerce be the other. Seconded by Jay
Campbell. Unanimously passed.

Thurlow Bryant, Manager of the farm labor camp reported that
home # 32 had a fire and the most serious damage was done to
the roof. He stated that the house had been cleaned out and
suggested that at the present time the house be re-roofed, and repair
work done at a later date, work load permitting.

Mr. Bryant gave a financial report for November and December. He
remarked that the R & R overage was due mainly to the electrical
changeover to individual meters. He pointed out that the electrical
bill for the past two months is the lowest that it has been in his tenure
of employment.

Mr. Bryant pointed out that the \$2,000 borrowed from the trustee
account had not yet been repaid, and further indicated that he
felt it would not be necessary to borrow anymore money in order
to start this years operations. He further stated that there was
a good chance of having hop laborers consisting of ten row shelters
about March 15 which would help take up the early spring slack.

After reading the financial statement, Coley Smith suggested that
we do everything possible to get a minimum reserve of \$2,000. Methods
of obtaining this reserve were discussed and the board indicated that
it would work toward this end whenever possible.

Cont. January 21, 1958

Mr. Bryant stated that a reserve had been built up at the Nyssa farm labor project, and he gave several reasons to compare the Nyssa project with the Caldwell project. Mr. Bryant pointed out that in the past the Federal Government has provided an auditor to audit the books at the cost of approximately \$1,500. Since the Federal government is no longer connected with the farm labor camp, Mr. Bryant asked the board if they would like to have a yearly audit and, if so, that the firm of Middleton, Learned and Smith prepare such an audit. A question was asked of Mr. Jay Campbell if an annual audit was necessary. It was pointed out that under the system of bookkeeping that now exists, that a yearly audit is not necessary. The question was asked if an audit every five years was feasible. It was pointed out that it would be far more costly to audit the books every five years than it would be to audit the books yearly. It was agreed that since a continuous monthly audit was being made that a yearly audit was not necessary.

Mr. Jay Campbell stated in conclusion to the discussion of the audit that the firm of Middleton, Learned, and Smith would be prepared to give an opinion of fairness of accounting to the farm labor camp at any time.

Chairman, Coley Smith read the terms of the sale concerning the surplus building and property at the farm labor camp. It was suggested that legal council should read the terms of this sale and report to the board this next month.

Mr. Thurlow Bryant said that he would take care of this matter.

Question of taxes was discussed concerning the farm labor camp. Mr. Thurlow Bryant said that he was happy to present a tax exemption certificate for the farm labor camp. A discussion followed on the tax situation.

Mr. Bryant was asked by the board whether or not the in lieu of taxes regarding school children is proving satisfactory. Mr. Bryant stated that the formula we are now using is a very fair one, and suggested that we leave it as it is.

Mr. Bryant pointed out that as a result of action of our last board meeting the Row shelters would be raised 40¢ per week. He added that this should help increase the revenue considerably.

There being no further business the meeting was adjourned.

Respectively submitted,

Eddie G. Cole, Secretary

OATH OF COMMISSIONER OF HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO

I do solemnly swear (or affirm) that I will support the Constitution of the United States and the Constitution of the State of Idaho, and that I will faithfully discharge the duties of the office of Commissioner of the Housing Authority of the City of Caldwell, Idaho, according to the best of my ability.

Robert B. Dunlap

Robert B. Dunlap

I, the undersigned, Notary Public in and for the County of Canyon and State of Idaho, hereby certify that

Robert B. Dunlap to me personally known and by me known to be one of the Commissioners of the Housing Authority of the City of Caldwell, Idaho, appeared before me on the 11 day of February, 1958, and made the above oath.

Margaret Frangopane
Notary Public

(SEAL)

My Commission Expires 6-25-60

RESOLUTION NO. _____

RESOLUTION APPROVING FORM OF QUITCLAIM DEED FROM PUBLIC HOUSING ADMINISTRATION TO HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO, AND APPROVING FORM OF MORTGAGE NOTE AND MORTGAGE AND AUTHORIZING THE EXECUTION OF SAID MORTGAGE NOTE AND MORTGAGE.

WHEREAS, the United States of America, acting by and through the Public Housing Administration (herein called the "PHA"), has offered to sell to the Housing Authority of the City of Caldwell, Idaho (herein called the "Authority") two parcels of land within Farm Labor Camp No. LC-36 for a total consideration of \$3,965.00, with 15% as a down payment and the remainder to be paid over a period of not to exceed ten years; and

WHEREAS, the PHA is willing to take a Mortgage as security for the payment of a Mortgage Note covering the balance of the purchase price.

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Local Authority as follows:

(1) The form of Quitclaim Deed attached hereto marked Exhibit "A" and made a part hereof is hereby approved as to form and substance.

(2) The form of Mortgage Note attached hereto marked Exhibit "B" and made a part hereof is hereby approved as to form and substance and the Chairman or Vice-Chairman is hereby authorized to execute said Mortgage Note in the amount of \$3,370.25 and the Secretary is hereby authorized to attest to the execution of said Mortgage Note and the Secretary is hereby authorized to deliver said Mortgage Note to the PHA in exchange for a Quitclaim Deed covering two parcels of land within Farm Labor Camp No. LC-36.

(3) The form of Mortgage attached hereto and marked Exhibit "C" is hereby approved as to form and substance and the Chairman or Vice-Chairman is authorized to execute said Mortgage and the Secretary is hereby authorized to attest to said execution and the Secretary is hereby authorized to deliver to the PHA said Mortgage as security for the payment of the Mortgage Note referred to in

Item (2) above.

(4) The Secretary is hereby authorized to accept an executed Quitclaim Deed from the PHA in substantially the form attached hereto and marked Exhibit "A".

(5) This resolution shall take effect immediately.

REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF CALDWELL,
IDAHO, February 11, 1958, Chamber of Commerce Office. 7:30 PM

The meeting was called to order by chairman Coley Smith.

The roll was called with the following members present:

Chairman, Coley Smith
Clair Weeks
Robert Dunlap
Jay Campbell
Thurlow Bryant, Mgr.
Farm Labor Camp

Members Absent: Carl Carlson

The minutes of the previous meeting were read and referred back for corrections.

The matter of the purchase of 7.2343 acres of excess land of L-C 36, Caldwell Labor Camp, from Public Housing Administration, authorized in 1955, but not consummated at that time, was brought before the Commissioners.

The following Resolution was presented by Commissioner Campbell. Copy of Resolution attached.

After discussion of the resolution, Commissioner Dunlap moved the adoption of the resolution as read. The motion was seconded by Commissioner Weeks. The question being put for the final adoption of said resolution the vote was taken with the following results:
Yeas: Smith, Campbell, Weeks, Dunlap.
Nays: None

Absent and not voting Carl Carlson

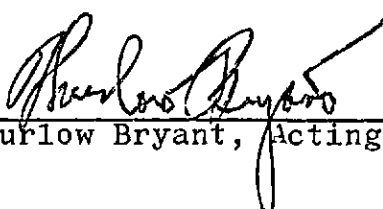
The Chairman declared such motion carried and the resolution finally adopted.

The matter of insurance on the buildings on the land being purchased as required by P.H.A. was discussed.

A motion was made by Commissioner Dunlap, seconded by Commissioner Weeks, that the Caldwell Association of Insurance Agents be authorized to write \$3500 of coverage on these buildings. Motion carried.

A motion was made by Commissioner Weeks, seconded by Commissioner Dunlap that we get figures on a co-insurance basis on all the structures at the camp. Motion carried.

There being no further business the meeting was adjourned.


Thurlow Bryant, Acting Secretary

Coley Smith, Chairman

REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF CALDWELL,
IDAHO, April 8, 1958, 7:30 PM, Chamber of Commerce Office.

The meeting was called to order by Chairman Coley Smith.

The roll was called with the following commissioners present:

Chairman	Coley Smith
	Robert Dunlap
	Jay Campbell
	Carl Carlson

Member Absent: Clair Weeks

Others present: Eddie G. Cole, Secretary, Thurlow Bryant, Manager
Farm Labor Camp.

The minutes of the previous meeting were read and approved.

The financial reports for Jan., Feb., and March, for the labor
camp were presented and discussed.

Upon the recommendation of Thurlow Bryant rent for home for use
of the National Council of Churches was waived for a three month
period. Motion to exempt the group from rent was made by Carl
Carlson, seconded by Jay Campbell. Carried.

Thurlow Bryant reported that he would attend a meeting of the
Notus Labor association immediately following the commissioners
meeting.

The problem of local labor versus outside labor brought into
the camp was discussed. It was pointed out that this year it
could present a public relations problem.

Thurlow Bryant reported that \$3,500.00 insurance had been
placed on the barns being purchased from PHA.

Public Housing Administration of San Francisco, returned all
the papers relative to the purchase of the two parcels of land
located with the bounds of the farm labor camp and asked that
a new resolution be passed. The new resolution would make
the effective date of purchase May 1, 1958. Terms of the
agreement would be the same as before.

After discussion of the resolution, Commissioner Campbell moved
the adoption of the resolution as read. The motion was seconded
by Commissioner Carlson. The question being put for the final
adoption of said resolution the vote was taken with the following
results:

Yeas: Smith, Campbell Carlson, Dunlap.

Nays: None

Absent and not voting: Clair Weeks

The Chairman declared such motion carried and the resolution finally
adopted.

Upon motion by Commissioner Carl Carlson the Canyon Abstract and Title
Co., of Caldwell, Idaho, was named escrow agent in the matter of
closing the deal relative to purchase of the land. Motion seconded
by Jay Campbell and Carried.

Regarding the matter of Co-Insurance on the project it was determined
this was not possible and other insurance prohibitive at this time.

There being no further business the meeting was adjourned.

Coley Smith, Chairman

Eddie G. Cole, Secretary

The following resolution was introduced by _____

Dunlap

read in full and considered:

RESOLUTION NO. 91

RESOLUTION APPROVING FORM OF QUITCLAIM DEED FROM PUBLIC HOUSING ADMINISTRATION TO HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO, AND APPROVING FORM OF MORTGAGE NOTE AND MORTGAGE AND AUTHORIZING THE EXECUTION OF SAID MORTGAGE NOTE AND MORTGAGE.

