

Realtors Told Real Estate Outlook Is Wonderful

A "wonderful" outlook for real estate during the remainder of 1965 is foreseen by Edward Henkel, Jr., president of the Detroit Real Estate Board.

Henkel was the speaker at the Thursday luncheon meeting of the Western Wayne-Oakland County Board of Realtors — United Northwestern Realty Association at Cregar's Restaurant.

Henkel at the same time called on his hearers to become fighters for free-enterprise and property rights.

"The day of being the pacifist in this battle of individual initiative is past," Henkel declared.

"Let's be 'Billy Grahams' for a free business society, for a freedom of choice of livelihood as well as for freedom of speech and freedom of religion."

Factors that will help keep the real estate business in high gear during the remainder of 1965, Henkel explained, include the scheduled further reductions in individual and corporate income taxes, the increase in social security pensions, the contemplated cut in excise taxes, and the government's drive to keep dollar spending at home.

"All factors point to more money in circulation for spending or savings, more money available for business growth, and more money ready for industrial investment. To us, this offers augurs well for continuation of the real estate business rise," Henkel continued.

The DREB leader pointed to record-breaking retail sales, and auto sales and production as barometers pointing to a continued upturn in business activity, especially in the Detroit area, during the months ahead.

On the other hand, he cautioned that the steel industry cannot continue to maintain its present production pace, even if a strike is averted, and this will have a "sobering effect" on the economy as a whole.

"With national economic indicators so favorable, there is every reason to believe that employment will remain high," Henkel continued, "and you and I know that existing or new homes are not bought with welfare checks."

On the other hand, there are factors in the present situation, especially inside Michigan, that could adversely affect the Realtor and the property owner, Henkel warned. One, he said, concerns civil rights, or more properly, "rights-in-property."

Under the new State Constitution and its Civil Rights Commission, we are faced with another onslaught on our rights to do business in a free market atmosphere," Henkel declared.

"The attitudes, the hampering, the rabble-rousing endeavors of the Civil Rights Commission will do much toward influencing our future success, the extent to which we can attract the consumer's dollar, and the degree to which we can benefit in this otherwise bright future."

Another hazard, the DREB president declared, consists of inequities in the present property-tax structure.

"It should be much easier for small municipalities to put their taxing-programs on a uniform footing throughout the state than it is for

home buyers and Realtors to be forced to operate by one

set of rules in one place, and another set in a neighboring

community," Henkel asserted. "The right to tax is the right

to enslave, if it is placed in the wrong hands," he continued.

"Under our new Michigan Con-

stitution, we have a new taxing

formula and assessing rules not work to destroy property ownership at all levels."



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School Lunch Heads Visit Convention

The Livonia dietitians and chief food service personnel responsible for feeding thousands of Livonia school children each day attended the 11th annual convention of the Michigan School Food Services Association held Thursday through Saturday, March 11 to 13, in Detroit's Sheraton-Cadillac Hotel.

Suburban participants were Mrs. Geraldine Tobin, chairman of the program committee, Mrs. Cecile Tomlin, Association area representative 1964-66, Mrs. Viola Randstadler, pianist, and Mrs. Lila Elliot, who will preside over group sessions this weekend.

The 1,400 school lunch employees attended meetings, viewed films and participated in group discussions. The program featured three outstanding speakers: Miss Mary Griffin, President, American School Food Service Association; Father Hugh Michael Beahan, Director, Diocesan Office of Radio and Television in Grand Rapids; and Dean James L. Everts, Dean of the School of Business Administration at Duquesne University in Pittsburgh. His topic at the convention was "Managers Must Manage."

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