

Urban Renewal Agency of
the City of San Antonio
City Manager's Conference Room
January 15, 1959

MEMBERS PRESENT: Mr. Henry A. Guerra, Sr., Mr. R. A. Nelson,
Mr. E. C. Parker, Mr. Edwin Schroeder, Dr.
Waldemar D. Schaefer and Mr. Roy Baines.

MEMBERS ABSENT: Mr. Clarence Thorne, Mr. Frank Valdez and
Rev. J. A. Kemple.

AGENCY STAFF PRESENT: Mr. M. W. Martin and Mrs. Singleton.

GUESTS OF THE AGENCY: Mrs. William R. Sinkin from the Texas League
of Women Voters, Mr. Albert Scharmann of the City
Planning and Zoning Commission, and Mr. John
Daniels, Vice-Chairman of the Urban Renewal Committee
of the Chamber of Commerce.

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The meeting of the Urban Renewal Agency of the City of San Antonio was
called to order by Mr. Roy Baines, Chairman, at 3:30 o'clock P.M.

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Mr. Baines introduced Mrs. William R. Sinkin from the Texas League
of Women Voters, Mr. Albert Scharmann of the City Planning and Zoning
Commission, and Mr. John Daniels, Vice-Chairman of the Urban Renewal
Committee of the Chamber of Commerce to the Agency Board Members.

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Mr. Baines was in receipt of the following letters to the Urban Renewal
Agency which had been addressed directly to him.

Historic Sites Evaluation Committee. Mrs. Raymond Russell, Chair-
man of the Historic Sites Evaluation Committee, requested the Historic Sites
Evaluation Committee be permitted to review all renewal projects to consider
historic sites which might be located in proposed renewal areas. Mr. Baines
replied to her letter that he would submit the request to the members of the

Agency at their next meeting. He suggested to the Agency Board that such reviews be directed through the Urban Renewal Administrator. The Board Members were in accord with Mr. Baines' suggestion.

Navarro House . With reference to the Navarro House correspondence, Mr. Baines suggested a study be made by the Historic Sites Evaluation Committee and the Urban Renewal Administrator.

Housing Authority of the City of San Antonio . Two letters had been received from Mrs. Marie McGuire of the Housing Authority. The first letter suggested the Board might consider employing a planning expert to work with the Agency Staff in outlining a comprehensive plan for urban renewal. Mrs. McGuire had enclosed a report and pamphlet summarizing the comprehensive plan for urban renewal in Buffalo, New York. Mr. Baines took each of the five items listed in the summary and compared the progress made by San Antonio through the Agency and local civic organizations with that of the Buffalo plan. In conclusion, Mr. Baines said that he had discussed this report with Mr. Martin and Mr. Andrews and it was the opinion of the Chairman that there was no immediate need for an expert to point out problems as the community was already aware of the need as a result of studies made.

The most recent letter from Mrs. McGuire was in regard to the need for additional housing units and to offer the assistance of the Housing Authority and staff in relocation, ideas of land use, techniques and systems with the assistance of local talent. With the Board's permission, the Chairman asked Mr. Martin to reply to Mrs. McGuire's letter and suggested these letters be kept in a central file in the Agency Office and available to the Board Members.

PROGRESS REPORT

A review was given to the Commission as to the work already accomplished with the filing and subsequent revision of the Agency's request for an advance of funds to accomplish the planning and survey phase of the planning program and also the Federal revision of funds for Project Tex. R-39 (the Central West Area). The necessity for the review of the original application was briefly discussed and the method used by H.H.F.A. in establishing local request ceilings was briefly outlined. Correspondence from the Regional Office of H.H.F.A. informing the Agency of the approved program and the amount agreed upon by the Federal Government was then read. In the request filed, San Antonio asked for a survey and planning budget of \$176,212.00. The amount approved by the Federal Government for this phase of the program was \$99,014. The Capital Grant Reservation requested in the municipality's application was \$2,048,600.00.

certified copies of the proceedings of the Local Public Agency in connection with the adoption of this Resolution, together with two certified copies of this Resolution, and such further documents or proofs in connection with the acceptance of said offer as may be required by the Government.