WHEREAS, the United States of America, acting by and through the Public Housing Administration (herein called the "PHA"), has offered to sell to the Housing Authority of the City of Caldwell, Idaho (herein called the "Authority") two parcels of land within Farm Labor Camp No. IC-36 for a total consideration of \$3,965.00, with 15% as a down payment and the remainder to be paid over a period of not to exceed ten years; and

WHEREAS, the PHA is willing to take a Mortgage as security for the payment of a Mortgage Note covering the balance of the purchase price;

NOW, THEREFORE, BE IT RESOLVED by the Commissioners of the Local Authority as follows:

(1) The form of Quitclaim Deed attached hereto marked Exhibit "A" and made a part hereof is hereby approved as to form and substance.

(2) The form of Mortgage Note attached hereto marked Exhibit "B" and made a part hereof is hereby approved as to form and substance and the Chairman or Vice-Chairman is hereby authorized to execute said Mortgage Note in the amount of \$3,370.25 and the Secretary is hereby authorized to attest to the execution of said Mortgage Note and the Secretary is hereby authorized to deliver said Mortgage Note to the PHA in exchange for a Quitclaim Deed covering two parcels of land within Farm Labor Camp No. IC-36.

(3) The form of Mortgage attached hereto and marked Exhibit "C" is hereby approved as to form and substance and the Chairman or Vice-Chairman is authorized to execute said Mortgage and the Secretary is hereby authorized to attest to said execution and the Secretary is hereby authorized to deliver to the PHA said Mortgage as security for the payment of the Mortgage Note referred to in Item (2) above.

(4) The Secretary is hereby authorized to accept an executed Quitclaim Deed from the PHA in substantially the form attached hereto and marked Exhibit "A".

(5) The resolution adopted at the regular meeting of February 11, 1958, authorizing the execution of a Mortgage Note and Mortgage is hereby rescinded, and the Mortgage Note and Mortgage heretofore executed pursuant to such action are hereby declared null and void.

(6) This resolution shall take effect immediately.

REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF
CALDWELL, IDAHO May 13, 1958 7:30 PM Chamber of Commerce.

The meeting was called to order by Chairman Coley Smith.

The roll was called with the following commissioners present:

Chairman	Coley Smith
	Jay Campbell
	Carl Carlson
	Clair Weeks
Labor Camp Mgr.	Thurlow Bryant
Secretary	Eddie G. Cole

Absent:

Robert Dunlap

The minutes of the previous meeting were read and corrected.

Farm Labor Camp manager, Thurlow Bryant reported that the Public Housing Authority had sent the completed forms in connection with the purchasing of the barns, and that these forms have been sent to them for their approval.

Mr. Bryant also stated that a three year premium had been paid in connection with the insurance on the purchase of the barns. Manager Bryant stated that approximately \$800.00 had been paid out of farm labor camp farm budget in connection with the insurance purchase payments. Since this \$800 was not budgeted for he suggested that this matter be kept in mind in the event of over-expenditure before the completed year.

Manager Bryant further stated that the financial report was not available at this time due to the heavy work load at the Chamber of Commerce Office, but will be available at the next meeting.

There being no further business the meeting was adjourned.

Respectfully submitted,

Eddie G. Cole, Secretary

REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF
CALDWELL, IDAHO June 10, 1958 7:30 PM Chamber of Commerce

The meeting was called to order by Chairman Coley Smith.

The roll was called with the following commissioners present:

Chairman, Coley Smith	Thurlow Bryant, Labor camp mgr.
Jay Campbell	Eddie G. Cole, Secretary
Carl Carlson	
Clair Weeks	

Absent:

Robert Dunlap

The minutes of the previous meeting were read and approved.

Farm Labor Camp manager, Thurlow Bryant gave the past three months financial reports. After a discussion of these reports Mr. Bryant stated that the National Council of Churches had asked for help in their work with the Mexican children at the farm labor camps--this help would be approximately \$100. Mr. Carlson asked what other labor camps were doing in regards to this. Manager Bryant explained what other labor camps had been doing, and stated that a great deal of public relations could be had by the support of this program.

Coley Smith made a motion that a maximum figure of \$100 be set aside for this program for the year 1958 only. The motion was seconded by Carl Carlson. Passed.

Mr. Coley Smith gave a brief explanation of the community youth athletic program the Rotary Club was creating for the children of the farm labor camp.

Chairman Smith stated that he had been approached by the mayor of the city of Caldwell in relation to the discontinuance of the Caldwell City Housing Authority Commission.

Manager Bryant explained that this commission was created by the federal housing authority in 1937, and that it was necessary that this commission be connected with the federal housing authority. Chairman Smith stated that he would pass this information on to Mayor Simmerman.

Chairman Coley Smith took his oath of office.

Manager Bryant reported on a minor car accident at the labor camp and was instructed to turn this over to commissioner Dunlap.

There being no further business the meeting was adjourned.

Respectfully submitted,

Eddie G. Cole, Secretary.

REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF CALDWELL,
IDAHO. September 9, 1958 7:30 PM Farm Labor Camp

The meeting was called to order by chairman Coley Smith.

The roll was called with the following members present: Coley Smith, Chairman; Carl Carlson, Thurlow Bryant, Manager, Eddie G. Cole Secretary.

Members Absent: Jay Campbell, Skeet Weeks, and Robert Dunlap.

The minutes of the previous meeting were dispensed with.

Mr. Eddie G. Cole presented the Caldwell Housing Authority with a check for \$1,500 to be paid to the Chamber of Commerce as previously agreed. Secretary Cole was instructed to proceed with this matter.

Manager Thurlow Bryant gave a financial report for June, July and August and the explanation of these reports. Mr. Bryant further reported that the cash balance beginning this coming year will be greater than any time during the past five years. He also reported that rent loss might possibly be worse this year, and that many of the tenants have been working out their rent by painting and other maintenance jobs at the labor camp.

A tour of the grounds was held and manager Bryant pointed out that twenty-three of the houses had been painted and are in top condition.

Mr. Bryant reported that he had received word that he would not be able to get a branch post office at the labor camp due to post office regulations. Mr. Dunlap attorney for the commissioners was absent and therefore could not report on the truck mishap pulling over a smoke-stack at the farm labor camp. Mr. Bryant stated that the insurance denied liability. Chairman Smith instructed manager Bryant to consult Mr. Dunlap and start suit for collection.

Mr. Bryant reported the possibility of obtaining paint at the Stibnite mine sale. No action was taken on this matter.

There being no further business the meeting was adjourned.

Respectfully submitted,

Eddie G. Cole

456268

UNITED STATES OF AMERICA acting by and through the Public Housing Administration (herein called the "Grantor") and pursuant to the powers and authority contained in the United States Housing Act of 1937 (50 Stat. 888) as amended, (which Act as amended to the date hereof is herein

QUITCLAIM DEED

Dated, April 21, 1958
Rec. May 1, 1958. 2:35 PM
Book 255 D. Page 227
Con. \$3,965.00
\$4.40 IRSC.

called the "Act") and Reorganization Plan No. 3 of 1947 effective July 27, 1947 (61 Stat. 954)

-TO-
Housing Authority of the City of Caldwell, Idaho, a public body corporate and politic organized and existing under the laws of the State of Idaho (herein called the "Grantee")

QUITCLAIM DEED

Dated, April 21, 1958
Rec. May 1, 1958. 2:35 PM
Book 255 D. Page 227
Con. \$3,965.00
\$4.40 IRSC.

IN WITNESS WHEREOF, and pursuant to the powers and authority delegated by the Public Housing Commissioner, the Grantor has caused these presents to be executed in its name by J.G. MELVILLE, Director, San Francisco Regional Office, Public Housing Administration, Housing and Home Finance Agency, and the seal of the Public Housing Administration to be hereunto affixed this 21st day of April, 1958.

Signed: UNITED STATES OF AMERICA, HOUSING AND HOME FINANCE AGENCY PUBLIC HOUSING ADMINISTRATION (Corp.S.) By J.G. Melville, Director San Francisco Regional Office Public Housing Administration
ATTEST: Marie Graham, Attesting Officer

Ack. City and County of SAN FRANCISCO, State of California, April 21, 1958, personally appeared J.G. Melville, known to be the Director, San Francisco Regional Office of the Public Housing Administration, Housing and Home Finance Agency, an Agency of the United States of America and known to be the person who executed the within instrument on behalf of said Housing and Home Finance Agency, Public Housing Administration, which executed the said instrument on behalf of the United States of America and acknowledged that he subscribed to said instrument the name of said United States of America and the name of said Housing and Home Finance Agency, Public Housing Administration, on behalf of said U.S. of A. and further acknowledged that said U.S. of A. executed the said instrument before Sylvia J. Burnett N.P. in and for the City and County of San Francisco, California. (S)

Parcel No. 1. Beg. at a point on the section line between Sections 4 and 9, which point is 25 feet east of the section corner common to Sections 4, 5, 8 and 9 Twp. 4 NR 3 WBM and running thence par. to the west line of said Sec. 9 S 0°32' 30" West 865.0 feet; th par. to the north line of said Sec. 9 N 89°38' East 125.0 ft; th par. to the W line of said Sec. 9 North 0°32' 30" East 865.0 ft to a point in the N line of said Section 9; th along said N line S 89°38' West 125.0 ft to the point of beginning subject to the right-of-way for a county road 25 feet wide along the northerly boundary. This tract contains 2.4822 acres, more or less, including the area within the aforesaid right-of-way;

AND

PARCEL No. 2. Beg. at a point on the section line between Section 4 and 9, which point is 635 feet east of the ~~section line between Section 4 and 9 which point is 635 feet east of the~~ section corner common to Sections 4, 5, 8 and 9 Twp. 4 NR 3 WBM and continuing thence along said sec. line N 89°38' East 690.0 feet to the NE corner of the NW 1/4 of the NW 1/4 of said Sec. 9; th along the east line of said NW 1/4 of the NW 1/4 S 0°24' 30" West 300.0 feet; th par. to the north line of said Sec. 9 S 89°38' West 690.0 ft; th par. to said easterly line N 0°24' 30" East 300.0 feet to the point of beg. subject to the right-of-way for a county road 25 feet wide along the northerly boundary. This tract contains 4.7521 acres more or less, including the area within the aforesaid r of w. subject to any restrictions, covenants, reservations and easements of record.

444369 to and inc. 81 Cond.sale contracts

444382

UNITED STATES OF AMERICA, acting by and through the
Public Housing Administration (hereinafter called the
"Grantor") under and pursuant to the powers and

QCD

Dated May 6, 1957
Rec. May 10, 1957. 1:30 PM
Book 250 D. Page 200. Con. \$---

567

authority contained in the provisions of
the United States Housing Act of 1937 (50 Stat.
888) as amended and in particular by Section
405 of the Housing Act of 1956 (Public Law 1020-
84th Congress, 2nd Session) and Reorganization
Plan No. 3 of 1947, effective July 27, 1947
(61 Stat. 954)

-TC-

HOUSING AUTHORITY OF THE CITY OF CALDWELL,
IDAHO, a municipal corporation
(hereinafter called the "Grantee")

IN WITNESS WHEREOF, and pursuant to the powers and authority delegated by the Public Housing
Commissioner, the Grantor has caused these presents to be executed in its name by ARTHUR L.
CHLADEK, Acting Regional Director, San Francisco Regional Office, Public Housing Administration,
and the seal of the Public Housing Administration to be hereunto affixed the day and year first
above written.

Signed: UNITED STATES OF AMERICA PUBLIC HOUSING ADMINISTRATION (Corp.S.) By Arthur L. Chladek
Acting Regional Director San Francisco Regional Office, (ATTEST: Marie Graham, Attesting Officer
Ack. City and County of San Francisco, State of California, May 6, 1957 personally appeared
ARTHUR L. CHLADEK known to be the Regional Director, San Francisco Regional Office, Public Housing
Administration, an agency of the U.S. of A. and known to be the person who executed the within
instrument on behalf of the U.S. of A. and acknowledged that he subscribed to said instrument the
name of said U.S. of A. and the name of said Public Housing Administration on behalf of said
U.S. of A. and further acknowledged that said U.S. of A. executed the said instrument before
Ruth Gitzel N.P. in and for the City and County of San Francisco, S of California. (S)
Beg. at a point on the Section line between Sections 4 and 9, which point is 25 ft E of the Sec.
corner common to Sections 4, 5, 8 and 9 Twp. 4 NR 3 WBM; th S 00°32' 30" W 2014 ft to a point on
the N bank of the Farmers Cooperative Canal; th along the N bank of said canal, S 62°29' 00" E
467 ft; th S 69°52' 00" E 306.4 ft; th S 77° 38' 00" East 348.3 ft; th S 67°18' 00" E 363.8 ft; th S
58°30" E 114.3 ft to a point on the N bank of said canal, which point is 20 ft N of the E and W
section line of Sec. 9, said T and R; th N 89°50' 30" E 177.6 ft to a point 20 ft N of said
Sec. 9; th along the N one-sixteenth line of said Sec. 9, S 89°43' West 349.7 ft to the NW one-
sixteenth corner of said Sec. 9; th N 00°24' 30" E 1318.9 ft to the West one-sixteenth corner
between Secs. 4 and 9, said Twp and Range; th S 89°38' 00" West 1300.6 ft along the N line of said
Section 9, to the point of beg.;

EXCEPTING THEREFROM THE FOLLOWING TWO PARCELS OF LAND

Beg. at a point on the section line between Sections 4 and 9, which point is 25 ft east of the
section corner common to Sections 4, 5, 8 and 9 Twp. 4 NR 3 WBM and running th par. to the W line
of said Sec. 9 S 0°32' 30" West 865.0 ft; th parallel to the N line of said Sec. 9 N 89°38' E
125.0 ft; th par. to the West line of said Sec. 9 N 0°32' 30" East 865.0 ft to a point in the N
line of said Sec. 9; th along said N line S 89°38' East 125.0 ft to the point of beg. subject
to the r of w for a county road 25 feet wide along the northerly boundary. This tract contains
2.4822 acres m or l, including the area within the aforesaid right of way; AND

Beg. at a point on the section line between Section 4 and 9, which point is 635 ft east of the
section corner common to Sections 4, 5, 8 and 9 Twp. 4 NR 3 WBM and continuing thence along said
section line N 89°38' East 690.0 feet to the NE corner of the NW 1/4 of the NW 1/4 of said Sec. 9; th
along the east line of said NW 1/4 of the NW 1/4 S 0°24' 30" West 300.0 feet; th par. to the N line of
said Sec. 9 S 89°38' W. 690.0 feet; th par. to said easterly line N 0°24' 30" East 300.0 ft to
the point of beg. subject to the right of way for a county road 25 ft wide along the Northerly
boundary. This tract contains 4.7521 acres m or l including the area within the aforesaid r of w.
RESERVING to the U.S. of A., its successors and assigns, from the land first herein desc. all oil
gas, asphaltum and other hydrocarbons and all other minerals, whether similar to those herein
specified or not, within or underlying or that may be produced from the above described lands,
including such rights of access to and the use of such parts of the surface of the land first
herein described as may be necessary for mining and saving said minerals.

REGULAR MEETING OF THE HOUSING AUTHORITY OF THE CITY OF CALDWELL,
IDAHO. November 25, 1958, Chamber of Commerce Office 7:30 PM

The meeting was called to order by Chairman Coley Smith.

The roll was called with the following members present: Coley Smith Chairman; Carl Carlson; Thurlow Bryant, Manager; Eddie G. Cole, Secretary; Clair Weeks; Jay Campbell.

Minutes of the previous meeting were read and approved.

Mr. Thurlow Bryant gave a financial report and reported that the cash balance was approximately \$3900. Manager Bryant stated that he anticipated approximately \$3000 at the end of December which would be \$1500 better than the previous year. Mr. Bryant reported more vacancies in permanent homes than in the previous year. Manager Bryant reported on the rent write-offs and stated that the total write-offs in 1958 would be \$239.26 on the homes and \$850 on the row shelters. Net loss of rent write-offs total \$1063.88.

Mr. Carl Carlson made a motion that this amount be written off as bad rent and made an official part of these minutes. The motion was seconded by Skeet Weeks. Passed.

Mr. Bryant reported that we had received a tax exemption for 1958.

Manager Bryant gave a report on the proposed budget for 1959. He stated that rather than give a slight increase in wages in 1959, that it might be advisable for the Housing Authority assume the responsibility of Blue Cross for these people. After considerable discussion a motion by Carl Carlson seconded by Skeet Weeks that the Housing Authority participate in the Blue Cross Program. Passed.

Question as to whether or not rent should be raised was discussed.

Manager Bryant suggested that we do not raise the rent at the Farm Labor Camp this year.

A motion by Carl Carlson seconded by Skeet Weeks that the budget be accepted as presented.

Mr. Jay Campbell read a letter from the United States Attorney regarding in lieu of tax payment, and reported on his meeting with the United States Attorney. He suggested that Mr. Peter J. Boyd be retained as Attorney regarding this matter.

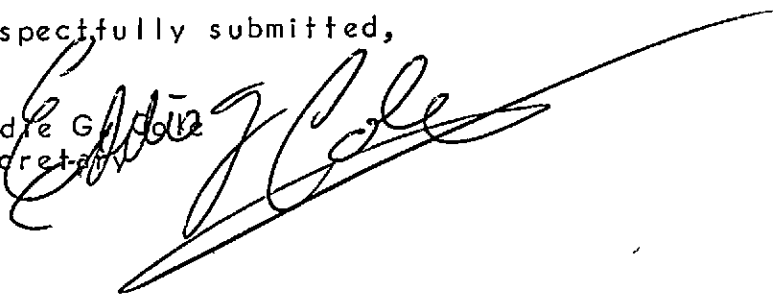
Mr. Campbell was instructed to carry through with Mr. Boyd.

It was pointed out that a vacancy now exists on the Housing Authority Board. After considerable discussion Chairman Coley Smith was instructed to talk to several people concerning this vacancy.

There being no further official business the meeting was adjourned.

Respectfully submitted,

Eddie G. Cole
Secretary





MINUTES OF SPECIAL MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
NOVEMBER 30, 1959
CHAMBER OF COMMERCE OFFICE

A special meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 30th day of November 1959, at 7:30 P. M. at the Chamber of Commerce office in the City of Caldwell, Idaho.

The roll was called and following members were present:

Vice Chairman - Clair Weeks
Carl Carlson
Jay Campbell
Max Becker

Absent - Peter Boyd

Financial Report: Financial reports of the Farm Labor Camp were presented and reviewed.

The past due accounts of the camp for the year totaling \$649.05 were reviewed and upon motion by Mr. Campbell, seconded by Mr. Becker, and carried, were written off to collection loss account and the list authorized as part of the minutes.

Increased rents: Thurlow Bryant reported on the maintenance and care of the camp, pointing out the necessity of a slight increase in rentals because of increased costs.

Upon motion by Mr. Carlson, seconded by Mr. Campbell and carried, the following rental rates were authorized effective March 1, 1960:

Homes and apartments increased \$2.00 per month bringing the basic rent on the homes to \$35.00 per month.
Row Shelter rooms increased \$.35 per week bringing the basic rent on the row shelter rooms to \$5.25 per week.

Budget: The 1960 budget was presented and upon motion, duly seconded and carried was approved. This budget included approximately a 4% raise in wages for employees.

Officers elected: The following officers were elected for the ensuing year:

Max Becker, Chairman
Clair Weeks, Vice-Chairman

Meeting of Commissioners: It was decided that the Housing Authority would meet on the 3rd Monday of each month instead of the 2nd Tuesday as has been done in the past.

Tax Exemption: Thurlow Bryant reported that the labor camp was again exempt from taxes by the County Commissioners.

There being no further business the meeting was adjourned.

Eddie G. Cole, Secretary

MINUTES OF SPECIAL MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
MARCH 17, 1960
MIDDLETON, LEARNED AND SMITH OFFICES

A special meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 17th day of March 1960, at 7:30 P. M. at the offices of Middleton, Learned & Smith, in the city of Caldwell, Idaho.

The roll was called and the following members were present:

Chairman -	Max Becker
	Carl Carlson
	Peter J. Boyd
	Jay Campbell

Members absent:

Clair Weeks

Chairman Max Becker presiding, minutes of the previous meeting were read and approved as read.

Executive Secretary: Commissioner Campbell nominated Thurlow Bryant as executive secretary, seconded by Commissioner Boyd. There being no further nominations a motion was made, seconded and carried instructing the secretary to cast a unanimous ballot for Thurlow Bryant as executive secretary.

Oath of office: Oaths of office of new members, Commissioners Becker and Boyd were signed and placed on file.


Financial reports: Financial reports of the Farm Labor Camp were presented and reviewed briefly.. Also presented was the 1959 Audit report of the Farm Labor Camp.

Housing Authority Trust Fund: A motion was made by Commissioner Boyd, seconded by Commissioner Carlson and carried authorizing investment of \$6500.00 of the Trust Fund in short term government securities and the balance of the fund, \$791.15, be turned over to the Chamber of Commerce for purchase of new office equipment for their new offices. Chairman Becker was authorized to take care of this matter.

