

Urban Renewal Agency of  
the City of San Antonio  
Hilton Hotel - Roof Garden  
Luncheon Meeting  
June 8, 1959

MEMBERS PRESENT : Commissioners Henry A. Guerra, Sr., E. C. Parker,  
R. A. Nelson, Dr. Waldemar D. Schaefer, Edwin  
Schroeder, Clarence Thorne, Frank Valdez and Roy  
Baines.

MEMBERS ABSENT : Rev. J. A. Kemple

STAFF PRESENT : Mr. M. Winston Martin, Executive Administrator, and  
Mrs. Singleton, Agency Secretary.

GUESTS OF THE AGENCY : Members of the Urban Renewal Agency's six sub-  
committees.

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The meeting was called to order at 12:15 o'clock p.m., by the Chairman, Mr.  
Roy Baines.

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Invocation was offered by Dr. Perry Webb, First Baptist Church of San Antonio.

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Following luncheon the Chairman, Mr. Baines, extended the Urban Renewal Agency's  
welcome to the new sub-committee members. After a brief explanation of the program,  
emphasizing the three-pronged attack of urban renewal, the Chairman called upon the  
Executive Administrator to explain the functions of the six sub-committees.

Mr. Martin replied he would take each sub-committee, not, however, in order  
of importance, and briefly outline its functions; that at the end of his explanation each  
sub-committee would meet with its chairman and vice-chairman and discuss methods  
of operation more fully. He added that both he and the Chairman of the Agency would  
be available to assist these sub-committees and answer their questions.

Planning Committee. This committee action is possibly the most urgent of the  
six committees. We should begin to think of what the area is and what it should be-  
come. A portion of the area will be authorized as the new jail facilities. This committee

should make a tour of the project area and then meet with a number of professional planning consultants to determine the best suited plan of development for the area. Mr. Martin explained the reason for using a professional planning consultant rather than members of the City staff were 1) taking into consideration the time element involved and the lack of qualified City personnel to accomplish this job within the allotted time, it would be more feasible to engage a professional consulting firm, working with local people familiar with the local problems, and 2) in order to secure authorization for funds for the second phase of the urban renewal program, that of land acquisition, plans for the project area must be submitted to HHFA.

Relocation Committee. The urban renewal program has been set up in such a way that it must be adequately shown that all families are being relocated in standard housing and not being moved to another slum area or starting new slums. However, before this committee can function properly it will need to know the number of families in the area and their needs. Some will qualify for 220 and 221 Housing units. Families who do not qualify for low-cost housing will be given priority in public housing facilities. The Agency Staff has tabulated the families within this area and know their needs but do not know the quantity of available housing in San Antonio for the relocation of these families. This committee should, working with the Real Estate Board, Home Builders and Housing Authority, determine available housing in the City. (See Amendment, p. 6.)

Finance Committee. Most of the men who have been asked to serve on the Finance Committee are connected with the financial end of building. At this time there is very little low-cost housing being constructed under the 220 and 221 Housing program. The Urban Renewal Agency Office issues permits for 220 and 221 Housing and would like to know sources of loans for these families who qualify for low-cost housing. The Finance Committee should contact and coordinate all sources of loans in San Antonio. Families who would qualify for low-cost housing do not know who to contact for this assistance and it will be one of the services of this Agency to help them secure approval and subsequent financing.

Housing Conditions and Minimum Housing Code Committee. Minimum Housing has had a very limited enforcement because of a shortage of staff. This committee will be a review committee for the people who feel the condition appraisal of their property is unfair or that the time limit set for the repair of the property is not reasonable. This committee is made up of people familiar with property, construction and the need for minimum housing enforcement. The Urban Renewal Agency has passed a resolution asking that Minimum Housing budget be increased in the coming year to provide for more adequate staff for the enforcement of this code.

Land Acquisition Committee. The Urban Renewal Agency is NOT interested in acquiring property. The Agency's only interest is in acquiring properties that private enterprise or property owners are not willing or cannot bring up to standard. If it is a property owner's desire to hold his property and redevelop it himself, in

accordance with the Master Plan for the area, we have no desire to acquire it. If the property owner wishes to dispose of his property, the Agency will have it appraised and resell it to private enterprise for development according to the Master Plan for the area. The Land Acquisition Committee will be a group who recommends to the Agency the people qualified to do appraising and the negotiating for the property and will also serve as a committee of review of their findings.

Public Relations Committee. This is a program for the people and unless there is complete understanding and backing by the people, a program such as this cannot be a success. It is necessary that we have a committee who is completely familiar with the program and can work out means of getting this program to the public. A speakers bureau should be set up. The Agency Office can furnish this committee with slides and movies. Before we get to the stage of land acquisition every person in San Antonio should know the aims and goals of the Urban Renewal Program.

Those are the six committees, Mr. Chairman. Six tables have been arranged for the purpose of the chairmen and their committees.

The Chairman asked if there were any questions that the committee members would like to ask before meeting as individual committees.

Mr. Schroeder, Chairman of the Land Acquisition Committee, asked if it were not brought out at the Agency Meeting of May 28th that 100 per cent financing would be given to people in the project area who qualified for such loans.

Mr. Martin replied that under 220 and 221 Housing that would be correct.

