

MINUTES OF REGULAR MEETING OF THE HOUSING AUTHORITY OF PORTLAND,  
OREGON, HELD MONDAY, MARCH 8, 1943, AT 2:00 P.M., IN THE COUNCIL  
CHAMBERS OF THE CITY HALL, PORTLAND, OREGON.

Roll Call

Commercial Leases - Vanport City:

Cafeteria

Store, Commercial No. 2

Beauty Shop, Barber Shop & Laundry Depot

Optical Service

Theatre

Minutes of Previous Meetings

Bills and Communications

Report of Secretary-Treasurer

Rentals and Furnishings - Guild's Lake

Audit of Records

Rents on Housing Projects

Oregon Physicians' Service

Labor Agreement for Maid Service

Revision of Ice Contract - Vanport City

Proposal for Services of Kleenair Furnace Co.

Rental of Warehouse for University Homes

Architects for Ore. 35123 and Ore. 35124

Wage Rates - Truck Drivers & Foremen

Unfinished Business:

Garbage Service

Proposed Revision of Development Fund  
Agreement

Proposed Revision of Loan Contract - ORE-2-1  
Amendment of Management Leases

General:

Unlicensed Dogs - Vanport City

The Commissioners of the Housing Authority of Portland, Oregon met in regular session on Monday, March 8, 1943, at 2:00 P. M., in the Council Chambers of the City Hall. The meeting was called to order by the Chairman, and upon roll call, those present and absent were as follows:

Commissioners present:	C. M. Gartrell	Absent:	D. E. Nickerson
	C. A. Moores		
	H. T. Capell		
	H. J. Dahlke		

Also present were: Harry D. Freeman, Executive Director; Lester W. Humphreys, Legal Counsel; and Cachot Therkelsen, Consultant on Commercial Leases.

Chairman Gartrell moved that the Authority suspend the regular order of business and take up first the commercial leases for Vanport City, in order that Mr. Therkelsen might leave the meeting in time for other business engagements. Commissioner Moores seconded the motion, and upon roll call, the vote was as follows:

AYES

Gartrell  
Moores  
Dahlke  
Capell

NAYS

None



The Chairman declared the motion passed.

COMMERCIAL LEASES - VANPORT CITY

Cafeteria

Mr. Therkelsen recommended Mr. Wm. S. Bruckner as operator for the cafeteria. Mr. Bruckner has had over three years' experience, the last seven years being with Lipman-Wolfe Company. Regarding the critical condition in food supplies, Mr. Therkelsen advised that Mr. Bruckner had already been assured he would be able to obtain ample supplies and that the Kaiser Company would be willing to assist any operator by giving Maritime Commission priority rating until the operator could work out his own plans with the Office of Price Administration. Mr. Therkelsen advised the fee established for the Vanport City cafeteria operator was \$600 per month and that Mr. Bruckner would be willing to accept that fee for his services. Mr. Gartrell questioned whether the \$600 salary was a flat rate, the operator using his own capital for payrolls and materials at the start. Mr. Therkelsen replied such was the agreement. Mr. Therkelsen further advised that he had interviewed several other prospective operators, none of whom showed any interest in the \$600 flat rate, and that it was his opinion that Mr. Bruckner would be the best possibility.

Mr. Freeman stated he had been advised it would require approximately \$10,000 per month for the first few months for operation of the cafeteria. Mr. Gartrell questioned the length of time required for reimbursement and Mr. Freeman stated they should figure on a thirty-day reimbursement. Mr. Gartrell estimated that the operator would find it necessary to carry himself about one-fourth month before he would have sufficient revenue coming in, and that it was his opinion that Mr. Bruckner would not have sufficient funds to operate the cafeteria on that basis. Commissioner Moores questioned whether there would be a possibility of the Authority advancing Mr. Bruckner four or five hundred dollars per month until such time as he could finance himself. Chairman Gartrell stated it is the policy of the Federal Public Housing Authority that such operator finance himself, that it seems their opinion that only under such arrangement would the inventory on hand receive adequate care. Mr. Freeman advised that such an operator is accountable to the Authority once each week for his performance.



Commissioner Moores asked whether this cafeteria would be the only one in Vanport City. Mr. Therkelsen advised there is but one other eating place there, an eighty-stool sandwich counter, but that the cafeteria would be the principal eating place in Vanport City, that it would have a seating capacity of 336 in the general cafeteria room and fifty in the dining room. It was estimated, said Mr. Therkelsen, that one thousand persons per day would be served in this cafeteria to start, and that under pressure, by adding forty more seats, eight to ten thousand persons could be served each day.

After further discussion of the qualifications of the proposed operator, Mr. Gartrell introduced the following resolution and moved its adoption:

RESOLUTION NO. 101

RESOLUTION APPROVING A CONTRACT BETWEEN THE HOUSING AUTHORITY OF PORTLAND, OREGON, AND WILLIAM S. BRUCKNER FOR OPERATION OF A CAFETERIA AT PROJECT ORE-35053, VANPORT CITY.

WHEREAS, the Authority finds in the operation and management of Project ORE-35053 that it is necessary that a cafeteria be established; and

WHEREAS, William S. Bruckner is desirous of operating such cafeteria for a sum which has been agreed upon;

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF PORTLAND, OREGON:

Section I. That the lease between the Housing Authority of Portland, Oregon and William S. Bruckner, as heretofore prepared and approved by the Legal Counsel for the Authority and accepted by the Authority, be and the same is hereby approved and the Chairman is authorized and directed to execute the lease on behalf of the Authority and the Secretary-Treasurer is authorized and directed to attest the same and impress the Corporate Seal of the Authority thereon.

Section II. This resolution shall take effect immediately upon its adoption.

Commissioner Moores seconded the motion, and upon roll call, the vote was as follows:

AYES

Gartrell  
Moores  
Capell  
Dahlke

NAYS

None

The Chairman declared the motion passed and the resolution adopted.

Adopted:

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Chairman

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Secretary-Treasurer



Mr. Therkelsen stated plans had been submitted to Mr. Pierson, who presented them to the contractor for costs of installation of cafeteria equipment, and he was expecting a reply that afternoon. He described progress on construction of the cafeteria, saying it might be ready for occupancy in two weeks.

Store - Commercial No. 2

Mr. Therkelsen presented two other commercial leases; one for Kienow, and one for Weinstein from Eugene, Oregon. A short discussion followed regarding both leases. These contracts are the same as for Commercial No. 1, except 6% rental on the fountain, which is higher. All other percentages were the same as previous leases for similar commercials. Commissioner Moores introduced the following resolution and moved its adoption:

RESOLUTION NO. 102

RESOLUTION APPROVING A CONTRACT BETWEEN THE HOUSING AUTHORITY OF PORTLAND, OREGON, AND KIENOW FOOD STORES FOR THE OPERATION OF A STORE SELLING GROCERIES AND FOOD SUPPLIES IN SHOPPING CENTER NO. 2 OF PROJECT ORE-35053, VANPORT CITY.

WHEREAS, the Authority finds in the operation and management of Project ORE-35053 that it is necessary that a store selling groceries and food supplies be established in Commercial Center No. 2; and

WHEREAS, Kienow Food Stores is desirous of operating such store;

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF PORTLAND, OREGON:

Section I. That the lease between the Housing Authority of Portland, Oregon and Kienow Food Stores, as heretofore prepared and approved by the Legal Counsel for the Authority and accepted by the Authority, be and the same is hereby approved and the Chairman is authorized and directed to execute the lease on behalf of the Authority, and the Secretary-Treasurer is authorized and directed to attest the same and impress the Corporate Seal of the Authority thereon.

Section II. This resolution shall take effect immediately upon its adoption.

Commissioner Dahlke seconded the motion, and upon roll call, the vote was as follows:

AYES

Gartrell  
Moores  
Dahlke  
Capell

NAYS

None



The Chairman declared the motion passed and the resolution adopted.

Adopted:

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Chairman

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Secretary-Treasurer

Commissioner Moores introduced the following resolution and moved its adoption:

RESOLUTION NO. 103

RESOLUTION APPROVING A CONTRACT BETWEEN THE HOUSING AUTHORITY OF PORTLAND, OREGON AND JOE G. WEINSTEIN FOR THE OPERATION OF A DRUG, PRESCRIPTION, FOUNTAIN LUNCH, VARIETY, CLOTHING AND SHOE STORE IN SHOPPING CENTER NO. 2 AT PROJECT ORE-35053, VANPORT CITY.

WHEREAS, the Authority finds in the operation and management of Project ORE-35053 that it is necessary that commercial facilities for a store selling drugs, prescriptions, varieties, fountain lunch, clothing and shoes, be established; and

WHEREAS, Joe G. Weinstein is desirous of leasing the commercial facilities for establishment of such store;

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF PORTLAND, OREGON:

Section I. That the lease between the Housing Authority of Portland, Oregon and Joe G. Weinstein, as heretofore prepared and approved by the Legal Counsel for the Authority and accepted by the Authority, be and the same is hereby approved and the Chairman is authorized and directed to execute the lease on behalf of the Authority, and the Secretary-Treasurer is authorized and directed to attest the same and impress the Corporate Seal of the Authority thereon.

Section II. This resolution shall take effect immediately upon its adoption.

Commissioner Dahlke seconded the motion, and upon roll call, the vote was as follows:

AYES

Gartrell  
Moores  
Dahlke  
Capell

NAYS

None

The Chairman declared the motion passed and the resolution adopted.

Adopted:

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Chairman

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Secretary-Treasurer



Beauty Shop, Barber Shop & Laundry Depot

Mr. Therkelsen suggested consideration be given to the installation of a beauty shop, a barber shop and a laundry depot at Vanport City. He stated that Mrs. Julia Stall, who has a beauty shop in the Morgan Building, has been recommended as beauty operator on this project. Mr. Therkelsen further stated the beauty operator would be required to pay  $8\frac{1}{2}\%$ . He requested the opinion of members regarding the need of a barber shop on this project and all agreed that both a barber shop and beauty shop would be in order. Chairman Gartrell called attention to the lack of space left on the project, but after considerable discussion of this problem, the members agreed that sufficient space could be obtained in which to start a four-chair barber shop, and Mr. Therkelsen advised he would be able to secure the barber, whose name he would present at the next meeting. Regarding a laundry depot, Mr. Therkelsen said Percy Allen, who operates the Defense Laundry on a 5% basis, had been recommended by Mr. Charles Kearny for this concession.

