

Cleveland, was elected temporary chairman of the conference. Mr. Howe on taking the chair was greeted with applause. He made a short address reviewing the situation and touching upon the work that was before the convention.

Mr. Frederick C. Leubuscher, president of the Manhattan Single Tax Club, made the following address of welcome :

ADDRESS OF F. C. LEUBUSCHER.

It is customary for the Mayor of a city in which a convention or conference, non-political in character, is held, to welcome the visiting delegates. The Single Taxers of Greater New York have refrained from inviting the present occupants of our mayor's chair to do these honors because it seems to us to be more fitting that the representatives of Single Taxers in twenty-five States and in Canada should be welcomed by their brothers and sisters to this imperial city. For it was here, at the Jefferson dinner last spring, our able but modest co-worker, John J. Murphy, first broached the idea of a conference to revivify our great movement. Here, too, on Decoration Day was held the successful preliminary conference that decided to issue a call for this gathering; and all the multifarious necessary details of communicating with the Single Taxers of the country were worked out in this city. Above all, it was here that the prophet Henry George fought and died.

It is fitting therefor that we of the Manhattan Single Tax Club, which is almost as old as the movement itself, and of our sister organization, the Brooklyn Single Tax Club, should welcome to our home city our brethren and sisters from the rest of North America.

When the mayor of a small city delivers the address of welcome he usually points with what he calls pardonable pride to its manufactories, art galleries, public works and parks. In this great center of almost five million souls, there is no need to "point with pride," for we have everything that all other cities have, and much more besides. A few weeks ago I could not have truthfully made such a claim, for the only gold mine New York then possessed consisted in our enormous land values, and New York does not dig in that mine but only a few of its specially favored citizens. Three or four weeks ago, however, gold was actually discovered under the bed of the East River where a tunnel is being dug; so that when our landlords get ready to stake their claims, this imperial city will possess a mining camp within its boundaries as well as farms and fisheries.

We bid you welcome to a City in which the assessed land values are \$3,563,000,000, while the improvement values are only \$2,140,000,000. The 3 1/2 billions of land value alone is greater than the assessed value of all the real estate, improvements included, in the State of Pennsylvania, and nearly twice as great as the value of all real estate, including improvements, in the rest of the State of New York. Take an area of six square miles in the district in which this hall is located, and you will find that the land alone is as-

essed to an amount greater than the assessed value of all the real estate in the State of Missouri.

These are not the wild ravings of a Single Tax crank bent on making facts and figures suits his theories, but are dry-as-dust-statistics taken from the last annual report of our Commissioner of Taxes and Assessments. Indeed the very language of my comparison with other States is cribbed from that report.

The average sight seer, on a "Seeing New York" automobile, as he gazes open-mouthed at the magnificent palaces on Fifth Avenue and the 40 story sky-scrappers on Broadway, does not realize that the land on which such buildings are erected is the more valuable of the two. Our Tax Commissioners published their report only a few weeks ago as though they had this conference in mind, for it reads at times like a Single Tax tract: "As population increases the value of land increases more rapidly than the value of improvements until a condition is reached, like that of the financial section of the Borough of Manhattan, where it is almost impossible to erect a building equal in value to the land on which it stands."

While we are proud to welcome you to a city of 326 square miles, we are not so proud of the way in which the population is spread over that vast area. In the Borough of Manhattan an average of one hundred thousand people live on a square mile, while little more than one thousand per square mile live in the Boroughs of Queens and Richmond. The workingmen huddled together in the tenements of Manhattan and Brooklyn would gladly live in cottages in Queens and Richmond were not large areas there held out of use by the land speculator.

May your stay among us be as pleasant to you as it is welcome to us, but, above all, may your deliberations result in the organization of an abolition movement that shall strike the shackles from off all the industrial slaves and make of this earth a heaven.

On the conclusion of Mr. Leubuscher's address, which was followed by applause and hand clapping, a committee of five were appointed to make up the roll of the convention. This committee consisted of Messrs. Polak, Van Vleck, Warren, Powell, and Mrs. Ryan. The roll was called, each member rising in his seat. It was moved by Mr. Murphy that roll call as read constitute the roll of the convention, and this motion was carried.

The following Committee on Rules was then appointed: Messrs. Harold S. Sudell, Bolton Hall, Wm. Preston Hill, Mrs. Jennie L. Monroe, John M. Dorney, Fred J. Miller, and Miss Katharine K. Musson.

A Committee on Organization for the conference was appointed: Messrs. L. S. Dickie, L. F. C. Garvin, R. F. Powell, Dr. Wm. N. Hill, Hon. Robert Baker, Theo. J. Amberg, and Miss Charlotte E. Schetter.

Mr. Joseph Dana Miller then delivered an address on "The Progress of the Movement to Date," part of which follows: