Integral Co-operation.

A LEAF FROM OUR PUBLICATION OF 1885.

SUGGESTIONS—THE CREDIT FONCIER COMPANY. *

WHEREAS, The past and present systems for laying out, governing and policing cities have been and are failures, lamentable and conspicuous;

AND, WHEREAS, There must of necessity be a change in the system of laying out, governing and policing cities, before the life of the citizen can be made useful, wholesome and secure.

And, WHEREAS, There cannot be equity where non-incorporated persons are forced to struggle for existence against incorporated classes; who struggle and uneducated have to combat with the strong and cunning; where woman, intelligent, refined, and a holder of property, is politically clasped with felons, minors and idiots; where the dog reigns instead of co-operation; where the place of independence is occupied in the city by a aristocracy; where charity is offered and justice is not given; and where "Superior" and "Subordinate authority" is practiced to the exclusion of co-ordinate control.

Therefore, be it Resolved, That it is right and progressive that several persons incorporate a body corporate, and given special and exclusive privileges to build, manage and operate railroads, telegraph lines, banks, gas, water supplies, etc., etc., that it is proper that persons wishing to colonize be incorporated with special powers and privileges, to buy, lay out, build and manage towns and farms. That if one of their varied and necessary departments, that the common and private interests of the colonists, may be intelligently started, securely guarded and forcibly advanced in storm and sunshine, during the night and in the day, and when accident, sickness and age have stopped his or her usefulness.

And, be it Resolved, That twenty-five or more persons be incorporated, under some general or special act, a "Credit Foncier"—a colonization building, deposit, loan and operating company; and proceed to locate and work under the general colonization laws of the United Mexican States; that the said Credit Foncier is to pay the contributing interests in a town site and farm, to lay out streets, roads, etc., build, furnish, rent and sell houses, lots and garden areas, construct, equip and operate passenger railways, water supplies, electric power, motors, lights, etc., open houses for retail and wholesale purposes, build and control schools, markets, theatres, hotels, wharves, docks, etc., etc.

* The name of the unincorporated association was The Credit Foncier of Sinaloa.

+ Newcastle, Delaware, is probably, the only city in the United States, which has no municipal or school taxes to pay. The revenue coming in from land with which the city was endowed by William Penn is sufficient to meet the expense of running the city.

- The land belonging to Cornell University comprises 340 acres, of which 30 is specially devoted to the farm. The original farm is plot has been made so as to yield about $6,000 annually in gross profits.

- The government of the incorporated town Stockton, in Florida, is carried on entirely without a property tax.

- Various schools are supported by the Federal Government from the revenue of the Post Offices and a trade-licensing system.

I 1 Great Britain and Ireland there were, January 1st, 1885, twenty-six street railways, belonging to local authorities, the total length of which was more than 150 miles, and the cost a little over $90,000. The 476 miles of road belonging to private individuals cost considerably more than $90,000.

2 The city of Charleston, in its corporate capacity, is about to undertake the driving of the deepest arterial well in the world. It will be driven in the main part of the city, as it is expected to furnish 400,000 gallons of water per day, it is calculated, with the two smaller wells already in use, to furnish a supply of water for the entire city for many years. The new well will be 600 feet deep, will be at least six inches in diameter at the bottom, and is to be completed by August, 1885.

3 Cremona in Paris will be soon available for the general public at the small cost of $8 each for each operation. An experiment is being conducted at Paris in Cremona, on the principle of the crotamatic at Rome and Milan.

+ Paris owns and manages its theatres.

† New York City owns and leases its wharves.

And, be it Resolved, That said "Credit Foncier" issue 100,000 shares of capital stock of $10 per share at par; that 15,000 of said shares be sold at par during 1885, to persons wishing to colonize or to promote such interests as herein suggested; that from the receipt of said sale of 15,000 of said shares, there be $30,000 paid for building lots ($750 square feet each); that $15,000 be paid for 15,000 acres of choice farm land near the town site selected; that $10,000 be paid for suitable offices for the headquarters of said "Credit Foncier," that $30,000 be paid to build and furnish an attractive hotel; that $10,000 be paid for building and furnishing ten model houses; that $5,000 be paid to erect a crematory for the use of the colonists; that $30,000 be paid for the controlling interests in a pipe line or aqua line of capacity sufficient to bring not less than 2,000,000 gallons of pure fresh water every twenty-four hours upon the farm lands and the town site of the colonists; that $15,000 be paid for the continuing interest in a steamboat to pay keep regular communication between the colonists and the outside world; that $5,000 be paid to establish and operate a weekly paper; that $5,000 interests be taken in the capital stock of the first railroad which may run to the town site and farm lands of the colonists—provided that the Chemical have a directorship in said company, and that the Colony have a directeurship in said company, and that said $10,000 be used for the necessary expenses contingent to organization and to the first operations of the Department of deposits, loans and insurances of said "Credit Foncier."

