

# RECORD OF PROCEEDINGS

100 LEAVES

## MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE PUEBLO CONSERVANCY DISTRICT

May 4, 1953

A Special Meeting of the Board of Directors of The Pueblo Conservancy District was held at the office of the District, 113 West Fifth Street, at 2:00 o'clock P. M. on May 4, 1953.

Directors Present: John M. Holmes, W. T. Mathis, Frank Pryor.

The minutes of the meeting of April 8, 1953, were read and approved.

Greene submitted records of Certificates cancelled by Court Decree where property has been acquired by Tax Title based on delinquent general taxes. Cancellation records submitted are numbered 75 to 77 inclusive, which are attached hereto and made a part hereof. Greene reported that to the best of his knowledge these cancellations were in order. Upon motion of Mr. Mathis, seconded by Mr. Holmes, the cancellation of taxes as shown on pink sheets Nos. 75 to 77 inclusive, were ratified and approved.

The following Vouchers were read and approved:

12115	First National Bank of Pueblo	\$100,000.00
12116	D. P. Ducey, Pres. Water Development Assn. of SE Colorado	477.89
12117	State Compensation Insurance Fund	5.00
12118	Mountain States Tel & Tel Co.	22.39
12119	Richard J. Des Jardins	137.50
12120	Charles M. Rose - Apr.	100.00
12121	John M. Holmes - Apr.	108.35
12122	Elbert D. Greene - Apr.	266.43
12123	Director of Internal Revenue	53.70
12124	John M. Holmes	10.00
12125	W. T. Mathis	10.00
12126	Frank Pryor	10.00

Mr. Holmes reported that this meeting had been called chiefly for the purpose of passing a Resolution authorizing the sale of the Labor Temple to the Labor Temple Association after the Conservancy District receives a Tax Deed on the property on or about May 20, 1953.

Since the last meeting of the Conservancy District Directors which was held on April 8, 1953, various representatives of the Labor Temple Association have met with various representatives of the Conservancy District regarding a method making it possible for the Labor Temple Association to make a deal with the Conservancy District to get the Labor Temple back after a Tax Deed is issued to the Conservancy District.

On May 3, 1953, a meeting was held at the office of the Conservancy District which was attended by O. E. McGuire, A. B. Chasteen, Elmer Pearson, Louis Brauer of the Labor Temple Association, A. T. Stewart, the Attorney for the Association; Greene and Holmes represented the Conservancy District and Charles M. Rose, Attorney for the Conservancy District. At this meeting an agreement was reached - the terms of the agreement being explained in a Resolution introduced by Mr. Holmes. The Resolution introduced by Mr. Holmes is as follows, to-wit:

THE PUEBLO CONSERVANCY DISTRICT

TAX CERTIFICATES LISTED BELOW HAVE  
BEEN CANCELLED BY COURT DECREE

R. C. No. 388

Plaintiff FRANK CESARIO

Docket No. 35508 Judgment Entered Mar. 28, 1953 Conservancy File No. 1532

Description of Property:

Lot 16, Block 3, Thatcher & Gast

CERTIFICATES CANCELLED

<u>Year</u>	<u>Cert. No.</u>	<u>Amount</u>	<u>Year</u>	<u>Cert. No.</u>	<u>Amount</u>
1926	56231	\$5.47			

All unpaid Conservancy taxes on this lot to and including the assessment for the year 1954 not represented by Certificates of Purchase are to be cancelled on the records of the County Treasurer.

Number Certs. Cancelled One Total Amount Cancelled \$ 5.47

FUTURE ASSESSMENTS CANCELLED

19\_\_\_\_ to 1954, Inc. \_\_\_\_\_ years @ \$ \_\_\_\_\_ \$ \_\_\_\_\_  
1955 - 1 year @ \$ \_\_\_\_\_ \$ \_\_\_\_\_  
Total Future Cancelled \$ \_\_\_\_\_ \$ \_\_\_\_\_  
Total Canc. Certs and Future Assess. \$ \_\_\_\_\_

THE PUEBLO CONSERVANCY DISTRICT

TAX CERTIFICATES LISTED BELOW HAVE  
BEEN CANCELLED BY COURT DECREE

R. C. No. 389

Plaintiff FRANK CESARIO

Docket No. 35508 Judgment Entered March 28, 1953 Conservancy File No. 1533

Description of Property:

Lot 17, Block 3, Thatcher & Gast

CERTIFICATES CANCELLED

<u>Year</u>	<u>Cert. No.</u>	<u>Amount</u>	<u>Year</u>	<u>Cert. No.</u>	<u>Amount</u>
1926	2471	6.74			

All unpaid Conservancy taxes on this lot to and including the assessment for the year 1954 not represented by Certificates of Purchase are to be cancelled on the records of the County Treasurer.

Number Certs. Cancelled One Total Amount Cancelled \$ 6.74

FUTURE ASSESSMENTS CANCELLED

19\_\_\_\_ to 1954, Inc. \_\_\_\_\_ years @ \$ \_\_\_\_\_ \$ \_\_\_\_\_  
1955 - 1 year @ \$ \_\_\_\_\_ \$ \_\_\_\_\_  
Total Future Cancelled \$ \_\_\_\_\_ \$ \_\_\_\_\_  
Total Canc. Certs and Future Assess. \$ \_\_\_\_\_

THE PUEBLO CONSERVANCY DISTRICT

TAX CERTIFICATES LISTED BELOW HAVE  
BEEN CANCELLED BY COURT DECREE

R. C. No. 59

Plaintiff A. R. HEDRICK and MARY E. HEDRICK

Docket No. 35569 Judgment Entered Feb. 6, 1953 Conservancy File No. 339

Description of Property:

Lot 13, Block 47, County Add.

CERTIFICATES CANCELLED

<u>Year</u>	<u>Cert. No.</u>	<u>Amount</u>	<u>Year</u>	<u>Cert. No.</u>	<u>Amount</u>
1931	64693	14.00	1940	92771	13.80
1932	70744	13.98	1941	94600	13.84
1933	75061	13.80	1942	96246	13.82
1934	77830	13.75	1943	97528	13.80
1935	90450	17.85	1944	98665	13.74
1936	83203	13.85	1945	99916	13.76
1937	85381	13.82	1946	100994	13.76
1938	88021	12.78	1947	102298	15.04
1939	90786	13.78	1948	103577	15.06

Number Certs. Cancelled 18 Total Amount Cancelled \$ 254.23

FUTURE ASSESSMENTS CANCELLED

19     to 1954, Inc.      years @ \$      \$       
1955 - 1 year @ \$      \$       
Total Future Cancelled \$      \$       
Total Canc. Certs and Future Assess. \$

RESOLUTION TO SELL THE LABOR TEMPLE PROPERTY TO THE LABOR TEMPLE ASSOCIATION

WHEREAS, a Tax Deed is to be issued to the Pueblo Conservancy District on May 20, 1953, on the property known as the Pueblo Labor Temple, and

WHEREAS, the representatives of the Labor Temple Association maintain that it is unfair to require the Association pay for the redemption of the property the full face value of all Certificates held by the Conservancy District plus penalty interest, unfair due to the fact that the Labor Association is a non-profit organization, and

WHEREAS, Directors of the Conservancy District believe that taking all facts into consideration it is to the best interest of the District to accept the proposition made by the Labor Temple Association, and

WHEREAS, the face value of all of the Tax Certificates owned by the Pueblo Conservancy District representing unpaid taxes on this property plus the Conservancy District assessments for the years 1953, 1954 and 1955, and plus a \$54.00 expense item paid to the County Treasurer in connection with the application for Tax Deed amounts to \$14,783.85.

NOW, THEREFORE, BE IT RESOLVED, that the Conservancy District accept the offer of the Pueblo Labor Temple Association to purchase the Labor Temple property from the Pueblo Conservancy District after Tax Deed is issued for the sum of \$14,783.85, and

BE IT FURTHER RESOLVED, that the Conservancy District agree to sell to the Labor Temple Association on the following terms, to-wit:

Cash at time Contract of Sale is executed	\$1,783.85
Ten(10) Quarterly installments of \$1300.00 each	<u>\$13,000.00</u>
Total . . . . .	\$14,783.85

First Quarterly installment due September 1, 1953, and a like installment due every three months thereafter making the final installment due December 1, 1955. At the time each installment is paid, interest on the unpaid balance is to be paid at the rate of 2% per annum, and

BE IT FURTHER RESOLVED, that the Conservancy District and the Labor Temple Association execute an escrow agreement to be held by the First National Bank of Pueblo, together with two Quit Claim Deeds on the property; one Deed from the Pueblo Conservancy District to the Labor Temple Association and one Deed from the Labor Temple Association to the Pueblo Conservancy District; the Deed from the Conservancy District to the Labor Temple Association to be surrendered to the Labor Temple Association by the First National Bank upon compliance with the terms and conditions of the escrow agreement; the Deed from the Labor Temple Association to the Pueblo Conservancy District to be surrendered to the Pueblo Conservancy District upon default of the terms of the agreement, and

BE IT FURTHER RESOLVED, that the President and Secretary of the Pueblo Conservancy District be and are hereby authorized to accept the down payment from the Pueblo Labor Temple Association and to execute the Quit Claim Deed and the escrow agreement.

Mr. Pryor moved the adoption of the foregoing Resolution, Mr. Holmes seconded the motion, which was unanimously carried.

There being no further business, the meeting adjourned.

Read and Approved:

J. M. Holmes  
Frank Ryan  
Walter J. Mathis

Edna D. Green  
Secretary