Following further discussion of these concessions, Mr. Therkelsen stated he would like to secure approval on the beauty shop and laundry depot at this meeting. Commissioner Moores introduced the following resolution and moved its adoption:

RESOLUTION NO. 104

RESOLUTION APPROVING A CONTRACT BETWEEN THE HOUSING AUTHORITY OF PORTLAND, OREGON, AND JULIA STALL, FOR THE OPERATION OF A BEAUTY SHOP AT PROJECT ORE-35053, VANPORT CITY.

WHEREAS, the Authority finds in the operation and management of Project ORE-35053 that it is necessary that a beauty shop be established; and

WHEREAS, Julia Stall is desirous of operating such beauty shop;

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF PORTLAND, OREGON:

Section I. That the lease between the Housing Authority of Portland, Oregon and Julia Stall, as heretofore prepared and approved by the Legal Counsel for the Authority and accepted by the Authority, be and the same is hereby approved and the Chairman is authorized and directed to execute the lease on behalf of the Authority and the Secretary-Treasurer is authorized and directed to attest the same and impress the Corporate Seal of the Authority thereon.



Section II. This resolution shall take effect immediately upon its adoption.

Chairman Gartrell seconded the motion, and upon roll call, the vote was as follows:

AYES

Gartrell  
Moores  
Capell  
Dahlke

NAYS

None

The Chairman declared the motion unanimously passed and the resolution adopted.

Adopted:

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Chairman

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Secretary-Treasurer

Commissioner Moores introduced the following resolution and moved its adoption:

RESOLUTION NO. 105

RESOLUTION APPROVING A CONTRACT BETWEEN THE HOUSING AUTHORITY OF PORTLAND, OREGON, AND PERCY ALLEN FOR THE OPERATION OF A LAUNDRY DEPOT AT PROJECT ORE-35053, VANPORT CITY.

WHEREAS, the Authority finds in the operation and management of Project ORE-35053 that it is necessary that a laundry depot be established; and

WHEREAS, Percy Allen, who operates the Defense Laundry, is desirous of operating such laundry depot;

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF PORTLAND, OREGON:

Section I. That the lease between the Housing Authority of Portland, Oregon and Percy Allen, as heretofore prepared and approved by the Legal Counsel for the Authority and accepted by the Authority, be and the same is hereby approved and the Chairman is authorized and directed to execute the lease on behalf of the Authority, and the Secretary-Treasurer is authorized and directed to attest the same and impress the Corporate Seal of the Authority thereon.

Section II. This resolution shall take effect immediately upon its adoption.

The motion was seconded by Chairman Gartrell, and upon roll call, the vote was as follows:

AYES

Gartrell  
Moores  
Dahlke  
Capell

NAYS

None



The Chairman declared the motion passed and the resolution adopted.

Adopted:

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Chairman

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Secretary-Treasurer

Optical Service

Chairman Gartrell questioned Mr. Therkelsen regarding Dr. King, Optician, who is eager to secure space at Vanport City. Mr. Therkelsen advised that from his investigation, Dr. King would be acceptable. Chairman Gartrell asked just what percentage the Authority would receive if they placed an optician on the project, that it was his opinion they should receive at least 10%. Mr. Therkelsen said the last time he and Mr. Nance talked with Dr. King he had offered to pay 5% but was advised by them that 5% would be too low, and Dr. King then admitted that he could pay 10%. Chairman Gartrell stated that Mr. Armitage, who operates the drug store at Vanport City, has sublet space to various concessions, such as varieties, shoes, and the like, and now is eager to sublet space to Dr. King at the rate of 30%. All members agreed that 30% would be entirely too high and if the Authority would permit such agreement, it would be subjected to considerable criticism. Mr. Therkelsen said he had hoped Dr. King could get into the drug store, but he too considered 30% out of line, but stated at the same time it must be taken into consideration that Mr. Armitage had to operate the store, furnish equipment, lights, and the like. All members agreed with Chairman Gartrell regarding the urgent need of optical service on this project, due to the many eye difficulties suffered by welders and others, and were of the opinion that space should definitely be obtained for Dr. King.

Mr. Therkelsen suggested the business of Peter Welsh, who wishes to operate various services on the project, might be given some study, stating some space should be reserved for services like the American Express, Telephone Company, and the like. He believed space in the Administration Building should be reserved for these services, but Mr. Freeman advised there is no available space in the Administration Building at the present time. Commissioner Moores inquired if there now is a Post Office at Vanport City and Mr. Therkelsen replied there is, and it is to be located across the street from the Administration Building.



### Theatre

Mr. Therkelsen inquired regarding the possibility of a theatre building in Vanport City but was informed by Chairman Gartrell that such a building could not be erected as a theatre but would have to be listed as an auditorium. Only a short discussion was held on this subject, after which Mr. Therkelsen left the meeting and members then took up the regular order of business.

### Service Department

Mr. Humphreys presented a resolution for the operation of a Service Department in the Administration Building, by Merwyn E. Paget, which would include cashing of checks, service of Notary Public and issuance of money orders, for which Paget is to pay the Authority a percentage in accordance with the bid previously submitted by him and accepted by the Authority.

#### RESOLUTION NO. 106

RESOLUTION APPROVING A FORM OF CONTRACT BETWEEN THE HOUSING AUTHORITY OF PORTLAND, OREGON, AND MERWYN E. PAGET, LEASING SPACE IN THE ADMINISTRATION BUILDING AT VANPORT CITY, PROJECT ORE-35053, FOR A SERVICE DEPARTMENT, AND AUTHORIZING EXECUTION OF THE CONTRACT.

WHEREAS, the Authority deems it advisable to have established in the Administration Building at Project ORE-35053, Vanport City, Oregon, a service department where tenants of the project may have checks cashed, purchase money orders and the services of a notary public; and

WHEREAS, Merwyn E. Paget is desirous of operating such service department and has heretofore submitted his bid for leasing of space in the Administration Building, which bid was accepted and approved by the Authority at a meeting held on the 29th day of January, 1943; and

WHEREAS, the contract has now been prepared and approved by the Legal Counsel of the Authority and by Merwyn E. Paget;

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF PORTLAND, OREGON:

Section I. The contract above mentioned between the Housing Authority of Portland, Oregon and Merwyn E. Paget for a service department in the Administration Building of Vanport City is hereby approved, and the Chairman is hereby authorized and directed to execute the same on behalf of the Authority, and the Secretary-Treasurer is hereby authorized and directed to attest the same and impress the corporate seal of the Authority thereon.

Section II. This resolution shall take effect immediately upon its adoption.



Commissioner Moores moved that the resolution be adopted. The motion was seconded by Commissioner Dahlke, and upon roll call, the vote was as follows:

AYES

Gartrell  
Moores  
Dahlke  
Capell

NAYS

None

The Chairman declared the motion passed and the resolution adopted.

Adopted:

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Chairman

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Secretary-Treasurer

MINUTES OF PREVIOUS MEETINGS

Commissioner Moores questioned whether the minutes of meetings held by the Authority are open to the public. Mr. Humphreys said he believed so, that the Authority would be considered in the same position as the City and County, tax exempt, and pay no filing fees. It was his opinion the general minutes would be open to the public, not to the extent that anyone could enter the office and simply look them over, but permission could be requested by the general public to view specific items contained therein. Mr. Freeman advised that frequently various committees and organizations request information regarding certain agreements and other documents for reports, which is always granted.

Correction - Minutes of Meeting of February 18, 1943

On page 4, paragraph 3, lines 5 & 6, regarding the statement made by Commissioner Moores that it was his understanding from Mrs. Thompson at Guild's Lake that she had instructions to collect for coal. This should read that she had instructions to collect for coal used above a certain minimum.

Correction - Minutes of Meeting of February 16, 1943

Page 5, paragraph 1, lines 4, 5 & 6, regarding the statement that the Dekum Building and the Neustater Building were discussed, should read: The Dekum Building and the Neustater Building were mentioned to the Authority by Mr. Sobey, who advised these buildings were being checked by his men.



As there were no further changes to be made in the minutes, Chairman Gartrell moved that they be accepted with changes as outlined. Commissioner Moores seconded the motion, and upon roll call, the vote was as follows:

AYES

Gartrell  
Moores  
Dahlke  
Capell

NAYS

None

The Chairman declared the motion passed.

BILLS AND COMMUNICATIONS

Mr. Freeman, Secretary-Treasurer, distributed statements of bills payable for the month of February to members present. After a brief discussion of the various items involved, Chairman Gartrell moved that the bills be paid, upon approval of the auditor. Commissioner Moores seconded the motion, and upon roll call, the vote was as follows:

AYES

Gartrell  
Moores  
Dahlke  
Capell

NAYS

None

The Chairman declared the motion unanimously passed.

Chairman Gartrell asked if there were any communications, and Mr. Freeman advised he had with him some inter-office communications, including a fire report in detail from Captain Hevland, who turns in a monthly statement of fire losses. Mr. Freeman stated considerable anxiety had been created by the recent newspaper editorial regarding existing fire hazards on housing projects, but said the Housing Authority of Portland, Oregon had not been attacked in the editorial. Chairman Gartrell was of the opinion that the publicity had been aimed primarily at others. The Chairman read the fire report to members present and emphasized the statement made by Captain Hevland that the fire protection equipment the Authority does have is not adequate, recommending that the Authority learn immediately from Captain Hevland just what further equipment is necessary. Mr. Gartrell also questioned the water pump facilities at Vanport City.

Commissioner Dahlke made the suggestion that as an added safety measure the Authority might place a barrel with two wooden fire buckets filled with water at each unit out there, placing a small amount of crude oil on top of the water



for prevention of mosquitos. He stated that all persons would know how to handle a bucket of water in case of emergency. Chairman Gartrell recommended that Commissioner Dahlke's suggestion be referred to Captain Hevland.

Commissioner Moores asked if the Authority has a definite arrangement with the Portland Fire Department in regard to Vanport City. Mr. Freeman stated it is "understood" that the fire department will respond to calls from the project, but that the Authority has no written agreement.

Chairman Gartrell stressed the importance of fire protection on the projects and Commissioner Moores moved that the committee ascertain what further fire equipment is deemed necessary by the officials and immediately authorize the Executive Director and Chairman to make arrangements for procurement of same. The various fire losses were discussed in detail. Mr. Freeman stated the losses were considered low by the Fire Marshal, the greatest loss being accountable in the fire at Hudson Street Homes.

Following further discussion regarding the urgent need of additional fire protection equipment, Chairman Gartrell moved that the fire report of Captain Hevland be accepted and that he be requested to submit suggestions on what equipment is needed by the Authority, with a copy of same to each of the Commissioners, in order that ways and means of expediting the procurement of the needed equipment might be decided immediately. Commissioner Moores seconded the motion, and upon roll call, the vote was as follows:

AYES

Gartrell  
Moores  
Dahlke  
Capell

NAYS

None

The Chairman declared the motion unanimously passed.

RENTALS AND FURNISHINGS FOR GUILD'S LAKE

Mr. Freeman stated nothing definite had been determined on rentals and furnishings for row-house projects in the Guild's Lake district as yet, but the opinion was obtained from Mr. Robert Flood that all no-bedroom units will be completely furnished; that 60% of the one-, two- and three-bedroom units will be furnished; that all the units in Troutdale will be furnished. Rental probably



will be the same as in all Lanham Act projects. It was Mr. Flood's opinion also that \$3.50 would be charged for one-room units; \$5.00 for two-room units; and \$7.50 for three-room units, because of the furniture.

#### AUDIT OF RECORDS

Mr. Freeman advised that the auditors were still in the office and were making good progress and apparently it might be possible to make a change-over in the accounting system on April 1. Commissioner Moores asked whether the auditors had made any comment on the records of the Authority and Mr. Freeman replied that recommendations will be submitted by the auditors at a future date. Members discussed at length the payroll of the Authority; also, the general duties of an auditor of the Authority, and the need of an additional assistant in the auditing department.

After further discussion, it was felt that an additional member to the staff should be placed on the payroll of the Authority as a field auditor, and Commissioner Moores moved that the Chairman be authorized to engage this field auditor, who would report directly to the members of the Authority. Commissioner Capell seconded the motion, and upon roll call, the vote was as follows:

#### AYES

Gartrell  
Moores  
Dahlke  
Capell

#### NAYS

None

The Chairman declared the motion unanimously passed.

#### RENTS ON HOUSING PROJECTS

Commissioner Moores asked whether the Authority had on file any signed directives designating what charge to make for rent and whether the income of tenants is taken into consideration in establishing the amount of rent to be charged. Chairman Gartrell stated that the Federal Public Housing Authority recommends the rentals and the Authority gives its approval on their schedules.

#### OREGON PHYSICIANS' SERVICE

Mr. Freeman advised that a representative of the Oregon Physicians' Service had called at his office to learn if the Authority would be interested



in entering into a contract with them for coverage of employees, at a cost of \$2.50 per month per employee. Following considerable discussion of such service, Mr. Humphreys expressed his disapproval, stating it would place the Authority in a position of making collections and disbursing payments for medical service. Commissioner Dahlke also expressed disapproval. Chairman Gartrell suggested, however, that if such service might prove beneficial to employees, it could be left entirely up to them - that they might be informed regarding it and could then get together to decide whether or not they would be interested.

Chairman Gartrell moved that the Authority itself refrain from initiating the proposal submitted by the Oregon Physicians' Service, that the initiation should be left to a committee of employees. The motion was seconded by Commissioner Dahlke, and upon roll call, the vote was as follows:

AYES

Gartrell  
Moores  
Dahlke  
Capell

NAYS

None

The Chairman declared the motion unanimously passed.

Mr. Humphreys presented the following resolution, and Commissioner Dahlke moved its adoption:

RESOLUTION NO. 107

RESOLUTION APPROVING A CONTRACT BETWEEN THE HOUSING AUTHORITY OF PORTLAND, OREGON AND THE OREGON PHYSICIANS' SERVICE FOR THE LEASE OF A HOSPITAL IN PROJECT ORE-35053, VANPORT CITY, OREGON, AND AUTHORIZING ITS EXECUTION.

WHEREAS, the Authority finds in the operation and management of Project ORE-35053, Vanport City, Oregon, that it is necessary that the hospital on said project be operated by a competent hospital staff; and

WHEREAS, the Oregon Physicians' Service is desirous of operating the hospital for the benefit of employee tenants of the project and leasing said hospital from the Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF PORTLAND, OREGON:

Section I. That the contract between the Housing Authority of Portland, Oregon and the Oregon Physicians' Service as corrected by the Legal Counsel of the Housing Authority of Portland, Oregon, and is now approved by him, be and the same is hereby approved, and



the Chairman is authorized and directed to execute the contract for and on behalf of the Authority and the Secretary-Treasurer is authorized and directed to attest the same and impress the Corporate Seal of the Authority thereon.

Section II. This resolution shall take effect immediately upon its adoption.

Commissioner Moores seconded the motion, and upon roll call, the vote was as follows:

AYES

Gartrell  
Moores  
Dahlke  
Capell

NAYS

None

The Chairman declared the motion passed and the resolution adopted.

Adopted:

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Chairman

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Secretary-Treasurer

LABOR AGREEMENT FOR MAID SERVICE

Mr. Humphreys advised that shortly before the meeting Miss Brune received a letter from the Building Service Employees' Union, which she had informed them would be necessary (at the request of Mr. Humphreys, Legal Counsel), before action could be taken on the proposed agreement for maid service. It stated the Maids' Union now represents a majority of persons under their jurisdiction employed on various projects, and requested they now be recognized as bargaining agent for the employees. In view of this statement, it was Mr. Humphreys' opinion that a resolution would be in order, authorizing the agreement, which provides that the Authority would recognize the Building Service Employees' Union No. 49 as the bargaining agent, that all employees or members are in good standing, with the exception that if the Union cannot furnish workers the Authority would employ whom it may, with the provision that such employees must make application with the Union within forty-eight hours after reporting for work, and that the workers would not be denied membership. Mr. Humphreys read the contract, labor requirements, and the prevailing wage rates. Chairman Gartrell questioned whether the contract of the Legal Counsel supports, and Mr. Humphreys replied it does.

Commissioner Dahlke asked whether the Authority pays for window washing



on the projects after tenants have taken up occupancy and Mr. Humphreys replied that it is entirely up to the tenants to keep the windows clean after they move into the projects.

After further discussion, Chairman Gartrell introduced the following resolution approving and authorizing execution of an agreement between the Housing Authority of Portland, Oregon and the Building Service Employees' Union No. 49, and moved that it be accepted by the Authority.

RESOLUTION NO. 108

RESOLUTION APPROVING CONTRACT BETWEEN BUILDING SERVICE EMPLOYEES' UNION NO. 49 AND THE HOUSING AUTHORITY OF PORTLAND, OREGON, ESTABLISHING SAID UNION AS THE BARGAINING AGENT FOR MAIDS, JANITORS, WINDOW WASHERS AND WATCHMEN, AND AUTHORIZING ITS EXECUTION.

WHEREAS, the Housing Authority of Portland, Oregon finds in the operation in management of housing projects in the City of Portland and vicinity, that it is necessary to employ maids, window washers, janitors and watchmen; and

WHEREAS, the Building Service Employees' Union No. 49 has been designated by a majority of the employees above listed, employed on the various housing projects, as the bargaining agent for said employees, and the Authority finds that it is in the best public interest that the Union be recognized as the bargaining agent for said employees, and that a contract be entered into between the Authority and said Union;

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF PORTLAND, OREGON:

Section I. That the contract heretofore presented and approved as to form by the Legal Counsel for the Authority be and the same is hereby approved.

Section II. The Chairman is hereby authorized to execute said contract for and on behalf of the Authority and the Secretary-Treasurer is hereby authorized and directed to attest the same and affix the corporate seal of the Authority thereto.

Section III. This resolution shall take effect immediately upon its adoption.

The motion was seconded by Commissioner Moores, and upon roll call, the vote was as follows:

AYES

Gartrell  
Moores  
Dahlke  
Capell

NAYS

None



The Chairman declared the motion unanimously passed and the resolution adopted.

Adopted:

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Chairman

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Secretary-Treasurer

REVISION OF ICE CONTRACT FOR VANPORT CITY

Mr. Humphreys advised this proposed revision was not yet ready to be acted upon, that since the Authority would not be furnishing equipment, the contract would have to be revised.

Chairman Gartrell moved that the former approval of \$25.00 per month rental on ice houses be reduced to \$15.00 per month, in consideration of the Northwestern Ice & Cold Storage Company furnishing refrigeration equipment for the houses. Commissioner Moores seconded the motion, and upon roll call, the vote was as follows:

AYES

Gartrell  
Moores  
Capell  
Dahlke

NAYS

None

The Chairman declared the motion unanimously passed.

Mr. Humphreys suggested the contract should read that, if the Authority contracts with any other persons to furnish ice, it agree to leave the refrigerating equipment on the project, to be used by the other companies at no additional cost.

PROPOSAL FOR SERVICES OF KLEENAIR FURNACE COMPANY - ORE. 2-1

Mr. Freeman advised the final estimate from the Kleenair Furnace Company for service at Columbia Villa had not yet been received, but it was expected that it would be less than the \$5,000 quoted previously for reconditioning gas appliances. Chairman Gartrell suggested that the thermostats on all water heaters be repaired so they could not be changed; also suggested adjusting controls, stoves and hot water heaters, and that Mr. Freeman be given authority to hire the Kleenair Furnace Company to do what is necessary.



Following further discussion regarding the equipment, Chairman Gartrell moved that the Executive Director be authorized to employ the services of a competent gas engineer and workman to adjust the hot water heaters, space heaters and ranges at Columbia Villa. Commissioner Moores seconded the motion, and upon roll call, the vote was as follows:

AYES

Gartrell  
Moores  
Capell  
Dahlke

NAYS

None

The Chairman declared the motion unanimously passed.