And, be it Resolved, That said "Credit Foncier" select for its first location "Pacific Colony site," which has been laid out by The American and Mexican Pacific Railroad Company, on the north shore of Topolobampo harbor, Sinaloa, Mexico; and that 15,000 acres of farm lands be selected from the ranch known as "Mochis," providing that the trustee for the said Pacific colony site, in the name of said "Mochis" ranch, to sell 15,000 acres of said ranch for $15,000 cash; the trustee for said Pacific Colony site agreeing further to pool for ten years with said "Credit Foncier" lot-interests sufficient to control all the said site and the trustee of said "Mochis" ranch agreeing to give said "Credit Foncier" the option to buy the remaining 15,000 acres of said "Mochis" ranch any time within two years at the cash price of $1 (Mexican money) per acre. The said "Credit Foncier" agreeing that as soon as $5,000,000 has been made on said "Mochis" lot-interests, in the manner for said price and at the same time the "Credit Foncier" will settle with all persons holding interests in said colonists; it being understood that all thoroughfares, parks, islands, rocks, etc., belonging to said site follow the said lots, e. g., the "Credit Foncier of Sinaloa" agrees to buy said colonists site for $200,000 (Mexican Money), paying $30,000 at once, and when 2,000 colonists have been established, to pay $170,000 more. After the sale of the said 15,000 shares have been made by the stockholders of the "Credit Foncier" to Topolobampo harbor, that the steamboat of the colonists shrive between Topolobampo harbor and San Francisco and the harbors and islands of the Gulf of California; that the paper be called "The Pacific Wave," and that the railroad shares of stock, to be purchased, be the capital stock of The American and Mexican Pacific Railroad, if said shares can be bought as aforesaid.

And, be it Resolved, That said lot-interests be sold to actual colonists, in series No. 1, 2, 3, 4, etc.; that series No. 1 be 500 lot-interests

The popular newspaper in Madrid has so managing editor. A dozen reporters secure the news and drop their manuscript in a bag where they are used to be taken out, indiscriminately, enough to fill up, and with the master bind in the forms in the most convenient way: the paper goes to press.
for $10 per lot-interest, and with each lot-interest sold, also one share of the capital stock of said "Credit Foncier" at par; that the colonist selects the lot or lots he or she wishes to build upon or improve; suggests the style and cost of house and improvements he or she desires, and that the same be furnished by said "Credit Foncier," as said colonist, at cost, with five per cent. per annum added for the use of the money.

And, be it Resolved, That if a colonist wishes to improve one block of ground on said site, which contains forty-eight lot-interests, the colonist can buy the said lot-interests at the price fixed for the series in which he buys together with 48 shares, at par, of the capital stock of said "Credit Foncier," but the colonist cannot sell lot-interests or stock of the "Credit Foncier," at any time, to other body than the "Credit Foncier," all lot-interests and "Credit Foncier" stock sales and the conditions of the same being forever reserved by said "Credit Foncier."

And, be it Resolved, That said "Credit Foncier" be controlled by a Board of Directors elected by, from and for the stockholders; that said Directors elect their Chairman, and that said Chairman form the necessary co-ordinate departments from the said Directors.

And, be it Resolved, That the said departments to begin with, be as follows: Department on deposits, loans, insurance, and the ways and means of payments; Department on surveys, buildings, improvements, streets, park, wharves, etc.; Department on law, by-laws, arbitrations and registrations; Department on the employment of motors, power, lights and heats; Department on policing, seaweed and cleanliness; Department on transportation of persons, baggage, parcels and communications; Department for the diversification and perfection of employments among and of the stockholders; Department on education, instructions, amusing and baths; Department on farming, forestry, stock-raising, game and fish culture and preservation; Department of surgeons, nurses, pharmacy, chemistry and commissariat.

And, be it Resolved, That said directors be paid salaries, never to exceed $100 per month; that a printed list of every class of service be posted at the headquarters of each of said Departments; that the credits and debits of the resident members be kept by the Departments of deposits, loans, etc.; and that the report of each Department be published officially every month, and an authorized copy of each be sent to each stockholder.

**Voting.**

The Credit Foncier Company's plan for voting is quite simple; and is as follows:

In all there are to be 100,000 shares of Ten (10) dollars each. There are also to be offered for sale 100,000 lot-uses in Pacific City. A person has to hold one or more of said shares before he or she can buy one or more of said lot-uses; but a person holding one or more of said shares is not necessarily eligible to buy one or more of said lot-uses. He or she has to be qualified for a higher plane of suffrage or citizenship than we have in the United States—he or she has to read and write and agree, in writing, before being admitted to said citizenship, to live an industrial, moral and disciplined life.

Subscriptions are now opened for the sale of the first 15,000 shares of said stock. These shares are to be THE PROMOTER'S SHARES. They can be held by persons in or out of the Colony; and are offered to persons who can and will assist the enterprise to get, upon its feet; and these can be held in large or small quantity. The $5,000 shares which will remain, after the said 15,000 shares have been sold, can only be sold to persons who are going to settle in Pacific City and only to the number equal to the lot-uses, in Pacific City, that he or she intends to improve and live upon—the limit of any one head of family being 48 lot-uses on one block of 600 x 500 feet. After the sale of $5,000 shares are sold then the promoters, who hold any of the 15,000 shares first issued and who do not live in Pacific City, are to surrender the same to the Company, for the price paid to the Company for them, that the said shares may be sold to those persons who do wish to live in said city.

This is equity, as we understand it, for it gives the promoters the control of the enterprise so long as they and their money are of the first and essential importance to the success of the movement and not any longer; for just as soon as the resident members are fairly well started in their new fields, homes and factories, and have become educated in their duties of new citizenship and have become responsible, history, by virtue of their labors and investments in the new departure, they will have full control of the Company—or the city community.

The perfect and absolute control of the conditions under which the said shares of stock may be issued, is quite simple; for it is the intention of the founder, as soon as the 15,000 shares are subscribed and paid for, to accept the said 200,000 shares, in full payment, for certain franchises, lands, contracts, etc., and then the same may be placed in the Company's treasury and sold only to such persons and under such conditions as may best promote the purposes of building up and perpetuating a model city and a moral people.

However, to protect thoroughly the Company from ever being controlled by any one person or by a clique of persons, it is a rule of the company that a stock-holder cannot vote his or her stock for him or herself, and will be denied the right of citizenship if it should be proven that he or she asked another stock-holder to vote for him or her for Director.

In all other cases, excepting the vote for Directors, the vote is by person and not by stock. That is for by-laws, rules, amendments, alterations, etc., etc., and not only the "Initiative," but the "Referendum" is to be practiced by us, by the issue, by the Company, of "Tim Pacific Wave"—an afternoon week-day paper in which every citizen of Pacific City can, without cost, present and discuss and vote upon any and every public measure; and, the "Referendum" is already practiced by us, for one of our by-laws is, that every public rule has to be submitted to every resident stock-holder, first for his or her comments, and afterwards for the approval of the majority of the citizens before it can become a law.

Had ten business persons put in $15,000 each or had thirty persons put in $5,000 each—had persons put in enough money to have made it an object of daily interest to look after—eight years ago and have organised The Credit Foncier Company with the method and the grasp of the situation and have cared for the details as such persons have and do organize railroad and other joint stock companies, there would now have been on Topolobampo Bay a model City, on the Mochis a marvelously beautiful plantation, from the Gulf of California to the Gulf of Mexico the best paying transit route on the North American Continent; and a happier, better and more prosperous chain of interdependent, incorporated communities, from St. John to Texas, than the world has yet dreamed of. And even now with $180,000, under the accustomed incorporated management which has distinguished most of our companies of this class in our day, with equity as its own instead of gain, there can be raised, inside of ten years, a series of industrial colonies which may be made the stepping-stones to a new and better civilization than man and woman have yet experienced.

God grant that business persons, farmers, mechanics and other well-intentioned and capable persons may see this as we do, and that they may lend a hand and invest in our subscriptions that this, the greatest work now before the American people may move forward to promote, upon a well matured plan, diversified home industries, cultured life and well-being for each and every person imbued with the spirit of Integral Co-operation.