Mr. Leland S. Austin, member of the Finance Committee, asked if the Supreme Court had handed down a decision on the Lubbock Test Case.

Mr. Martin replied that as yet no decision had been handed down, however, HHFA had advised this Agency to go ahead as if the Supreme Court had ruled in favor of the Lubbock Case.

Mr. Guerra noted that in some forty-six or forty-seven states this same question of a city's right to condemn property for public good and then resell to private enterprise has been clarified and in most cases there has been a favorable ruling, therefore it seems likely that a favorable ruling will be handed down in this case.

There being no further questions, the committees adjourned to individual committee groups for discussion.

The following chairman and their committees were present:

Planning Committee - Clarence Thorne, Chairman

Mr. Wylie D. Brown, National Bank of Commerce  
Mr. John L. Dickson, San Antonio River Authority  
Mr. Hubert Green, Jr., Attorney  
Mr. Joe Rainey Manion, Manion Interests  
Mr. Harvey V. Marmon, Jr., Marmon-Mok Associates  
Mr. Thomas B. Thompson, Noon-Thompson & Krocker  
Mr. J. F. Sheehan, City Public Service Board

At the conclusion of the Planning Committee meeting the Chairman requested the Agency Office set up a tour of the project area for the Planning Committee members on Wednesday morning, June 17th and that the Conference Room in the Agency Office be reserved for a committee meeting following the tour.

Relocation Committee - Mr. R. A. Nelson, Chairman

Mr. John A. Bitter, Jr., White Uvalde Mines  
Mr. Roy R. Campbell, Jr., Campbell Lumber Company  
Mr. Michael A. Cassidy, Cassidy Building Materials, Inc.  
Mr. John A. Daniels, Brown, Brown & Daniels  
Mrs. Marie C. McGuire, San Antonio Housing Authority  
Mr. C. F. McLeod, Federal Housing Administration  
Mr. Peas C. Naylor, The Naylor Agency  
Mr. B. N. Woodward, Model Radio Company

Mr. Nelson requested the Agency Office to contact members of the Relocation Committee regarding the Planning Committee tour of the project area so that those members of the Relocation Committee who were interested might tour the area at this time. No committee meeting was scheduled to follow the tour.

Finance Committee - Mr. E. C. Parker, Chairman

Mr. Joe C. Ansley, D. Ansley & Company, Inc.  
Mr. L. S. Austin, National Bank of Commerce  
Mr. D. J. Farrell, Pacific Mutual Life Insurance Company  
Mr. Harold J. Stein, Harold Stein Enterprises

Housing Conditions and Minimum Housing Code Committee - Mr. Frank Valdez,  
Chairman

Mr. Jesse N. Fletcher, Great Southern Life Insurance Company  
Mr. Clem Galan, Galan Construction Company  
Mr. Otto Hegemann, City Public Service  
Mr. M. M. Hughes, Jr., E. J. Burke & Sons  
Mr. Clarence Rinard, Architect  
Col. J. A. Van Hardevelt, Professional Uniform Center  
Mr. Jack Wampler, Ernst & Ernst

Land Acquisition Committee - Mr. Edwin Schroeder, Chairman

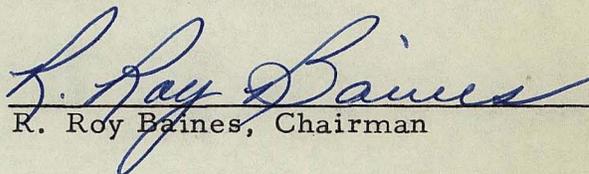
Mr. William L. Barrett, Jr., Barrett Industries  
Mr. Lloyd A. Denton, Builder  
Mr. E. J. Hammann, W. K. Ewing & Company  
Mr. Jesse A. Oppenheimer, Jordan-Oppenheimer Company  
Mr. John W. Todd, Hill Country Water Works  
Mr. Dudley Walker, Richard Gill Company

Public Relations Committee - Dr. Waldemar D. Schaefer, Chairman

Mr. Dwight N. Allison, San Antonio Light  
Mr. Glenn R. German, Swift & Company  
Mr. Ed Ray, Express Publishing Company  
Mr. Bennie F. Steinhauser, Supt. of Edgewood Independent School District  
Rev. Perry Webb, First Baptist Church  
Mr. E. S. Wells, San Antonio Music Company

At the conclusion of individual committee meetings, the Urban Renewal Agency luncheon meeting adjourned at 2:00 o'clock p.m.

APPROVED:

  
R. Roy Baines, Chairman

ATTEST:

  
M. Winston Martin, Executive Secretary

STATE OF TEXAS  
COUNTY OF BEXAR  
CITY OF SAN ANTONIO

The undersigned, The Executive Secretary of URBAN RENEWAL AGENCY of THE CITY OF SAN ANTONIO in the State and County aforesaid, does by these presents certify that the attached and foregoing is true and exemplified copy of part of the Records, Papers and Books in the office of the Urban Renewal Agency; that I am custodian of such Books, Papers and Records and an Officer of the Urban Renewal Agency.

Given under my hand and official Seal

This 28th Day of June AD 19 59

  
M. WINSTON MARTIN  
EXECUTIVE SECRETARY

AMENDMENT:

Relocation Committee, Paragraph 1, Line 3., Page 2.

CHANGE " .. or starting new slums .." to read " .. starting different slums .."