RENTAL OF WAREHOUSE FOR UNIVERSITY HOMES

Mr. Freeman described a warehouse approximately 60' wide and 300' long, built by Ross B. Hammond as part of ORE-35051-52, a cost-plus contract, which warehouse he understood would be released by the owner, the Federal Public Housing Authority, to the highest bidder, under ordinary procedure. In view of the fact that space is needed for storage purposes at University Homes, Mr. Freeman made the recommendation that the Authority consider the purchase, if necessary, of this warehouse. Chairman Gartrell asked who owns the building and Mr. Freeman stated it is part of the project and is owned by the Federal Public Housing Authority and that it is located on land owned by the Union Pacific Railroad. It was his opinion that for a total of \$1,950 it could be reconditioned and sided with lumber now stored on the premises, and he advised that such deal would have to be made through the Federal Public Housing Authority. The members discussed the proposal at length and all were of the opinion that it would prove extremely desirable for warehouse purposes for University Homes. It was the suggestion of Commissioner Moores that the Authority request the Executive Director and Legal Counsel to immediately work out the best procedure regarding such purchase and present same to the Authority for approval.

Chairman Gartrell moved that the Executive Director and Legal Counsel be authorized to work with the Project Manager of University Homes and with the Union Pacific Railroad to work out the best method of obtaining the warehouse, subject to the Commissioners' final approval. The motion was seconded by Commissioner Moores, and upon roll call, the vote was as follows:



AYES

NAYS

Gartrell  
Moore  
Dahlke  
Capell

None

The Chairman declared the motion unanimously passed.

ARCHITECTS FOR ORE-35123 AND ORE-35124

Chairman Gartrell moved that the appointment of Pietro Belluschi as architect for ORE-35124, and Margaret Fritsch as architect for project ORE-35123, be ratified. The motion was seconded by Commissioner Dahlke, and upon roll call, the vote was as follows:

AYES

NAYS

Gartrell  
Moore  
Dahlke  
Capell

None

The Chairman declared the motion unanimously passed.

WAGE RATES - TRUCK DRIVERS & FOREMEN

Mr. Humphreys advised that the motion passed at the meeting of the Authority held on Thursday, February 18, did not include truck drivers or foremen and considerable discussion followed regarding rates of pay for each. Members questioned the necessity of employing both a foreman and superintendent on a job at the same time. Mr. Humphreys stated that when he received the list of employee classifications from Fred Manasch, the proposed agreement included truck drivers and foremen.

After further discussion of the wage rates, Commissioner Dahlke introduced the following resolution and moved its adoption:

RESOLUTION NO. 109

RESOLUTION AMENDING RESOLUTION NO. 99 ENTITLED "RESOLUTION AUTHORIZING THE EXECUTION OF A MANDATORY CONTRACT BETWEEN THE HOUSING AUTHORITY OF PORTLAND, OREGON AND THE PORTLAND BUILDING CONSTRUCTION AND TRADES COUNCIL", ADOPTED BY THE AUTHORITY FEBRUARY 18, 1943, BY ADDING CLASSIFICATION OF TRUCK DRIVERS AND FOREMEN.

WHEREAS, the Portland Building Construction and Trades Council has requested the rate of pay for craftsmen be raised to \$9.60 per day, and laborers be raised to \$7.60 per day, and the Authority on February 18, 1943, adopted Resolution No. 99 entitled "Resolution Authorizing the Execution of a Mandatory Contract Between the Housing Authority of Portland, Oregon, and the Portland Building Construction & Trades Council", and said Resolution did not include truck drivers at the rate of \$8.40 per day, or foremen in all classifications at \$11.60 per day, which classifications and rates should have been included in said resolution,



NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF  
PORTLAND, OREGON:

Section I. That Resolution No. 99 entitled "Resolution Authorizing the Execution of a Mandatory Contract Between the Housing Authority of Portland, Oregon and the Portland Building Construction & Trades Council", adopted by the Authority on February 18, 1943, be and the same is hereby amended to read as follows:

1. That the Chairman is hereby authorized and directed to execute for and on behalf of the Authority an Amendatory Agreement between the Housing Authority of Portland, Oregon and the Portland Building Construction and Trades Council increasing the rate of pay for craftsmen to \$9.60 per day; the rate of pay for truck drivers to \$8.40 per day; the rate of pay for laborers to \$7.60 per day; and the rate of pay for foremen in all classifications to \$11.60 per day, and the Secretary is hereby authorized and directed to Attest the same and impress the Corporate Seal of the Authority thereon.
2. The agreement is to be entered into as of March 1, 1943.

Section II. This Resolution shall take effect as of February 18, 1943.

ADOPTED:

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary-Treasurer

The motion was seconded by Chairman Gartrell and, upon roll call, the vote was as follows:

AYES	NAYS
Gartrell	None
Moore	
Dahlke	
Capell	

The Chairman declared the motion unanimously passed and the resolution adopted.

UNFINISHED BUSINESS

GARBAGE SERVICE, PROPOSED REVISION OF DEVELOPMENT FUND AGREEMENT, AND PROPOSED REVISION OF LOAN CONTRACT (ORE. 2-1).

At the suggestion of the Chairman these subjects were held over as unfinished business until the next meeting.



Amendment of Management Leases

At the suggestion of Chairman Gartrell, the above subject is being held as unfinished business until the next meeting.

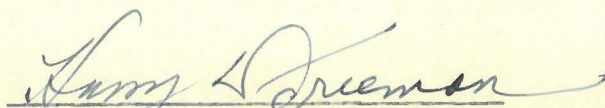
GENERAL:

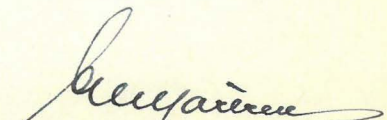
Mr. Humphreys asked what would be the recommendation of the Authority regarding action to be taken against a tenant who does willful damage to property, citing the case of Mr. Charles W. Hepner, which case had previously been called to the attention of Lois Melton, Housing Administrator of the Willamette Iron and Steel Company, by the Executive Director. Mr. Hepner is indebted to the Authority to the extent of some eighty dollars, covering past due rent and willful property damage. Mr. Freeman advised that he had written a letter to Mr. Hepner regarding his obligation but that to date Mr. Hepner had made no effort to make payments. It was the suggestion of Chairman Gartrell that a letter now be written to Mr. Hepner by the Legal Counsel and that the Willamette Iron and Steel Company, where Mr. Hepner is at present employed, be kept informed of proceedings.

UNLICENSED DOGS - VANPORT CITY

Mr. Humphreys stated that numerous complaints had been received that unlicensed and stray dogs are becoming a public nuisance on the subject project, and requested an expression from members on what action should be taken regarding the situation, suggesting that the Authority might meet the problem by asking that all unlicensed and stray dogs be picked up by the Oregon Humane Society. Chairman Gartrell and Comm. Capell both stated that inasmuch as many of the animals have no doubt been family pets for years it would be difficult to prohibit them entirely and suggested the owners might be requested to keep them on leash. Mr. Freeman advised he would take up the matter with Management, and members offered their cooperation regarding procedure decided upon.

Upon motion duly made, seconded, and passed, the meeting was declared recessed to Tuesday, March 16, 1943, in order to consider unfinished business.

  
Secretary-Treasurer

  
Chairman



MINUTES OF AN INFORMAL SESSION OF THE COMMISSIONERS OF THE HOUSING AUTHORITY OF PORTLAND, OREGON, HELD MARCH 11, 1943.

The Commissioners of the Housing Authority of Portland, Oregon, met in informal session on Thursday, March 11, 1943, at 404 Alderway Building.

Present:	C. M. Gartrell	
	C. A. Moores	Absent: None
	D. E. Nickerson	
	H. J. Dahlke	
	H. T. Capell	

Also present were: Harry D. Freeman, Executive Director; and Lester W. Humphreys, Legal Counsel.

NEWSPAPER PUBLICITY REGARDING FIRE HAZARDS IN HOUSING PROJECTS

Members discussed at length the recent article published in the Journal of March 5, 1943, regarding fire hazards in housing projects. Mr. Gartrell pointed out that while the article did not directly criticize the local Housing Authority, the general public is acquainted only with the local Authority and that the article might have been submitted for review of the Chairman before its publication. Chairman Gartrell reported on his visit with Commissioner Bowes. He stated that he expressed thanks for the work the Commission had done and that the Authority had no criticisms to make regarding the Commission. Mr. Freeman stated that he, too, had called at the City Hall, where the sub-standard fire protection in projects was criticized, and that comparison was made with the code. The Legal Counsel also reported on his meeting with Commissioner Bowes, as well as with the Fire Marshal, and stated that complaints had been issued regarding theaters, row-houses, etc., and that the City wished to go on record as not being responsible in case of a big fire in the housing projects. Mr. Humphreys stated he told them if they would point out the errors the Authority would do everything possible to lessen fire hazards.

Following further discussion of the printed article, Commissioner Moores moved that the article be made a part of the minutes. The motion was seconded by Commissioner Dahlke, and upon roll call, the vote was as follows:

AYES	NAYS
Gartrell	None
Moores	
Nickerson	
Dahlke	
Capell	



The Chairman declared the motion unanimously passed.

Newspaper article referred to above hereto attached.



## HOUSING FACILITIES

Mr. Gartrell made reference to a recent radio program and stated that he talked regarding the critical need for housing and stated that where any critical need for war workers is concerned the Authority could make immediate accommodations.

Commissioner Nickerson inquired regarding 40,000 additional workers supposedly coming to Portland. Mr. Gartrell stated this number would be for the area of both Vancouver and Portland.

## ICE SUPPLY FOR HOUSING PROJECTS

Brief discussion was held regarding the summer ice supply for projects. The Chairman recommended that, if a shortage is anticipated, the WPB should do everything in its power to see that a sufficient ice supply is in the community. He stated that all units being built in Guild's Lake this summer, and others, will need ice, and that Mr. Ridell would like to supply that district. He added that Mr. Ridell claims he can procure ice regardless of statements by other ice companies regarding a probable shortage.

## COAL PROCUREMENT

Commissioner Nickerson asked what is being done regarding fuel for the coming season. Mr. Freeman stated that estimates had already been made. The Chairman advised members regarding prospects of two coal mines at Castle Rock and one at Pasco being opened within the next two months, and a possibility of obtaining coal at a cheaper rate, which may be just as good as the coal now being used by the Authority. Commissioner Nickerson questioned where the owners would get labor for transporting coal and pointed out difficulties which might be encountered should the Authority run short on fuel.

The Chairman inquired how the Authority came out on demurrage and the Executive Director reported that demurrage has been difficult; that it occurred because a trestle with shutes and catwalk for workmen was scheduled for a certain time - that the trestle was built - but no catwalk, and that cars got backed up and no one could work on it.

Commissioner Moores suggested that the Administrative staff be requested to bring in a comprehensive report on the fuel situation so that the Authority may determine just what action to take. The Chairman recommended



that the question be discussed further at the next meeting.


GENERAL:

The Legal Counsel stated that the other day representatives of the Insurance Company called on him requesting that he accompany them on a tour of Vanport City. He reported they expressed considerable concern over milk bottles, garbage cans, and food on porches and porch roofs in the project; also, the danger of children playing on the sloughs.

The Chairman read a letter from Sheriff Pratt regarding the policing of Vanport City and calling attention to delinquencies and traffic. The Letter also indicated inadequacy of the sheriff's office in Vanport City. The Chairman expressed the opinion that Sheriff Pratt has extended splendid service in performing his duties and recommended that steps be taken to correct the inadequacy of sheriff's quarters in the project. The Executive Director advised that the situation had already been studied and representations have been forwarded to the Regional Office regarding it.

There being no further business to come before the Commissioners the Chairman declared the meeting adjourned at 3:30 P. M.

  
Chairman

  
Secretary-Treasurer



MINUTES OF RECESSED MEETING OF THE COMMISSIONERS OF THE HOUSING  
AUTHORITY OF PORTLAND, OREGON, HELD ON TUESDAY, MARCH 16, 1943,  
AT 2:00 P. M., IN ROOM 404 ALDERWAY BUILDING, PORTLAND, OREGON.

Roll Call

Classification of Workers in Heating Plants -  
University Homes and Vanport City  
Ice Supply - Vanport City  
Proposed Financial Assistance Contract - Columbia  
Villa  
Proposed Revision of Development Fund Agreement -  
Columbia Villa  
Federally-Owned Projects, Management Leases  
Gas Appliances and Mains - Columbia Villa  
Inspection of Heating System - University Homes  
Adjournment

The Commissioners of the Housing Authority of Portland, Oregon met in recessed meeting on Tuesday, March 16, 1943, at 2:00 P. M. in the Council Chambers of the City Hall, to consider the unfinished business of the regular meeting held March 8, 1943. The meeting was called to order by the Chairman, and upon roll call, those present and absent were as follows:

Commissioners Present:	C. M. Gartrell	Absent:	C. A. Moores
	D. E. Nickerson		H. J. Dahlke
	H. T. Capell		

Also present were: Harry D. Freeman, Executive Director; Joseph A. Nance, Executive Assistant; Lester W. Humphreys, Legal Counsel; J. W. MacClements, Business Manager of the International Union of Operating Engineers; and Fred Manash of the Building Trades Council.

Chairman Gartrell explained the recent change in schedule of wage rates to Mr. Nickerson, stating there had always been the possibility of losing workers to the shipyards and the question of some workers being short paid, so it was decided at a previous meeting held February 18 to pay \$9.60 per day, or \$1.20 per hour, for skilled men, and \$7.60 per day, or \$.95 per hour, for unskilled men.

CLASSIFICATION OF WORKERS IN HEATING PLANTS AT UNIVERSITY HOMES & VANPORT CITY

Commissioner Nickerson asked whether the question regarding stationery engineers had been cleared. Chairman Gartrell asked the exact duties a stationery engineer performs, and Mr. Manash advised that an employee in such classification takes care of heating plants, which job consists of much more than just putting coal into the furnace, that the entire operation of the heating plants comes under



care of the engineer, (regulation of heat, and the like), adding that he might even be called a fireman, because firing is a part of the classification of a stationary engineer. He stated further that some service buildings in University Homes have three furnaces and one hot water boiler, which create work that does not come under a laborer's classification, that the heating plants should come under the classification of stationary engineers and the Union could not sanction operation of these heating plants under a laborer. Chairman Gartrell asked what the stationary engineers' scale is and Mr. MacClements advised the rate is \$1.20 per hour. Mr. Freeman then advised that the Authority is paying the men operating heating plants \$150 per month. Mr. MacClements stated workmen cannot be enticed to work at a lower rate of pay than what is considered a going scale, that it would not be difficult to secure laborers at that rate but certainly no engineers could be secured at that rate of pay. Chairman Gartrell stated that at the beginning it was felt that during the winter months the Authority needed men to shovel coal into furnaces at the heating plants and that, during the summer when these men would not have much to do, they could be placed on lawn work, which would give them a full-time job.

Mr. MacClements stated it seemed quite evident that the Commissioners were not acquainted with the heating plants, and that Mr. Nickerson was quite surprised to find the heating plants in the condition they are in. Mr. Freeman advised that the men operating heating plants did not have proper supervision at first to make them competent to handle "temperamental" equipment, that the Authority had simply hired such men as they were able to secure at the time, but that he believes these men now have a better understanding of their business, although the Authority suffered some damage to equipment during the process of learning. He further stated that these men are now organized by the Union as stationary engineers, and that just recently the Management of University Homes secured a heating engineer through the Union, in order to give better expansion to firing. Mr. MacClements advised the Chief Engineer that inasmuch as these workers had ceased to be classified as laborers and had become members of the Union, that if the newly organized men are not satisfactory, he should remove them. He was



told by the Union not to keep incompetent workers on the job, in order that the plants may be operated as economically as possible. He stated further that the men at Vanport City and University Homes are qualified and competent and are satisfactory to the Project Manager and also to Mr. King.

Chairman Gartrell expressed the opinion that the difficulties are not due so much to mishandling in operation of the plants as to the attempt to force heat into apartments through equipment which has never been proper, and suggested that inasmuch as the situation appeared somewhat complicated, the Authority secure advice from a competent heating engineer. Commissioner Capell agreed that expert advice is needed on this subject and expressed a desire to look into the situation personally. Mr. MacClements suggested that if members visit the heating plants they look up the Chief Engineer, who would show them around. Chairman Gartrell questioned whether or not stationery engineers would be required to keep the furnaces going or whether the Authority could continue on the present basis with the type of worker now employed at the plants, stating whatever decision is made, it would be necessary to secure approval of the Federal Public Housing Authority and that a recommendation should be made.

Mr. MacClements stated that when the Project Manager was asked where the ashes were kept he replied they were placed in a can, and when observed, were found to contain large clinkers which are the result of faulty combustion. He said the same condition was observed in Vanport City. Mr. Freeman stated the clinkers are caused by Wyoming and Utah coal, and by improper firing in some cases. Mr. Nance advised that the efficiency had really been improved somewhat but that construction of the plants was contrary to all good practice of heating installation; and that the Authority had been first to recognize that fact. He further stated that economy in coal consumption had been brought about by the addition of firemen, improved weather conditions, and the like. Commissioner Capell stated the heating plants must be operated to the best advantage in order that the costs may be kept at a minimum.

Following the above discussion, Chairman Gartrell advised Mr. Manash and Mr. MacClements that members of the Authority would take further action immediately to solve this problem and would inform them in the very near future



regarding progress made. Mr. Manasch and Mr. MacClements then left the meeting.

#### ICE SUPPLY - VANPORT CITY

Members were advised by the Chairman that the Authority would endeavor to assist the ice company in supplying sufficient quantity of ice during the summer months, but that the Northwestern Ice and Cold Storage Company is desirous of Federal support for increased production. It was the consensus that it would be more advisable to pay two cents per pound for ice, for example, than to make an investment in an ice plant, inasmuch as a new plant would cost approximately \$170,000, which amount of money would buy an ample supply of ice.

#### PROPOSED FINANCIAL ASSISTANCE CONTRACT - COLUMBIA VILLA

Mr. Humphreys advised that he examined the new contract thoroughly, that it combined the terms of the previous Annual Contributions Contract and Loan Contract into one instrument. Chairman Gartrell asked if the proposed contract had the approval of the Legal Counsel, and Mr. Humphreys advised it had, and that the contract provided for larger principal payments to amortize the loan during the war period than the old contract did.

Chairman Gartrell introduced the following resolution and moved its adoption.

#### RESOLUTION NO. 110

RESOLUTION APPROVING A CONTRACT FOR FINANCIAL ASSISTANCE BETWEEN THE HOUSING AUTHORITY OF PORTLAND, OREGON AND THE FEDERAL PUBLIC HOUSING AUTHORITY FOR PROJECT ORE. 2-1 AND AUTHORIZING ITS EXECUTION.

BE IT RESOLVED BY THE HOUSING AUTHORITY OF PORTLAND, OREGON:

Section 1. That the Contract for Financial Assistance set forth in Section 3 hereof between the Housing Authority of Portland, Oregon (herein called the "Local Authority") and the Federal Public Housing Authority be and the same hereby is approved and accepted both as to form and substance; that the Chairman or Vice-Chairman of the Local Authority be and he is hereby authorized and directed to execute such contract in quadruplicate in the name of the Local Authority, and that the Secretary-Treasurer be and he is hereby authorized and directed to impress the Corporate Seal of the Local Authority on each of said four copies of said contract and to Attest the same.

Section 2. That the said Secretary-Treasurer be and he is hereby authorized and directed to forward forthwith two (2) counterparts of said contract as so executed, together with five (5) certified extracts from the minutes of the Local Authority showing the adoption of and containing this resolution, and such further documents of proof in connection with the approval and execution of said contract as may be requested by the Federal Public Housing Authority, to the Regional Office, Federal Public Housing Authority, Seattle, Washington.



Section 3. The Contract for Financial Assistance referred to in Section 1 hereof is in words and figures as follows:

(See Loan Contract on File in office of Local Authority)

\* \* \* \* \*

Section 4. This resolution shall take effect immediately.

ADOPTED:

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary-Treasurer

The motion was seconded by Commissioner Nickerson and, upon roll call, the vote was as follows:

AYES	NAYS
Gartrell	None
Nickerson	
Capell	

The Chairman declared the motion unanimously passed and the resolution adopted.

PROPOSED REVISION OF DEVELOPMENT FUND AGREEMENT - COLUMBIA VILLA - ORE. 2-1

Mr. Humphreys explained various provisions of the revised Development Fund Agreement, stating that the new Development Fund Agreement is practically the same form and same phraseology as the original Development Fund Agreement. Following considerable discussion, Commissioner Capell introduced the following resolution and moved its adoption;

RESOLUTION NO. 111

RESOLUTION APPROVING A DEVELOPMENT FUND AGREEMENT WITH THE FIRST NATIONAL BANK OF PORTLAND AND AUTHORIZING ITS EXECUTION.

BE IT RESOLVED BY THE HOUSING AUTHORITY OF PORTLAND, OREGON:

1. That a Development Fund Agreement between the Housing Authority of Portland, Oregon and the First National Bank of Portland in substantially the following form, be and the same is hereby approved:

\* \* \* \* \*

(Development Fund Agreement on file in office of Local Authority).

2. That the Chairman of the Housing Authority of Portland, Oregon be and he is hereby authorized and directed to execute said Agreement in as many original counterparts as may be necessary or advisable and the Secretary-Treasurer



of the said Authority be and he is hereby authorized to impress the Seal of the Authority on each of such counterparts and to Attest said Seal.

3. That this Resolution shall take effect immediately.

ADOPTED:

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary-Treasurer

The motion was seconded by Commissioner Nickerson and, upon roll call, the vote was as follows:

AYES	NAYS
Gartrell	None
Nickerson	
Capell	

The Chairman declared the motion unanimously passed and the Resolution adopted.

FEDERALLY-OWNED PROJECTS - MANAGEMENT LEASES

Mr. Humphreys advised that all contracts for leasing of the various projects had been returned from the Regional Office because of objections from Washington. He informed members of various changes, insertions, and corrections made by the Central Office, and discussed various clauses of the leases. He also described bonds and insurance, advising the Authority is now covered by insurance. The arbitration clause, which was not shown in the first lease, was discussed at length. Commissioner Nickerson asked Mr. Humphreys if it is alright, that if he believes it is, he would vote for it. Mr. Humphreys stated it was all in favor of the Federal Public Housing Authority but that the local Authority did not have to ask for arbitration and no harm was done by having it in the contract.

Following further discussion, Chairman Gartrell expressed the opinion that the proposed lease form was satisfactory. He then introduced the following Resolution and moved its adoption:



RESOLUTION NO. 112

RESOLUTION REPEALING RESOLUTION NO. 69 ENTITLED "RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF THE LEASE BETWEEN THE UNITED STATES OF AMERICA ACTING BY AND THROUGH THE FEDERAL PUBLIC HOUSING AUTHORITY AND THE HOUSING AUTHORITY OF PORTLAND, OREGON FOR HOUSING PROJECT ORE-35029" ADOPTED BY THE AUTHORITY OCTOBER 13, 1942, AND REPEALING RESOLUTION NO.83 ENTITLED "RESOLUTION RESCINDING RESOLUTION NO. 39 ADOPTED BY THE AUTHORITY JUNE 10, 1942, ENTITLED 'RESOLUTION APPROVING A MANAGEMENT CONTRACT BETWEEN THE UNITED STATES OF AMERICA ACTING BY AND THROUGH THE FEDERAL PUBLIC HOUSING AUTHORITY AND THE LOCAL HOUSING AUTHORITY FOR PROJECT ORE-35029, AND AUTHORIZING ITS EXECUTION' AND ADDING PARAGRAPH 25 TO THE LEASE BETWEEN THE LOCAL AUTHORITY AND THE FEDERAL PUBLIC HOUSING AUTHORITY FOR PROJECT ORE-35029, EXECUTED PURSUANT TO RESOLUTION NO. 69 ADOPTED BY THE AUTHORITY OCTOBER 13, 1942," ADOPTED BY THE AUTHORITY DECEMBER 8, 1942.

WHEREAS, the Authority has previously adopted Resolution No.69 authorizing the execution of a lease of Project ORE-35029 and Resolution No.83 adding Paragraph 25 to said lease; and

WHEREAS, certain changes are now desired to be made in the lease between the United States of America and the Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF PORTLAND, OREGON:

Section I. That resolution No. 69 entitled "Resolution approving and authorizing the execution of a lease between the United States of America, acting by and through the Federal Public Housing Authority for Housing Project ORE-35029," adopted by the Authority October 13, 1942, and resolution No. 83 entitled "Resolution rescinding resolution No. 39 adopted by the Authority June 10, 1942, entitled 'Resolution approving a Management Contract between the United States of America, acting by and through the Federal Public Housing Authority and the local Housing Authority for Project ORE-35029, and authorizing its execution' and adding paragraph 25 to the lease between the local Authority and the Federal Public Housing Authority for Project ORE-35029, executed pursuant to resolution No. 69 adopted by the Authority October 13, 1942," adopted by the Authority December 8, 1942, be and the same are hereby repealed and the lease executed pursuant thereto be and the same is hereby rescinded.

Section II. This Resolution shall take effect immediately upon its adoption.

ADOPTED:

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary-Treasurer

The motion was seconded by Commissioner Capell and, upon roll call, the vote was as follows:

AYES	NAYS
Gartrell	None
Nickerson	
Capell	

The Chairman declared the motion unanimously passed and the Resolution adopted.



Mr. Gartrell then introduced the following resolution and moved its adoption:

RESOLUTION NO. 113

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A LEASE BETWEEN THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE FEDERAL PUBLIC HOUSING AUTHORITY AND THE HOUSING AUTHORITY OF PORTLAND, OREGON, FOR HOUSING PROJECT ORE.35029.

WHEREAS, the United States of America, acting by and through the Federal Public Housing Authority and the Housing Authority of Portland, Oregon has constructed and developed Housing Project ORE-35029; and

WHEREAS, the United States of America and the Federal Public Housing Authority are desirous of leasing said project, together with all buildings, equipment and supplies on said project to the Housing Authority of Portland, Oregon; and

WHEREAS, the Housing Authority of Portland, Oregon finds it is to the best interests of the Housing Authority of Portland, Oregon and the citizens of the City of Portland and to the defense industries in the vicinity of the City, that the Housing Authority of Portland, Oregon lease this project and manage, operate, maintain and administer said project; and

WHEREAS, the lease for said project has heretofore been submitted to this Authority and has been approved by Lester W. Humphreys, Legal Counsel for said Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF PORTLAND, OREGON:

Section I. That the lease between the United States of America, acting by and through the Federal Public Housing Authority and the Housing Authority of Portland, Oregon for the leasing of Housing Project No. ORE-35029, as submitted to the Authority and approved by the Authority's Legal Counsel, be and the same is hereby approved and the Chairman is hereby authorized and directed to execute said lease in as many counterparts as necessary for and on behalf of the Housing Authority of Portland, Oregon and the Secretary-Treasurer is hereby authorized and directed to Attest the same and affix the Seal of the Housing Authority of Portland, Oregon thereto.

Section II. This resolution shall take effect immediately upon its adoption.

ADOPTED:

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary-Treasurer

The motion was seconded by Commissioner Capell and, upon roll call, the vote was as follows:

AYES	NAYS
Gartrell	None
Nickerson	
Capell	

The Chairman declared the motion unanimously passed and the Resolution adopted.



Mr. Gartrell introduced the following Resolution and moved its adoption:

RESOLUTION NO. 114

RESOLUTION REPEALING RESOLUTION NO. 70 ENTITLED "RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF THE LEASE BETWEEN THE UNITED STATES OF AMERICA ACTING BY AND THROUGH THE FEDERAL PUBLIC HOUSING AUTHORITY AND THE HOUSING AUTHORITY OF PORTLAND, OREGON FOR HOUSING PROJECT ORE-35021" ADOPTED BY THE AUTHORITY OCTOBER 13, 1942, AND REPEALING RESOLUTION NO. 84 ENTITLED 'RESOLUTION ADDING PARAGRAPH 25 TO INDENTURE OF LEASE BETWEEN THE UNITED STATES OF AMERICA ACTING THROUGH THE FEDERAL PUBLIC HOUSING AUTHORITY AND THE HOUSING AUTHORITY OF PORTLAND, OREGON FOR PROJECT ORE-35021 HERETOFORE EXECUTED BY THE HOUSING AUTHORITY OF PORTLAND, OREGON PURSUANT TO RESOLUTION NO. 70 ADOPTED BY THE HOUSING AUTHORITY OF PORTLAND, OREGON AT ITS REGULAR MEETING ON OCTOBER 13, 1942, 'ADOPTED BY THE AUTHORITY ON DECEMBER 8, 1942.

WHEREAS, the Authority has previously adopted Resolution No. 70 authorizing the execution of a lease for Project ORE-35021 and Resolution No.84, adding Paragraph 25 to said lease; and

WHEREAS, certain changes are now desired to be made in the lease between the United States of America and the Authority;

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF PORTLAND, OREGON:

Section I. That Resolution No. 70 entitled "Resolution approving and authorizing the execution of a lease between the United States of America, acting by and through the Federal Public Housing Authority for Housing Project No. ORE-35021," adopted by the Authority October 13, 1942, and Resolution No.84 entitled "Resolution adding Paragraph 25 to Indenture of Lease between the United States of America, acting through the Federal Public Housing Authority for Project ORE-35021, heretofore executed by the Housing Authority of Portland, Oregon pursuant to Resolution No. 70, adopted by the Housing Authority of Portland, Oregon at its regular meeting on October 13, 1942' adopted by the Authority on December 8, 1942, be and the same are hereby repealed and the lease executed pursuant thereto be and the same is hereby rescinded.

Section III. This resolution shall take effect immediately upon its adoption:

ADOPTED:

\_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
Secretary-Treasurer

The motion was seconded by Commissioner Capell and, upon roll call, the vote was as follows:

AYES	NAYS
Gartrell	None
Nickerson	
Capell	

The Chairman declared the motion unanimously passed and the resolution adopted.



#### GAS APPLIANCES AND MAINS - COLUMBIA VILLA

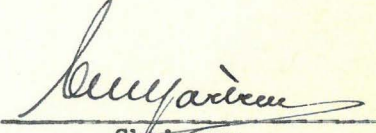
Mr. Freeman advised that in accordance with a previous suggestion of the Authority, the Kleenair Furnace Company was proceeding with the repair and adjustment of gas appliances at Columbia Villa. He also informed the Commissioners that the Portland Gas & Coke Company was purging the various gas lines at no expense to the Housing Authority. Mr. Freeman further reported that the Kleenair Furnace Company do their work under the general supervision of experts from the Portland Gas & Coke Company. The Kleenair Furnace Company will charge the Authority \$2.50 per hour per man and the Housing Authority will furnish the various needed parts and appliances.

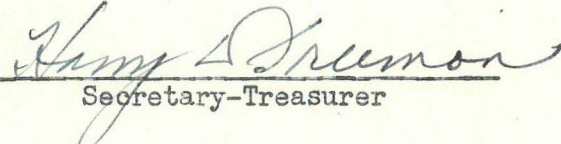
#### UNIVERSITY HOMES - INSPECTION OF HEATING SYSTEM

Reverting to previous discussion on furnaces at University Homes, Mr. Gartrell suggested that Commissioners Capell and Nickerson and Mr. Joe Burns of the Kleenair Furnace Company constitute a committee to inspect and report on the heating system at University Homes. He also suggested that the Executive Director accompany the committee on this trip.

#### ADJOURNMENT

Upon motion duly made, seconded, and passed, the Chairman declared the meeting adjourned at 4:00 P. M.

  
Chairman

  
Secretary-Treasurer



NOTE:

No's. 118 through 124 omitted in numbering resolutions.

See Resolution No. 125 in Resolution Book.



MINUTES OF SPECIAL MEETING HELD BY THE COMMISSIONERS OF THE  
HOUSING AUTHORITY OF PORTLAND, OREGON TUESDAY, MARCH 23, 1943,  
AT 2:00 P. M., ROOM 404 ALDERWAY BUILDING, PORTLAND, OREGON.

Roll Call

Bid Opening, Ore. 35201 - Portland Air Base  
Approval of Project Ore. 35202 - Conversion Project  
Heating System - University Homes  
Coal Supply  
Electrical Distribution System & Maintenance  
Proposed Purchase and Conversion of Guild's Lake  
Theatre - Vanport City

The Commissioners of the Housing Authority of Portland, Oregon met in special session Tuesday, March 23, 1943, at 2:00 P.M., in Room 404 Alderway Building. The meeting was called to order by the Chairman and upon roll call, those present and absent were as follows:

Commissioners present:	C. M. Gartrell	
	C. A. Moores	Absent: H. J. Dahlke
	H. T. Capell	
	D. E. Nickerson	

Also present were: Harry D. Freeman, Executive Director; Joseph A. Nance, Executive Assistant; Clarence H. Wick, Chief of Project Planning and Development; Gifford Sobey, representing the Federal Public Housing Authority of Seattle; and Mr. Joseph Burns of the Kleenair Furnace Company.

The Secretary read the call of the meeting, which was ordered spread on the minutes as follows:

The NOTICE OF SPECIAL MEETING with the CERTIFICATE AS TO SERVICE OF NOTICE OF SPECIAL MEETING attached thereto, and the WAIVER OF NOTICE OF AND CONSENT TO SPECIAL MEETING, as signed by all the Commissioners of the Authority, were read and ordered spread upon the minutes of this special meeting and filed for record.

NOTICE OF SPECIAL MEETING

TO: C. M. Gartrell  
D. E. Nickerson  
C. A. Moores  
H. J. Dahlke  
H. T. Capell

You are hereby notified that the Commissioners of the Housing Authority of Portland, Oregon are called to meet in special session at 2:00 P.M., Tuesday, March 23, 1943, at 404 Alderway Building, in the City of Portland, Oregon, for the following purposes:

Bid Opening, Ore. 35201 - Portland Air Base  
Approval of Project Ore. 35202 - Conversion Project  
Heating System - University Homes  
Coal Supply  
Electrical Distribution System & Maintenance  
Proposed Purchase and Conversion of Guild's Lake  
Theatre - Vanport City

Dated: March 18, 1943

C. M. GARTRELL  
CHAIRMAN



CERTIFICATE AS TO SERVICE OF NOTICE OF SPECIAL  
MEETING

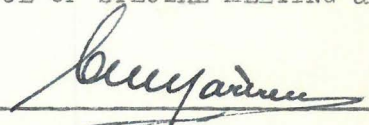
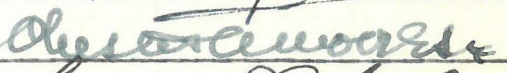
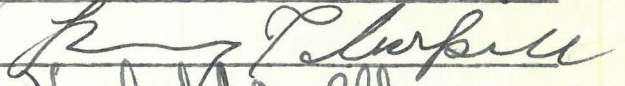
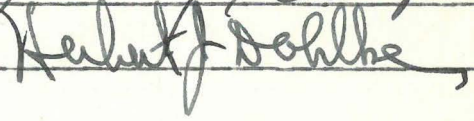
I, Harry D. Freeman, the duly appointed, qualified, and acting Secretary-Treasurer of the Housing Authority of Portland, Oregon, do hereby certify that on March 18, 1943, I served, in the manner provided in the By-laws of said Authority, on each of the Commissioners named in the foregoing NOTICE OF SPECIAL MEETING, a true and correct copy of the foregoing NOTICE OF SPECIAL MEETING.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 23rd day of March, 1943.

  
Harry D. Freeman, Secretary-Treasurer

WAIVER OF NOTICE OF AND CONSENT TO SPECIAL  
MEETING

We, the undersigned Commissioners of the Housing Authority of Portland, Oregon, do hereby accept service of the foregoing NOTICE OF SPECIAL MEETING, waiving any and all irregularities in such service and in said NOTICE OF SPECIAL MEETING and do hereby consent and agree that the said Commissioners of said Authority shall meet at the time and place named in said NOTICE OF SPECIAL MEETING and for the purpose therein stated.

BID OPENING, ORE-35201 - PORTLAND AIR BASE (110 Dormitory Units)

Chairman Gartrell stated that bids would be opened for the 110 dormitory unit project at the Portland Air Base. Bids were read in the following order:

E. E. Settergren	\$94,950.00
Frank Lohse	111,000.00
Hord & Stuart	96,238.00
Arthur Hansen	103,465.00
Robertson, Hay & Wallace	130,794.00
Julius Johnson	121,575.00
C. M. Corkum	106,399.00
Knott, Rogers & Dunbar	94,940.00
Chas. Schmeideskamp	130,794.00

Inasmuch as the bid of Knott, Rogers & Dunbar was low, in the amount of \$94,940.00, Commissioner Moores moved that the Authority recommend this bid to the Federal Public Housing Authority for acceptance. The motion was seconded by Chairman Gartrell, and upon roll, the vote was as follows:

AYES

Gartrell  
Moores  
Capell  
Nickerson

NAYS

None



The Chairman declared the motion unanimously passed.

APPROVAL OF PROJECT ORE-35202, CONVERSION PROJECT (500 Dormitory Units)

Mr. Freeman presented preliminary plans for conversion of Powers' Warehouse, stating the difference between the present plan and the former one is that the present plan covers more space, comprising three floors, and the garage section which could be used for recreation, but that the basement space would not be utilized except for storage. He further stated that the only change in this plan would be eliminating the elevator. Mr. Gartrell suggested that if this warehouse is accepted it should be used to full capacity.

Following further discussion regarding the suitability of Powers' Warehouse for the conversion project, and after comparing same with the former choice of the Newstater Building, it was the consensus of opinion that the Powers' Warehouse would prove the more desirable of these two buildings. Chairman Gartrell then moved that the motion made by the Chairman at the recessed meeting of the Authority, held on February 18, shown on page 3, paragraph 4, of the written minutes, be amended as follows:

"That the Neustater Building, or any other building suitable for conversion to reception center, be approved in accordance with the findings of the Authority's construction superintendent, but with the understanding that construction costs will be reasonable and that the conversion be generally feasible."

The motion was seconded by Commissioner Dahlke, and upon roll call, the vote was as follows:

AYES

Gartrell  
Moore  
Capell  
Nickerson

NAYS

None

The Chairman declared the motion unanimously passed.

HEATING SYSTEM - UNIVERSITY HOMES

Mr. Joe Burns, representative of the Kleenair Furnace Company, attended the meeting at the request of members, to consult with them on the heating situation at University Homes. Chairman Gartrell advised the first question is purely a labor problem, which also creates a question regarding efficient operation of the furnaces, adding that the use of the firemen employed on that project at



present creates waste and is not an economical operation. He asked Mr. Burns whether it would be his opinion that the situation might be remedied by replacing these firemen with more experienced stokers. Mr. Burns replied he did not think so, that any man could be taught to fire the small furnaces. Mr. Burns advised it was his impression that the largest expense involved is the operating cost, that he believed at present only a 25% or 30% over-all efficiency is received from those plants, which he considered a tremendous maintenance cost. Mr. Burns described and explained the various types of filters, and installation of filter racks, and suggested it might even be a good idea to remove the filters. He also stated the controls are not at all true, regardless of the impression of the operators.

Mr. Burns believed that another big item would be the training of employees, and to make certain that the person training the workers has a thorough knowledge of his work. He stated he understood that the furnaces are cleaned and slashed once each day but that he noticed considerable clinkers on the grates when he was there and added that clinkers might easily ruin the grates. He recommended the situation be looked into thoroughly and that it might be discussed with Mr. Thomas Taylor, heating engineer. Mr. Burns believed the control system could be changed at little cost by removing the thermostats from apartments, replacing same with a duct control, securing proper men to instruct the workers. He further recommended placing a notice in each apartment to the effect that only 65° heat would be furnished, and stated that under Federal regulations it would probably become necessary to adopt a procedure resembling that of city apartment houses, such as furnishing a certain amount of heat during specified hours of the day and evening. Following further discussion, Mr. Burns advised he preferred to discuss the problem only to the extent that he had witnessed them in a short space of time and suggested any technical questions be referred to an engineer. Mr. Burns then left the meeting.