Borrowing money for Labor Camp: A motion was made by Commissioner Campbell, seconded by Commissioner Boyd and carried authorizing borrowing of \$2500.00 from the Idaho First National Bank, and the secretary was instructed to prepare the proper resolution.

Meeting Place: A motion was made by Commissioner Carlson, seconded by Commissioner Boyd and carried that meetings of the Housing Authority be held at the offices of Middleton, Learned & Smith.

It was moved by Commissioner Boyd, seconded by Commissioner Campbell that the meeting adjourn. Motion Carried.


Thurlow Bryant, Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
APRIL 18, 1960
MIDDLETON, LEARNED & SMITH OFFICE

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 18th day of April 1960, at 7:30 P. M. at the offices of Middleton, Learned & Smith, in the city of Caldwell, Idaho.

The roll was called and the following members were present:

Chairman - Max Becker
Carl Carlson
Jay Campbell
PETER J. BOYD

Members absent:

Clair Weeks
~~Peter J. Boyd~~

Chairman Max Becker presiding, minutes of the previous meeting were read and approved as read.

Financial Report: The financial report for the month of March for the Farm Labor Camp was presented and reviewed briefly.

Chairman Becker reported that he had discussed the investment of the \$6500.00 with Martin Warberg and would check further with him.

There being no further business to bring before the commissioners the meeting was adjourned.

Attest

ThurLOW Bryant
ThurLOW Bryant, Secretary

MINUTES OF SPECIAL MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
JULY 27, 1960

Special meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 27th day of July, 1960, at the offices of Middleton, Learned and Smith, in the city of Caldwell, Idaho.

The roll was called and the following members were present:

Chairman - Max Becker
Clair Weeks
Carl Carlson
Peter J. Boyd
Jay Campbell

The purpose of the meeting was to discuss tradein of Camp pickup. It was explained by the manager of the labor camp that the 1950 Chev. Pickup was in need of major expense and that it seemed best to trade the pickup in on a better one.

Leo J. Mason has a 1959 G. M. C. repossessed with milage of 7175 that he will sell for \$1750.00 allowing \$150.00 credit on old Chev.

Motion was made by Jay Campbell, seconded by Peter J. Boyd and carried that the trade be made and that the necessary financing be arranged with the Idaho First National Bank.

There being no further business the meeting was adjourned.

Attest-

ThurLOW Bryant

ThurLOW Bryant, Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
SEPTEMBER 19, 1960
Middleton, Learned and Smith Offices

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 19th day of September, 1960, at 7:30 P. M. at the offices of Middleton, Learned and Smith, in the City of Caldwell, Idaho.

The roll was called and the following members were present:

Chairman - Max Becker
Carl Carlson
Jay Campbell
Peter J. Boyd

Member absent:

Clair Weeks

Chairman Max Becker presiding, minutes of the last regular meeting and special meeting read and approved as corrected.

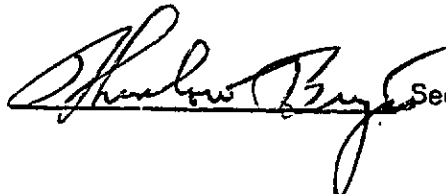
Financial Reports: The financial reports for the months of May, June, July and August were reviewed briefly.

Fire: Report was made on fire which destroyed a five car garage by home 17. Fire occurred at about 8:00 P. M. on September 6, 1960. Middleton and Caldwell fire departments assisted in keeping fire from spreading.

Department of Public Health: A report was given of the inspection on August 11, 1960, by C. J. Hammond, State Sanitarian. Attention was called to necessity of changes to be made in sewage disposal. Probably will entail use of chlorinator and open pit type disposal. The engineer from the state is to make recommendations.

There being no further business meeting was adjourned.

Attest:

 Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
OCTOBER 17, 1960
Middleton, Learned and Smith Offices

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 17th day of October, 1960, at 7:30 P. M. at the offices of Middleton, Learned and Smith, in the City of Caldwell, Idaho.

The roll was called and the following were present:

Chairman - Max Becker
Carl Carlson
Jay Campbell
Peter J. Boyd

Member absent:

Clair Weeks

Chairman Max Becker presiding, minutes of the last regular meeting was read and approved as read.

Financial Report: The financial report for the month of September was presented and reviewed briefly.

Oath of Office: Jay Campbell signed oath of office for his five year appointment to the commission.

Middleton Rural Fire District: It was decided not to petition the Middleton Rural Fire District at this time but if services could be rendered on a call basis some arrangement might be made.

Public Health Recommendations for sewage disposal: Construction of a sewage lagoon with a minimum of three acres of space is the recommendation of the Health Department. The manager will proceed with further discussions with public health on plans for such disposal.

There being no further business meeting was adjourned.

Attest:

 Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO

OCTOBER 17, 1960

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
NOVEMBER 21, 1960
Middleton, Leanned and Smith Offices

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 21st day of November, 1960, at 7:30 P. M. at the offices of Middleton, Leanned and Smith, in the City of Caldwell, Idaho.

The roll was called and the following members were present:

Chairman - Max Becker
Carl Carlson
Jay Campbell
Peter J. Boyd

Member absent:

Clair Weeks

Chairman Max Becker presiding, minutes of the last regular meeting were read and approved..

Financial Report: The financial report for the month of October was reviewed briefly.

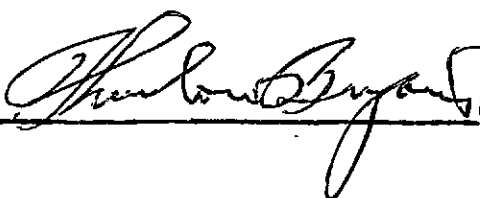
Sewer Disposal Lagoon: The manager reported conference with Public Health Engineer relative to sewer project and will continue consultation with the department to arrive at workable project.

Write-off of accounts: Upon motion by Commissioner Boyd, seconded by Commissioner Carlson, \$1301.96 of delinquent accounts and \$62.28 of credit balances, were charged off to Profit and Loss account. Motion carried. The net loss on homes and row shelters for the year \$1239.68. The accounts are shown in separate listing.

Budget for 1961: The budget for the 1961 operation was presented and upon motion by Commissioner Carlson, seconded by Commissioner Campbell, was approved by vote of the commissioners. Copy of the new budget will be filed with the minutes.

There being no further business the meeting was adjourned.

Attest:

 Secretary

MINUTES OF SPECIAL MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
JANUARY 24, 1961

A special meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 24th day of January 1961.

The roll was called and the following members were present:

Chairman - Max Becker
Peter J. Boyd
Jay Campbell

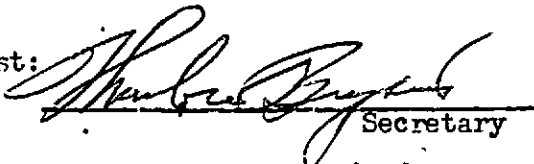
Members absent:

Clair Weeks
Carl Carlson

Authorization was given to engage the services of the firm of Eaton and Gray to construct a lagoon type sewer pool with a water service area of $1\frac{1}{2}$ acres at a cost of \$1250.00 for the dirt work. About 9000 yards of dirt has to be moved. Authorization to fence the pool and construct the necessary inlet and outlet was also given.

There being no further business the meeting was adjourned.

Attest:


Secretary

MINUTES OF REGULAR MEETING OF THE HOUSING
HOUSING AUTHORITY OF THE CITY OF CALDWELL,
IDAHO, February 20, 1961
Middleton, Learned and Smith Offices

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 20th day of February, 1961, at 7:15 P. M. at the offices of Middleton, Learned and Smith, in the City of Caldwell, Idaho.

The roll was called and the following were present:

Acting Chairman - Jay Campbell
Carl Carlson
Peter J. Boyd

Members absent:

Clair Weeks
Max Becker

Acting chairman Jay Campbell presiding, minutes of the last meeting were read and approved.

Financial Reports: The financial reports for the months of November, December and January were reviewed briefly.

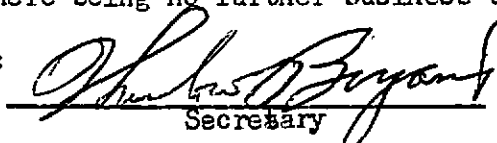
Tax exempt: The manager reported we were exempt from taxes for 1960.

Sewer Lagoon: The manager reported that Eaton and Gray had finished the sewer pool and that it was now being fenced and finished up.

Authorized Borrowings: Motion made by Commissioner Boyd, seconded by Commissioner Carlson and carried that the manager be authorized to borrow up to \$4000.00 and the necessary resolution be furnished the Idaho First National Bank.

There being no further business the meeting was adjourned.

Attest:


Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
JUNE 19, 1961
Middleton, Learned and Smith Offices

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 19th day of June, 1961, at 7:00 P.M. at the offices of Middleton, Learned and Smith, in the City of Caldwell, Idaho.

The roll was called and the following members were present:

Chairman -	Max Becker
Vice-Chairman	Clair Weeks
	Jay Campbell
	Carl Carlson
	Peter J. Boyd

Members absent:

None

Chairman Max Becker presiding, minutes of the last regular meeting were read and approved.

Financial Reports: The financial reports for the months of February, March, April and May were reviewed briefly. In cash collections it was reported we were ahead of last year by something over \$3000.00.

Black Canyon Construction charges: The manager reported that the Black Canyon Irrigation District Construction charges were now paid all but \$8.77. This will relieve the camp of some \$180.00 annual charge that has been paid. Total construction charges for the 80.7 acres owned by the Housing Authority totaled \$6192.33.

Report on Sewer: The sewer pool is in use and OKed by the Dept. of Public Health.


Fire Loss: It was reported that the storage sheds (two of them) were destroyed by fire about 7:45 P. M. on May 23, 1961. Insurance coverage \$1600.00 with loss payable to Federal Government. Check will be sent along when received.

Time Deposit: Report was given by Max Becker.

Laws pertaining to Housing Authorities: Peter J. Boyd said he would make a study of the new law affecting Housing Authorities when printed laws were made available.

There being no further business the meeting was adjourned.

Attest:

 Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
September 18, 1961
Middleton, Learned and Smith Offices

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 18th day of September, 1961, at 7:00 P. M. at the offices of Middleton, Learned and Smith, in the City of Caldwell, Idaho.

The roll was called and the following members were present:

Jay Campbell
Peter J. Boyd
Carl Carlson

Members absent:

Max Becker
Clair Weeks

Commissioner Jay Campbell presiding, minutes of last regular meeting were read and approved.

Financial Reports: The financial reports for June, July and August were distributed to the commissioners.

Government Payment: Upon motion by Commissioner Boyd, seconded by Commissioner Carlson, final payment of \$788.39 was authorized to be paid the government on contract (LC-36)d-5 purchase of barns. The motion carried. This represented payment of \$778.66 on principal and \$9.73 interest to date.

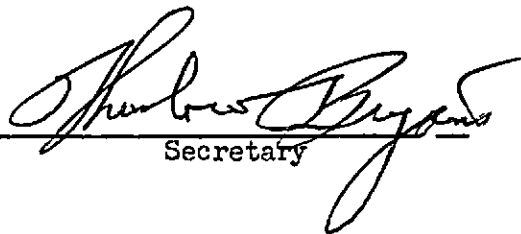
Wage increase: Upon motion by Commissioner Carlson, seconded by Commissioner Boyd and carried the wages for the employees at the labor camp were established as follows: hourly workers increased 7 ¢ an hour to \$1.37, T. C. Bryant's salary to \$417.00 per mo. and the manager to \$630.00 per month, effectively immediately. This represented approximately a five per-cent increase.

At this time Chairman Becker arrived at the meeting and concurred in the above actions.

Fire at Camp: The manager reported the a small fire on the roof of home 42 occurred on 7-28-61. Was immediately put out and only a few shingles were required for repairs.

There being no further business to come before the commissioners the meeting was adjourned.

Attest


Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
OCTOBER 16, 1961
Middleton, Learned and Smith Offices

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 16th day of October, 1961, at 7:30 P.M. at the offices of Middleton, Learned and Smith, in the City of Caldwell, Idaho.

The roll was called and the following members were present:

Chairman - Max Becker
Jay Campbell
Peter J. Boyd

Members absent:

Clair Weeks
Carl Carlson

Chairman Max Becker presiding, minutes of the last regular meeting were read and approved.

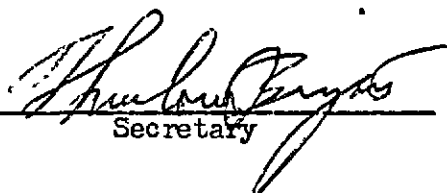
Financial Report: The financial report for the month of September was reviewed.

Government Payment: The manager reported that the final payment on the barns was made September 20, 1961, in the amount of \$788.39, and that the release of mortgage has been put of record.

Signature on checks: Upon motion by Commissioner Boyd, seconded by Commissioner Campbell and carried, any Commissioner be authorized to co-sign with the manager checks drawn on funds of the Housing Authority.

There being no further business Commissioner Boyd moved that the meeting adjourn. Seconded by Commissioner Campbell and carried.

Attest:


Secretary

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MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
NOVEMBER 20, 1961

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 20th day of November, 1961, at 7:00 P. M. at the offices of Middleton, Learned and Smith, in the City of Caldwell, Idaho.

The roll was called and the following members were present:

- Vice Chairman- Clair Weeks
Peter J. Boyd
Jay Campbell
Carl Carlson

Member absent:

Chairman- Max Becker

Vice-Chairman Clair Weeks presiding, minutes of the last regular meeting were read and approved.

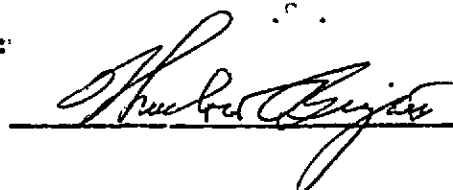
Financial Report: The financial report for the month of October was reviewed.

Collection Losses: Upon motion by Commissioner Campbell, seconded by Commissioner Carlson, and carried, \$1079.10 of delinquent accounts and \$31.50 credit balances, were charged off to Profit and Loss account. The net loss on homes and row shelters for the year \$1047.60.

Budget for 1962: The budget for the 1962 operation was presented and upon motion by Commissioner Boyd, seconded by Commissioner Carlson, was approved by vote of the commissioners. Copy of the new budget will be filed with the minutes.

There being no further business the meeting was adjourned.

Attest:

 Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
FEBRUARY 19, 1962
Middleton, Learned and Smith Offices

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 19th day of February, 1962, at 7:30 P. M. at the offices of Middleton, Learned and Smith, in the City of Caldwell, Idaho.

The roll was called and the following members were present:

Vice-Chairman - Clair Weeks
Jay Campbell
C. M. Carlson

Members absent:

Peter J. Boyd
Max Becker

Vice-Chairman presiding, minutes of the last regular meeting were read and approved.

Financial Reports: The financial reports for November 1961, the Annual Report ending December 31, 1961, and the January 1962 report were reviewed.

Commissioner's oath of office: C. M. Carlson signed the commissioner's oath of office, he having been appointed January 18, 1962, for a five year term.


Retirement age: Thurlow Bryant reported that one of the employees was approaching age 65 and brought up the matter of retirement since no policy had been previously adopted. It was the consensus of opinion that the matter be left negotiable.

Public Health Requirements: Three items were requested by Public Health - 1. Additional drinking fountains of an approved angle jet type be installed in the camp. 2. Hot water for hand washing be provided, which would require installation of three hot water tanks in the comfort stations. 3. Better maintenance of the sewage lagoon. We have had the county treat the banks to kill all growth.

Borrowing Money: Upon motion by commissioner Carlson, seconded by commissioner Campbell, and carried, the manager be authorized to arrange for borrowings the same as last year and that the proper resolution be furnished the bank authorizing same.

There being no further business the meeting was adjourned.

Attest:


Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
MAY 21, 1962
Middleton, Learned and Smith Offices

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 21st day of May, 1962, at 7:30 P. M. at the offices of Middleton, Learned and Smith, in the City of Caldwell, Idaho.

The roll was called and the following members were present:
Chairman - Max Becker
Peter J. Boyd
C. M. Carlson

Members absent:
Clair Weeks
Jay Campbell

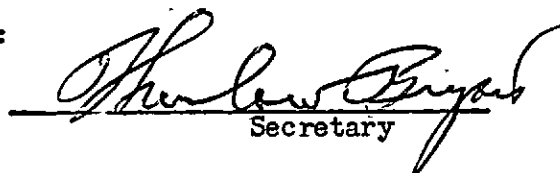
Chairman Max Becker presiding, minutes of the last regular meeting were read and approved.

Financial Reports: The financial reports for February and March were reviewed.

Camp operation: The manager reported that the hot water heaters had been installed in the comfort stations, drinking fountains had arrived but not yet installed and a recent inspection by public health had only minor criticisms of operations.

There being no further business the meeting was adjourned.

Attest:


Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
JUNE 18, 1962

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 18th day of June, 1962, at 7:30 P. M. at the offices of Middleton, Learned and Smith, in the City of Caldwell, Idaho.

The roll was called and the following members were present:
Vice-Chairman - Clair Weeks
Jay Campbell
C. M. Carlson

Members absent:
Peter J. Boyd
Max Becker

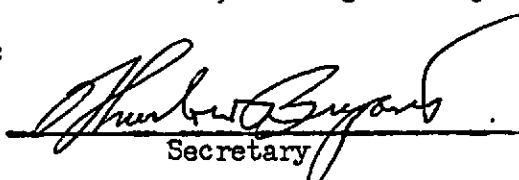
Vice-Chairman Clair Weeks presiding, minutes of the last regular meeting were read and approved.

Financial Reports: The financial reports for April and May were reviewed.

Camp Operation: The manager reported that we had now paid the bank loan of \$2500.00 with interest \$44.92. Occupancy for this time of year about normal. Operation for the year about \$1800.00 behind last year but still within budget.

Upon motion by Commissioner Carlson, seconded by Commissioner Campbell and carried, meeting was adjourned.

Attest:


Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
AUGUST 20, 1962
Middleton, Learned and Smith Offices

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 20th day of August, 1962, at 7:30 P. M. at the offices of Middleton, Learned and Smith, in the City of Caldwell, Idaho.

The roll was called and the following members were present:

Chairman -	Max Becker
Vice-Chairman	Clair Weeks
	Jay Campbell
	Peter J. Boyd
	C. M. Carlson

Chairman Max Becker presiding, minutes of the last regular meeting were read and approved.

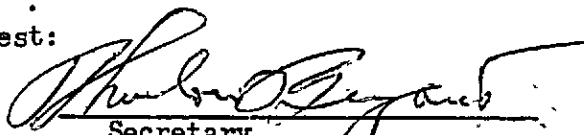
Financial Reports: The financial reports for June and July were reviewed.

Public Health: The manager reported periodic visits from the public health officials and that everything was O. K. at this time.

Sale of Barn: The manager reported possibility of sale of large barn. However, no fixed offer has yet been made.

There being no further business the meeting was adjourned.

Attest:


Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
November 19, 1962
Middleton, Learned and Smith Offices

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 19th day of November, 1962 at 7:30 P. M. at the offices of Middleton, Learned and Smith, in the City of Caldwell, Idaho.

The roll was called and the following members were present:

Chairman -	Max Becker
Vice-Chairman	Clair Weeks
	Jay Campbell
	Peter J. Boyd
	C. M. Carlson

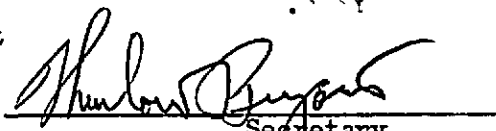
Chairman Max Becker presiding, minutes of the last regular meeting were read and approved.

Financial Reports: The financial reports for August, September and October were reviewed and upon motion by Commissioner Boyd, seconded by Commissioner Carlson were accepted.

Collection Losses: Upon motion by Commissioner Boyd, seconded by Commissioner Campbell, and carried, \$1734.29 of delinquent accounts and \$45.02 credit balances, were charged off to Profit and Loss accounts. The net loss on homes and row shelters for the year \$1689.27.

Upon motion by Commissioner Boyd, seconded by Commissioner Weeks and carried, meeting was adjourned.

Attest


Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
December 17, 1962
Ernst and Ernst Offices

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 17th day of December, 1962, at 7:30 P. M. at the offices of Ernst and Ernst, in the city of Caldwell, Idaho.

The roll was called and the following members were present:

-Vice- Chairman	Clair Weeks
	Jay Campbell
	Peter J. Boyd
	C. M. Carlson

Members absent:

Max Becker

Vice-Chairman Clair Weeks presiding, minutes of the last regular meeting were read and approved.

Financial Report: The financial report for the month of November was reviewed.

Budget for 1963: The budget for 1963 was presented by the manager and upon motion by Commissioner Carlson, seconded by Commissioner Boyd, and carried, was adopted.

Adjournment: There being no further business the meeting was adjourned.

Attest:

Arthur Boyd
Secretary

HOUSING AUTHORITY OF THE CITY OF CALDWELL

FARM LABOR CAMP

BUDGET 1963

	Budget 1962	End of 11 mo. 1962	Budget 1963
INCOME			
(3115) Dwelling Rent	\$40,500.00	\$41,295.20	\$42,000.00
(3390) Non-Dwelling Rent	1,200.00	1,376.00	1,200.00
(3595) Other Project Income	300.00	1,134.29	800.00
	<u>\$42,000.00</u>	<u>\$43,805.49</u>	<u>\$44,000.00</u>
EXPENSE			
(4115) Management Salaries	\$ 8,250.00	\$ 7,315.20	\$ 8,300.00
(4190) Other Management Expense	700.00	538.25	700.00
(4310) Water, Irrigation	450.00	488.59	525.00
(4320) Electricity	2,500.00	2,832.56	3,000.00
(4340) Fuel and Heating Supplies	900.00	621.27	900.00
(4350) Heating Labor	1,600.00	1,322.05	1,650.00
(4496) R. M. & R. Labor	13,000.00	12,696.50	13,500.00
(4497) R. M. & R. Materials	5,500.00	7,714.81	6,150.00
(4498) R. M. & R. Contract Work	1,300.00	1,265.00	1,300.00
(4710) Insurance	650.00	500.00	650.00
(4720) Payment in Lieu of Taxes	2,000.00	1,500.00	2,000.00
(4740) Contributions to Retirement Funds	700.00	588.13	825.00
(4770) Collection Losses	1,000.00	1,460.42	1,200.00
(4795) Other Project Income (U.C. & Blue X)	875.00	1,224.54	1,300.00
(7515) Replacement of Equipment	2,200.00	1,614.57	1,500.00
	<u>\$41,625.00</u>	<u>\$41,681.89</u>	<u>\$43,500.00</u>
(7010) Operating Reserve	375.00		500.00
	<u>\$42,000.00</u>	<u>\$41,681.89</u>	<u>\$44,000.00</u>

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
January 21, 1963

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 21st day of January, 1963, at 7:30 P. M. at the offices of Ernst and Ernst, in the City of Caldwell, Idaho..

The roll was called and the following members were present:

Chairman -	Max Becker
Vice-Chairman -	Clair Weeks
	Jay Campbell
	Peter J. Boyd

Member absent:

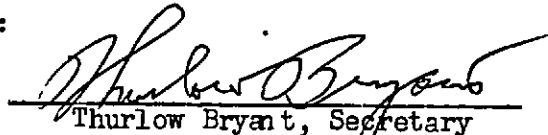
C. M. Carlson

Chairman Max Becker presiding, minutes of the last regular meeting were read and approved.

Financial Reports: The year end report for 1962 was presented and discussed.

There being no further business the meeting was adjourned.

Attest:


Thurlow Bryant, Secretary

MINUTES OF SPECIAL MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO

February 26, 1963

A special meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 26th day of February, 1963, at 7:30 P. M. at the offices of Ernst and Ernst, in the City of Caldwell, Idaho.

The roll was called and the following members were present:

Chairman -	Max Becker
Vice-Chairman	Clair Weeks
	Jay Campbell
	Peter J. Boyd
	C. M. Carlson

Absent: None

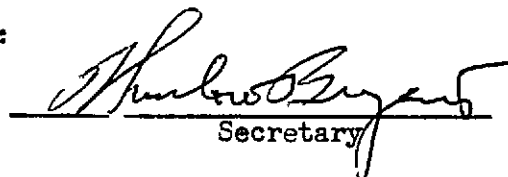
Chairman Max Becker presiding, minutes of the last regular meeting were read and approved.

Financial Report: The financial report for the month of January was reviewed.

Time Deposit Funds: Upon motion by Commissioner Weeks, seconded by Commissioner Carlson and carried, transfer of \$6000.00 from Time Deposit Funds to the Caldwell Chamber of Commerce to be used for industrial site purchases was authorized, transfer to be made on or about May 22, 1963.

Upon motion by Commissioner Boyd, seconded by Commissioner Weeks and carried, meeting was adjourned.

Attest:


Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
March 18, 1963

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 18th day of March, 1963, at 7:30 P. M. at the offices of Ernst and Ernst, in the City of Caldwell, Idaho.

The roll was called and the following members were present:

Chairman -	Max Becker
Vice-Chairman	Clair Weeks
	Peter J. Boyd
	C. M. Carlson

Member absent:

Jay Campbell

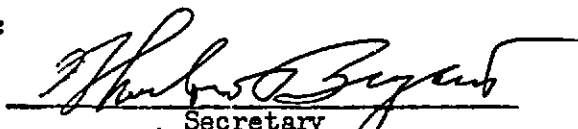
Chairman Max Becker presiding, minutes of the last regular meeting were read and approved.

Financial Report: The financial report for the month of February was reviewed.

Authorized Borrowings: Motion by Commissioner Boyd, seconded by Commissioner Weeks and carried that the manager be authorized to borrow up to \$4000.00 and the necessary resolution be furnished the Idaho First National Bank.

Upon motion by Commissioner Boyd, seconded by Commissioner Weeks and carried, meeting was adjourned.

Attest:


Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
MAY 20, 1963

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 20th day of May 1963, at 7:30 P. M. at the offices of Ernst and Ernst, in the City of Caldwell, Idaho.

The roll was called and the following members were present:

Chairman -	Max Becker
Vice Chairman -	Clair Weeks
	Peter J. Boyd
	C. M. Carlson

Member Absent:

Jay Campbell


Chairman Max Becker presiding, minutes of the last regular meeting were read and approved.

Financial Reports: The financial reports for the months of March and April were read and approved.

Unemployment Compensation: The manager called attention to law passed by Thirty-Seventh Session of the Idaho Legislature exempting public instrumentalities other than the State of Idaho from employment covered by the Employment Security Law. It becomes effective May 19, 1963. It has not been determined yet whether participation will be permitted on a voluntary basis as was done prior to the mandantory law enacted by the 36th legislative session. On April 20th we indicated our willingness to participate on a voluntary basis.

Upon motion by Commissioner Boyd, seconded by Commissioner Weeks and carried, meeting was adjourned.

Attest:


Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
JULY 15, 1963

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 15 th day of July, 1963, at 7:30 P. M. at the offices of Boyd and Gigray, in the City of Caldwell, Idaho.

The roll was called and the following members were present:

Chairman -	Max Becker
	Carl Carlson
	Peter J. Boyd

Members absent:

Jay Campbell
Clair Weeks

Chairman Max Becker presiding, minutes of the regular meeting of May 20, 1963, were read and approved.

Financial reports: The financial reports for the months of May and June were reviewed.

Appointments: Thru the chairman, Max Becker, the following recommendations were to be made to the mayor for appointment to the commissions: Cal Burns, for the unexpired term of Jay Campbell, whose term expires May 1, 1965. Peter J. Boyd, whose term expires ~~May 1, 1963~~ ^{out} May 1, 1963, for a five year term expiring May 1, 1968. The expiration day of the other members are as follows: Clair Weeks, May 1, 1964; C. M. Carlson, May 1, 1966, and Max Becker, May 1, 1967.

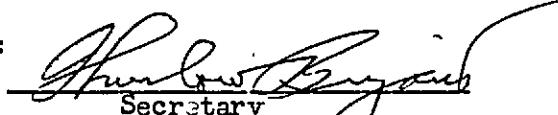
It was reported by the manager that we would continue participation in Unemployment Compensation on a voluntary basis.

It was reported by the manager that the bank loan and the payment in lieu of taxes to the school district had now been paid.

It was also reported that the transfer of special funds had been made and that there remained a balance of \$676.00, which was being carried in the general fund.

There being no further business the meeting was adjourned.

Attest:


Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
AUGUST 19, 1963

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 19th day of August, 1963, at 6:30 P. M., at the Saratoga Hotel in the city of Caldwell, Idaho.

The roll was called and the following members were present:

Chairman -	Max Becker
Vice-Chairman	Clair Weeks
	Peter J. Boyd
	Carl Carlson
	Cal Burns

Members absent - None

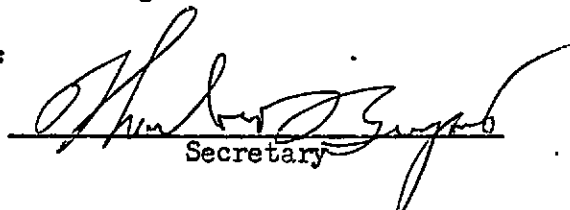
Chairman Max Becker presiding, minutes of the regular meeting of July 15, were read and approved.

Financial Report: The financial report for July was reviewed and upon motion by Commissioner Weeks, seconded by Commissioner Boyd was accepted and approved.

The members present expressed appreciation to Commissioner Boyd for an excellent steak dinner.

There being no further business the meeting was adjourned.

Attest:


Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
SEPTEMBER 16, 1963

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The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 16th day of September, 1963, at 7:30 P. M. at the offices of Ernst and Ernst in the City of Caldwell, Idaho.

The roll was called and the following members were present:

Chairman -	Max Becker
Vice-Chairman	Clair Weeks
-	Peter J. Boyd
	Carl Carlson
	Cal Burns

Members absent - None

Chairman Max Becker presiding, minutes of the regular meeting of August 19, were read and approved.

Financial Report: The financial report for August was reviewed and upon motion by Commissioner Weeks, seconded by Commissioner Boyd was accepted and approved.

Manager Thurlow Bryant reported that occupancy at the camp was down about 35 rooms for this time of year indicating that automation is somewhat lessening the need for workers and should this trend continue will pose a problem budgetwise.

There being no further business the meeting was adjourned.

Attest:

Thurlow Bryant
Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
NOVEMBER 18, 1963

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 18th day of November, 1963, at 7:30 P. M. at the offices of Ernst and Ernst in the City of Caldwell, Idaho.

The roll was called and the following members were present:

Chairman -	Max Becker
Vice-Chairman	Clair Weeks
	Peter J. Boyd
	Carl Carlson
	Cal Burns

Members absent - None

Chairman Max Becker presiding, minutes of the regular meeting of September 16th, were read and approved.

Financial Reports: The financial reports for September and October were reviewed and approved.

Upon motion by Commissioner Boyd, seconded by Commissioner Carlson and carried the meeting was adjourned.

Attest:

Thurlow Bryant
Secretary

	Date of Exp. of Term
* Colby Smith	
Clair Weeks	5-1-58
Jay Campbell	5-1-59
C. M. Carlson	5-1-60
* R. F. Dunlop	5-1-61
	5-1-62

Pete Boyd
Max Becker

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
DECEMBER 16, 1963

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 16th day of December, 1963, at 7:30 P. M. at the offices of Burns and Swanson, in the city of Caldwell, Idaho.

The roll was called and the following members were present:

Chairman	Max Becker
Vice-Chairman	Clair Weeks
	C. M. Carlson
	Calvin E. Burns

Members absent:

Peter J. Boyd

Chairman Max Becker presiding, the financial report for November was reviewed.

Budget for 1964: The budget, which included an approximate 3% raise for all employees of the housing authority, was discussed and upon motion by Commissioner Carlson, seconded by Commissioner Burns was adopted.

Collection Losses: Upon motion by Commissioner Weeks, seconded by Commissioner Burns, and carried, accounts in the amount of \$1000.99 were charged off to Profit and Loss.

Signatures for Checks: The usual bank resolution authorizing the manager and any one of the five commissioners to sign checks was approved and the secretary authorized to deliver same to the bank.

Row Shelter Rents: Upon motion by Commissioner Carlson, seconded by Commissioner Weeks and carried, row shelter rent was increased from the present \$5.25 per week to \$5.60 per week.

Adjournment: There being no further business the meeting was adjourned.

Attest:

Shirley Boyd
Secretary

HOUSING AUTHORITY OF THE CITY OF CALDWELL

FARM LABOR CAMP

BUDGET 1964

	Budget 1963	End of 11 mo. 1963	Budget 1964
INCOME			
(3115) Dwelling Rent	\$42,800.00	\$39,180.00	\$40,700.00
(3390) Non-Dwelling Rent	1,200.00	1,496.00	1,500.00
(3595) Other	800.00	677.00	800.00
	<u>\$44,800.00</u>	<u>\$41,353.00</u>	<u>\$43,000.00</u>
EXPENSE			
(4115) Management Salaries	\$ 8,300.00	\$ 7,535.00	\$ 8,450.00
(4190) Other Management Expense	700.00	581.00	700.00
(4910) Water, Irrigation	525.00	498.00	500.00
(4320) Electricity	3,000.00	3,165.00	3,200.00
(4340) Fuel and Heating Supplies	900.00	751.00	900.00
(4350) Heating Labor	1,650.00	1,649.00	1,650.00
(4496) R. M. & R. Labor	13,500.00	12,025.00	13,500.00
(4497) R. M. & R. Materials	6,150.00	7,465.00	6,150.00
(4498) Contract Work	1,300.00	1,290.00	1,300.00
(4710) Insurance	650.00	407.00	650.00
(4720) Payment in Lieu of Taxes	2,800.00	2,000.00	1,500.00
(4740) Contribution to Retirement	825.00	667.00	850.00
(4770) Collection Losses	1,200.00	(117.00)	1,000.00
(4795) Other Project Expense			
U. G. and Blue Cross	1,300.00	1,210.00	1,350.00
(7515) Replacement of Equipment	1,500.00	811.00	1,000.00
	<u>\$43,500.00</u>	<u>\$39,937.00</u>	<u>\$42,700.00</u>
(7910) Operating Reserve	500.00		500.00
	<u>\$44,000.00</u>		<u>\$43,000.00</u>

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
MARCH 16, 1964

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 16th day of March, 1964, at 7:00 P. M. at the offices of Burns and Swenson, in the city of Caldwell, Idaho.

The roll was called and the following members were present:

Chairman	Max Becker
Vice-Chairman	Clair Weeks
	C. M. Carlson
	Peter J. Boyd

Member absent:

Cal Burns

Financial Statements: The financial statements for Dec. 1963; and for Jan. and Feb., 1964, were presented.

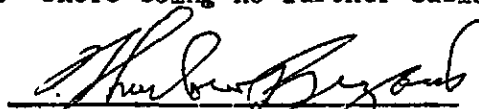
Fire Protection: Upon motion by Commissioner Carlson, seconded by Commissioner Weeks the manager was authorized to negotiate with the Middleton Fire Department for services for the sum of \$150.00 per year. The motion was carried. The plan was a proposal made to Mr. Becker by a representative of the Middleton Department.

Authorization to Borrow Money: Upon motion by Commissioner Weeks, seconded by Commissioner Carlson, and carried, the manager was authorized to borrow up to \$4000.00 from the Idaho First National Bank, and the necessary resolution be furnished the Bank.

Public Health: A letter from Public Health was read approving the Caldwell Labor Camp for the current year.

Adjournment: There being no further business the meeting was adjourned.

Attest:


Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
APRIL 20, 1964

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 20th day of April, 1964, at 7:00 P. M. at the offices of Burns and Swanson, in the city of Caldwell, Idaho.

The roll was called and the following members were present:

Chairman	Max Becker
Vice-Chairman	Clair Weeks
	Cal Burns
	Peter J. -Boyd

Member absent:

C. M. Carlson

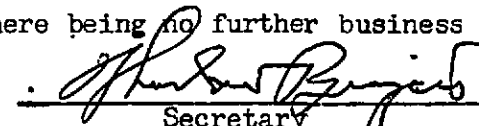
Financial Statement: The financial statement for March 1964 was reviewed.

Fire Protection: The manager reported that agreement was reached with the Middleton Fire Department for fire protection for the ensuing year for \$150.00 as of April 6, 1964. The check was drawn and would soon be delivered.

Manager Bryant said he had been asked to run for the legislature. The matter was discussed briefly and a meeting of the commissioners was to be held late r in the week to discuss the matter further.

There being no further business the meeting was adjourned.

Attest:


Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
JUNE 15, 1964

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 15th day of June, 1964, at 7:30 P. M. at the offices of Burns and Swanson, in the city of Caldwell, Idaho.

The roll was called and the following members were present:

Chairman	Max Becker
Vice-Chairman	Clair Weeks
	Calvin E. Burns
	C. M. Carlson
	Peter J. Boyd

Members absent - None

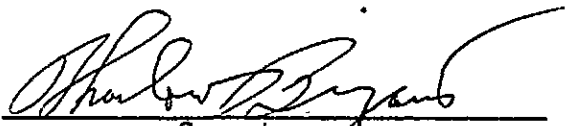
Chairman Max Becker presiding, minutes of the last regular meeting, April 20, 1964, were read and approved.

Financial Reports: The financial reports for April and May were presented and discussed.

Water in classroom. The matter of putting running water to one of the classrooms was discussed. One of the United Fund groups had suggested this be done and might pay for same. No authorization was made.

Upon motion by Commissioner Boyd, seconded by Commissioner Weeks and carried the meeting was adjourned.

Attest:


Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
AUGUST 17, 1964

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 17th day of August, at 7:00 P. M. at the office of the Farm Labor Camp.

The roll was called and the following members were present:

Vice-Chairman	Clair Weeks
	C. M. Carlson
	Calvin E. Burns

Members absent:

Peter J. Boyd
Chairman - Max Becker

Vice-Chairman Clair Weeks presiding, minutes of the last regular meeting, June 15, 1964, were read and approved.


Financial Reports: The financial reports for the months of June and July were presented and discussed.

Pump Trouble: The manager reported that considerable trouble with the pump was had starting the last week in June and until it was finally repaired the last week in July. The Parma Water Lifter people finally were called in and the pump was out for about 18 hours. We had standby water from the City of Caldwell for distribution around camp and for 15 hours were spreading out water. At all times we held water in the storage tank sufficient to take care of a small fire should one occur. As a matter of record the well is six inch casing with five inch inside casing and 27 bowls. 145 feet of pipe to the bowls. The well is now working in good shape and tests of the water have been sent in for bacteria and mineral content. Since the well has been recently worked on first tests might show bacteria but should not persist.

Project Inspection: Following the meeting a brief inspection of the project was made by the commissioners.

There being no further business the meeting was adjourned.

Attest:


Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
SEPTEMBER 21, 1964

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 21st day of September, 1964, at 7:30 P. M. at the office of Burns and Swanson, in the city of Caldwell, Idaho.

The roll was called and the following members were present:

Chairman	Max Becker
Vice-chairman	Clair Weeks
	Calvin E. Burns
	Peter J. Boyd
	C. M. Carlson

Members absent - None

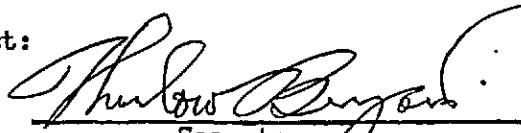
Chairman Max Becker presiding, minutes of the last regular meeting, August 17th, 1964, were read and approved.

Financial Report: The financial report for the month of August was presented and discussed.

Report on well: The manager reported that the well was working fine and had been since repairs were made by Parma Water Lifter Co.

There being no further business the meeting was adjourned.

Attest:


Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
OCTOBER 19, 1964

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 19th day of October, 1964, at 7:30 P.M. at the office of Burns and Swanson, in the city of Caldwell, Idaho.

The roll was called and the following members were present:

Chairman	Max Becker
Vice-Chairman	Clair Weeks
	Calvin E. Burns
	Peter J. Boyd
	C. M. Carlson

Members Absent - None


Chairman Max Becker presiding, minutes of the last regular meeting, September 21st, 1964, were read and approved.

Financial Report: The financial report for the month of September was presented and discussed.

November meeting: Upon motion by Commissioner Boyd, seconded by Commissioner Burns and carried, the next regular meeting of the Housing Authority, November 16, will be a dinner meeting at the Saratoga Hotel at 7:00 P.M.

Upon motion by Commissioner Boyd, seconded by Commissioner Carlson the meeting was adjourned.

Attest:


Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
NOVEMBER 17, 1964

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 17th day of November, 1964, at 6:30 P. M. at the Saratoga Hotel, in the City of Caldwell, Idaho.

The roll was called and the following members were present:

Chairman	Max Becker
Vice-Chairman	Clair Weeks
	Calvin E. Burns
	C. M. Carlson
	Peter J. Boyd

Members Absent: None

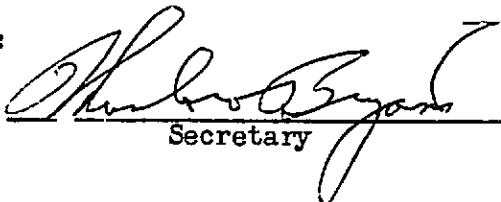
This being a dinner meeting the reading of the minutes of the last meeting was postponed till the next regular meeting.

Financial Report: The financial report for the month of October was given to each member. As of this date the finances of the labor camp are better than a year ago.

Since there were no immediate problems demanding attention the meeting was given over to the enjoyment of the New York Cuts and the pleasantries attending same.

Upon motion by Commissioner Boyd, seconded by Commissioner Weeks, and carried, the meeting was adjourned.

Attest:


Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
DECEMBER 21, 1964

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 21st day of December, 1964, at 7:00 P. M. at the offices of Gigray and Boyd, in the city of Caldwell, Idaho.

The roll was called and the following commissioners were present:

Chairman -	Max Becker
	Peter J. Boyd
	C. M. Carlson

Members absent:

Calvin E. Burns
Clair Weeks - Commissioner Weeks arrived just after the meeting closed.

Chairman Max Becker presiding, the minutes of the last regular meeting, of November 17, 1964, was read and approved.

The manager reported that we had received our tax exemption for the year 1964.

Financial report: The financial report for November was reviewed.

Budget for 1965: The budget, which includes a four cent an hour increase for all employees of the housing authority, was discussed and upon motion by Commissioner Boyd, seconded by Commissioner Carlson was adopted.

Collection losses: Upon motion by Commissioner Carlson, seconded by Commissioner Boyd, and carried, accounts in the amount of \$1831.53 were charged off to Profit and Loss.

December rentals: The manager reported that only between 30 and 35 homes were rented at this time which is quite a bit under a year ago. However, the income for the first 11 months was greater so that we were over our budget for income.

Health Department: Commissioner Becker reported that the Health Department wished to meet with the commissioners during Jan. or Feb.

Financial aid for Migrant Labor Housing: Commissioner Becker also reported that he had heard that there was a provision in the President's Poverty bill that might provide aid for migrant housing. Commissioner Boyd was asked to investigate this matter.

Adjournment: There being no further business upon motion by Commissioner Boyd, seconded by Commissioner Carlson and carried the meeting was adjourned.

Attest:

Shirley Boyd
Secretary

BUDGET AUTHORITY OF THE CITY OF CAMDEN

PAVILION CAMP

BUDGET 1965

	Budget 1964	End of 11 mo. 1964	Budget 1965
INCOME			
(3115) Dwelling Rent	\$40700.00	\$41188.56	\$42000.00
(3390) Non-Dwelling Rent	1500.00	1414.00	1500.00
(3595) Other	800.00	550.98	500.00
	<u>\$43000.00</u>	<u>\$43153.54</u>	<u>\$44000.00</u>
EXPENSES			
(4115) Management Salaries	8450.00	7720.00	8550.00
(4190) Other management expense	700.00	562.21	700.00
(4310) Water, Irrigation	500.00	472.10	475.00
(4320) Electricity	3200.00	3462.13	3200.00
(4340) Fuel and Heating Supplies	900.00	885.07	900.00
(4350) Heating Labor	1650.00	1606.00	1650.00
(4496) R. M. & R. Labor	13500.00	11452.90	13500.00
(4497) R. M. & R. Materials	6150.00	7313.63	7000.00
(4498) Contract Work	1300.00	1290.00	1300.00
(4710) Insurance	650.00	899.52	650.00
(4720) Payment in Lieu of Taxes	1500.00	1500.00	1500.00
(4740) Contribution to Retirement	850.00	625.20	850.00
(4770) Collection Losses	1000.00	(260.00)	1000.00
(4795) Other Project Expense			
U. C. & Blue Cross	1350.00	1249.87	1350.00
(7515) Replacement of Equipment	1000.00	1034.99	1000.00
	<u>\$42700.00</u>	<u>39815.62</u>	<u>43625.00</u>
(7010) Operating Reserve	300.00		375.00
	<u>\$43000.00</u>		<u>\$44000.00</u>

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
JANUARY 18, 1965

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 18th day of January, 1965, at 7:30 P. M. at the offices of Burns and Swanson, in the City of Caldwell, Idaho.

The roll was called and the following commissioners were present:

Chairman -	Max Becker
Vice-Chairman -	Clair Weeks
	Peter J. Boyd
	C. M. Carlson
	Calvin E. Burns

Members absent: None

Chairman Max Becker presiding, the minutes of the last regular meeting of December 21, 1964, were read and approved.

Financial report: The annual report for 1964 was presented and briefly reviewed.

Rental Rates: A new rent schedule was presented by the manager as follows:

48 homes -	\$37.50 per month
Apt. 1,2,3	30.00 per month
Apt. 4	28.00 per month
Apt. 5,6,7,8	26.00 per month
204 Row Shelter	
rooms -	5.95 per week

Upon motion by Commissioner Boyd, seconded by Commissioner Carlson and carried, the above rent schedule was adopted with effective date February 1, 1965.

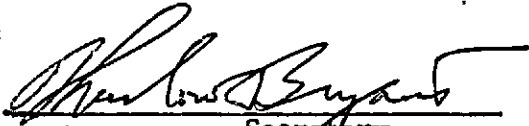
Bank Borrowings: Upon motion by Commissioner Weeks, seconded by Commissioner Burns and carried, the manager was authorized to borrow up to \$4000.00 and the necessary resolution by furnished the Idaho First National Bank.

Public Health: A representative of Public Health met with the commissioners for a few minutes at 8:00 P. M. He suggested a long term building program at the camp. He suggested stepping up our painting program and also wished us to investigate the possibility of chlorinating the affluent from our settling pond.

Personnel Change: The manager and Commissioner Becker reported to the commissioners that T. C. Bryant who has been with the Housing Authority since 1953 would be leaving in March and that suggestions for a successor for his position would be appreciated. It would be most helpful to employ someone who might possibly take over the management of the project at a later date.

Adjournment: Upon motion of Commissioner Boyd, seconded by Commissioner Weeks and carried the meeting was adjourned.

Attest:


Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
FEBRUARY 15, 1965

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 15th day of February, 1965, at 7:30 P. M. at the offices of Burns and Swanson, in the City of Caldwell, Idaho.

The roll was called and the following commissioners were present:

Chairman	-	Max Becker
Vice-Chairman	-	Clair Weeks
		Calvin E. Burns

Members absent:

C. M. Carlson
Peter J. Boyd

Chairman Max Becker presiding, the minutes of the last regular meeting of January 18th, 1965, were read and approved.

Financial Report: The financial report for the month of January was reviewed briefly.

The possibility of meeting with some of the prominent farmers served by the camp was discussed with the view in mind placing before them some of the problems facing the Housing Authority in maintaining the camp.

There being no further business to consider the meeting was adjourned.

Attest

Charles Bryant
Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
MARCH 15, 1965

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 15th day of March 1965, at 7:30 P. M. at the offices of Burns and Swanson, in the City of Caldwell, Idaho.

The roll was called and the following commissioners were present:

Chairman	-	Max Becker
Vice-Chairman		Clair Weeks
		C. M. Carlson
		Peter J. Boyd
		Calvin E. Burns

Members Absent - None

Chairman Max Becker presiding, the minutes of the last regular meeting of February 15, 1965, were read and approved.

Financial Report: The financial report for the month of February was reviewed briefly.

Maintenance Manager: Upon motion by Commissioner Boyd, seconded by Commissioner Carlson, and carried the position created by the resignation of T. C. Bryant, will be offered to Joe Eiguren, manager of the Homedale camp who had applied for the job. Salary range \$400. to \$425.

It was decided to invite several of the Notus farmers to the next regular meeting of the housing authority to discuss camp problems.

There being no further business to bring before the commissioners the meeting was adjourned.

Attest

Charles Bryant
Secretary

MINUTES OF REGULAR MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
APRIL 19, 1965

The regular meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 19th day of April, 1965, at 7:30 P. M. at the offices of Burns and Swanson, in the City of Caldwell, Idaho.

The roll was called and the following commissioners were present:

Chairman -	Max Becker
Vice- Chairman	Clair Weeks
	Calvin E. Burns
Members Absent - C. M. Carlson	Peter J. Boyd

Chairman Max Becker presiding, the minutes of the last regular meeting of March 15, 1965, were read and approved.

Economic Opportunity Act of 1964: Mr. C. Ben Reavis, Social Security Administrator and Mr. Orville Stafford, State administrator of the Economic Opportunity Act, were present and explained Act briefly. Mr. Reavis also explained the educational phases of the program.

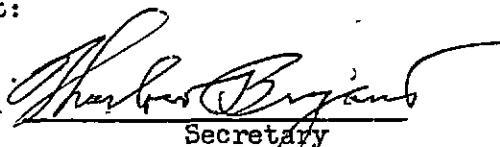
The following resolution was adopted:

Upon motion by Commissioner Weeks, seconded by Commissioner Burns, and carried, The Housing Authority of the City of Caldwell, Idaho, acting under the provisions of the Economic Opportunity Act of 1964, Title 3-B of Public Law 88-452 of the 88th Congress passed August 20, 1964, thru its chairman was authorized to request grant of \$250,000.00 from the Federal Government.

Notus Committee: The Notus Committee has requested a meeting with the commissioners and it will be arranged at an early date.

Adjournment: There being no further business the meeting was adjourned.

Attest:


Secretary

SPECIAL
MINUTES OF ~~REGULAR~~ MEETING OF THE
HOUSING AUTHORITY OF
THE CITY OF CALDWELL, IDAHO
APRIL 19, 1965

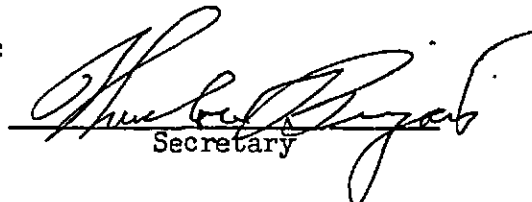
Special meeting of the Housing Authority of the City of Caldwell, Idaho, was held on the 26th day of April 1965, at 7:30 P. M. at the offices of Burns and Swanson, in the city of Caldwell, Idaho.

Notus Farm Labor Association: The purpose of the meeting was to meet with the Notus Committee. Messrs. Gus Linning, Earl Klahr, Herbert Hultz, Harold Iverson and Brooks Markwell represented the Committee. Commissioners present, Chairman Max Becker, Vice-Chairman Clair Weeks, C. M. Carlson and Cal Burns. Mr. Boyd had another meeting and could not be present.

Mutual problems of housing migrants were discussed and the Notus Committee indicated they hoped to start a fund to assist in financing necessary work at the labor camp to maintain the necessary standards.

There being no further business the meeting was adjourned.

Attest:


Secretary