Commissioner Capell stated that inasmuch as University Homes has a heating engineer, two foremen, twenty-four firemen, and four men for removing ashes on this project, it was his impression that no stationery engineers would be needed on this job, that the heating plant was already over-staffed. He further recommended that the laborers now being employed as firemen should be assigned further duties, such as lawn work, during the summer.



It was the recommendation of Chairman Gartrell that the matter of operation be referred to the Federal Public Housing Authority, that they be advised that an investigation indicated the heating system works only on about a 30% efficiency, and make the suggestion that an immediate investigation be made by the Federal Public Housing Authority, or they authorize the Local Authority to employ a consulting engineer to make the investigation.

On the question of labor, Chairman Gartrell suggested the Executive Director also write to the Federal Public Housing Authority stating the attitude of the Union in organizing furnace tenders as stationery engineers and to advise the Federal Public Housing Authority that the Local Authority does not believe stationery engineers are necessary for replacing all laborers. He recommended also that this matter be brought to the attention of Mr. Saxton, Regional Labor Relations Adviser, and that the Authority would then be guided by whatever decision he makes regarding furnace tenders and stationery engineers.

Mr. Gartrell also requested that Mr. Fred Manash be advised that inasmuch as the labor question seemed to tie in with that of operation, the answer to the Union's question would be withheld until that of the operation has been solved.

Commissioner Moores recommended acting on the suggestion of Chairman Gartrell and in the meantime request a survey from the management division regarding the manpower situation, and hold further questions in abeyance until this has been settled.

#### COAL SUPPLY

Mr. Freeman advised members present that J. O. Elrod, who owns a coal mine at Castle Rock, Washington, had informed the Authority that he would put the mine in operation if an access road could be obtained. Mr. Elrod advised that the owner of the property which would be traversed by such road was rather reluctant to grant a right of way. Chairman Gartrell stated that Mr. Furman, Legal Counsel for the Federal Public Housing Authority would be interested in this proposal, if the Authority could purchase coal cheaper f.o.b. this mine than from the East, but that the price must warrant the purchase of the coal. Mr. Freeman stated that some of the coal the Authority had been receiving was of poor quality. Chairman Gartrell described another coal mine approximately 175 miles from Portland, also in Washington.



Commissioner Moores suggested the Authority now study the coal situation for the coming year. Mr. Freeman said storage was a problem and that storage space at Vanport City was stocked to capacity at the present time. He stated also that tie-up of railroad cars and resulting demurrage caused by the January snowfall and by other conditions, will be avoided in the future.

Following further discussion of Mr. Elrod's proposal, Chairman Gartrell suggested the matter be referred to Mr. Humphreys and Mr. Furman for consideration.

#### ELECTRICAL DISTRIBUTION SYSTEM AND MAINTENANCE

Mr. Freeman advised that on November 10, 1942, the Portland General Electric Company submitted a proposal for maintaining electrical distribution systems, but this was held up awaiting a ruling of the War Production Board for priorities for maintenance and replacement stocks. Mr. Freeman showed Chairman Gartrell a copy of a letter received from the Portland General Electric Company, which he read as follows:

"In going through War Production Board Utilities Order U-1, which superseded Preference Rating Order P-46 on February 24, 1943, we note a provision which we believe would permit us to make an agreement with the Housing Authority of Portland or the Federal Public Housing Authority under which we might maintain the electrical distribution systems in housing projects, as proposed in our letter of November 10, 1942.

"War Production Board, Part 4500, Utilities Order U-1 reads as follows under heading (2), "Any sale of material which is not a special sale under Priorities Regulation No. 13 may, subject to the restrictions of Limitation Orders L-31, L-94, and L-102, be made: (vi) To the Army, Navy, Maritime Commission, or a public housing authority for the repair of an actual threatened breakdown of electric, gas, water, or central steam heating facilities owned and operated by such agencies. This exception shall not be construed to extend to a sale of material for use in construction."

"While we have no official interpretation, we assume that this provision would permit us to draw materials from our M.R.O. stocks and use them for repairing lines, transformers and primary fuses, etc. in distribution systems of housing projects. You may desire to call this to the attention of the Federal Public Housing Authority to find out if they have any different interpretation. If this paragraph means what we think it does, it would seem possible to make an agreement to maintain your distribution lines as originally contemplated."

Chairman Gartrell suggested that Mr. Freeman find out whether interpretation had been obtained. Mr. Freeman advised that he had already written the Regional Office for an opinion but to date had received no reply.



PROPOSED PURCHASE & CONVERSION OF GUILD'S LAKE PROJECT, ORE-35026

Mr. Sobey of the Federal Public Housing Authority advised that the Central Office of the Federal Public Housing Authority had recommended that the Housing Authority of Portland consider the purchase of Guild's Lake Project, ORE-35026 (358 units) under the "aided" plan, (under Public 671) for ultimate conversion to permanent homes. He requested the recommendation of the Authority. Chairman Gartrell stated that this project, in his opinion, would be the most undesirable of the whole group to be considered for purchase by the Authority. Mr. Freeman stated the location of Guild's Lake would be unsuitable for any dwellings under normal conditions, and that it was even unsuitable for temporary use, but that the Authority used that space only for the reason that they could find no other location outside of the Guild's Lake area to serve nearby industries. Chairman Gartrell stated that such purchase would no doubt be frowned upon by the general public, and Commissioner Moores also said such action would meet strong resistance. Mr. Sobey advised that such purchase would, of course, have to have complete concurrence of the City. Mr. Gartrell stated that, in his opinion, any discussion as to placing these units in use as low-rent housing, should be deferred until after the war.

Following further discussion, Chairman Gartrell moved that the suggestion of the Federal Public Housing Authority that Guild's Lake Project, ORE-35026, be taken over as a Federal Public Housing Authority-aided project, be deferred until after the emergency. The motion was seconded by Commissioner Moores, and upon roll call, the vote was as follows:

AYES

Gartrell  
Moores  
Capell  
Nickerson

NAYS

None

The Chairman declared the motion unanimously passed.

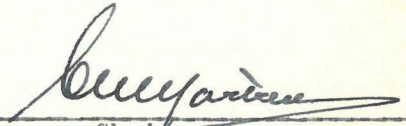
THEATRE - VANPORT CITY

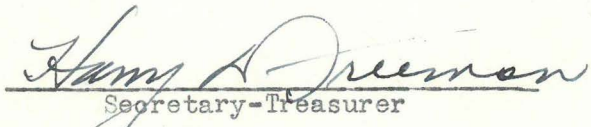
Commissioner Moores questioned whether the theatre in Vanport City was nearing completion, and Mr. Sobey advised that it is practically completed, that it will be fully equipped and will seat approximately 900 persons.



ADJOURNMENT

There being no further business to come before the Authority, and upon motion duly made, seconded and passed, the Chairman declared the meeting adjourned at 3:30 P. M.

  
Chairman

  
Secretary-Treasurer



MINUTES OF AN INFORMAL SESSION OF THE COMMISSIONERS  
OF THE HOUSING AUTHORITY OF PORTLAND, OREGON, HELD  
MARCH 26, 1943, AT 3:00 P.M., 404 ALDERWAY BUILDING

Classification of Workers in Heating Plants

The Commissioners of the Housing Authority of Portland, Oregon, met in informal session at 404 Alderway Building at 3:00 P. M. on March 26, 1943, to discuss further the condition of heating plants and the classification of workers operating these plants at University Homes.

Present: C. M. Gartrell  
C. A. Moores  
H. T. Capell  
D. E. Nickerson

Absent: H. J. Dahlke

Also present were: Harry D. Freeman, Executive Director; Joseph A. Nance, Director, Administration Division; and Lester W. Humphreys, Legal Counsel.

CLASSIFICATION OF WORKERS IN HEATING PLANTS

Mr. Humphreys stated the question regarding classification of the workers in heating plants was whether or not these men actually are laborers or stationary engineers. Mr. Nance stated that he would like to see an immediate decision reached regarding this question, that it was a very important one, and that the Authority would be subject to considerable criticism from a standpoint of management if this problem remained unsolved much longer.

Commissioner Moores suggested keeping these workers in the "laborer" status. Commissioner Capell also expressed the opinion that workers now firing furnaces should remain on the job as laborers, and further recommended that the Authority not recognize the classification of engineer in the firing of the heating plants. Mr. Freeman reported that a letter had already been forwarded to the Regional Office of the Federal Public Housing Authority regarding the classification of stationary engineer.


Commissioner Moores recommended there should be no extravagance with manpower during the present shortage, and stated it was his impression that during the summer one man could perform this work. Chairman Gartrell, too, was of the opinion that these workers were not needed the whole year around. However, Mr. Nance explained that, if these workers were now released, the Authority would experience great difficulty in securing trained men when they would again be needed. Commissioner Nickerson pointed out that the Authority is at present



faced with a situation where they almost have to accept what workers they are able to get. He stated further that the Housing Authority is not to lower a wage scale at any time but should pay prevailing wage rates, which, he added, is not being done at the present time. Commissioner Moores said he did not believe members had sufficient information regarding the subject. He advised that at a meeting held the past week it had been agreed to secure an engineer's report and suggested holding the question in abeyance until a definite decision is reached.

Following further discussion, Commissioner Nickerson moved that the supplementary agreement be approved as written. Chairman Gartrell asked if any member wished to second the motion. Commissioner Capell objected to any change from the present contract and recommended the question be held in abeyance until a report on heating plants is received from the engineer and until the Authority is advised just how many men should be employed in these plants. The Chairman pointed out that the men are in the stationary engineers' union and, if the Authority continued to pay only \$150 per month, they would be picketed. Mr. Gartrell then recommended that the Chairman and Secretary-Treasurer be authorized to execute approval of the Labor Agreement after elimination of the classification of Stationary Engineer, pending complete report from the engineers at Seattle.

It was unanimously agreed, inasmuch as no immediate change could be effected, that the meeting be adjourned.

  
Secretary-Treasurer