Section 4. The Director is hereby authorized to file requisitions, together with necessary supporting documents, with the Government, from time to time as Advance funds are required, requesting payments to be made to the Local Public Agency on account of the Advance provided for in said offer, and to do and perform all other things and acts required to be done or performed in order to obtain such payments.

Section 5. This resolution shall take effect immediately.

ROLL CALL VOTE: Mr. Guerra, Mr. Nelson, Mr. Parker, Mr. Schroeder, Dr. Schaefer and Mr. Baines voting in the affirmative; Mr. Thorne, Mr. Valdez and Rev. Kemple absent. MOTION CARRIED.

It was pointed out by the Administrator that monies have been provided for the rental of office space for the Agency and staff as a part of the approved budget and it was the recommendation of the Administrator that the Agency make in the form of a resolution a request to the City Manager that if at all possible, the necessary office space be found within the present City Hall facilities for purposes of convenience and coordination.

MOTION made by Mr. Nelson and seconded by Mr. Parker to request the City Manager to provide office space for the Agency within the present City Hall facilities, if at all possible, for the purpose of convenience and coordination. ROLL CALL VOTE: Mr. Guerra, Mr. Nelson, Mr. Parker, Mr. Schroeder, Dr. Schaefer and Mr. Baines voting in the affirmative; Mr. Thorne, Mr. Valdez and Rev. Kemple absent. MOTION CARRIED.

As a further recommendation from the Administrator that the Agency request the City Manager establish a separate account within the City Finance Department for the funds to be authorized by the Urban Renewal Program, Agency and staff.

MOTION made by Mr. Guerra and seconded by Dr. Schaefer to request the City Manager set up a separate account within the City Finance Department for funds to be authorized by the Urban Renewal Program, Agency and staff. ROLL CALL VOTE: Mr. Guerra, Mr. Nelson, Mr. Parker, Mr. Schroeder, Dr. Schaefer and Mr. Baines voting in the affirmative; Mr. Thorne, Mr. Valdez and Rev. Kemple absent. MOTION CARRIED.

COMMITTEES

In discussing the appointment of the various committees, the Board felt representatives of the Housing Authority should be included on the committees dealing with problems of relocation. It was suggested the actual committees be made up of Board Members but should include as Ex-Officio Members people from other sources within the City.

At the request of the Board Members, Mr. Martin briefly outlined the functions of the suggested committees as follows:

1. Planning Committee. This committee would make the necessary revisions to the Urban Renewal Master Plan and would work in an advisory capacity with the staff regarding site development and selection.
2. Relocation Committee. This committee would be one who would work with the various agencies (Real Estate Board, Home Builders, Housing Authority) in finding suitable housing to meet the needs of families within the project areas.
3. Finance Committee. This committee should have regular meetings to give assistance and guidance to the people in making Home and Business Loans, Improvement Loans, etc.
4. Housing Conditions Committee. This committee would function as an appeals committee, acting on such matters as time extensions with reference to rehabilitation and compliance, Minimum Housing, etc.
5. Land Acquisition Committee. This committee would work with professional appraisers and negotiators and review their findings.

Further discussion and appointment of committees was postponed until the next meeting.

Mrs. Sinkin was invited to make suggestions or comments on the proposed committees. Mrs. Sinkin suggested that perhaps a Public Relations Committee, made up of lay people of the City of San Antonio, would perhaps be helpful in promoting a better understanding by the people of San Antonio of urban renewal and benefits these projects would mean to the community as a whole. The Board was in accord with this thinking.

At the request of the Agency, Mr. Daniels reported on the progress of the Lubbock Test Case, stating that the decision had been upheld in the lower courts and was now being appealed in the Supreme Court. He also concurred with Mrs. Sinkin's suggestion of a layman's Public Relations Committee.

REGULAR MEETINGS

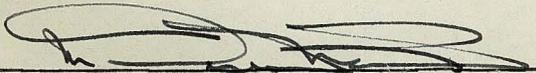
The Board discussed setting a time for regular meetings of the Agency Board. It was suggested that one regular meeting be scheduled each month with call meetings by the Chairman when the need arose to act upon special matters.

MOTION was made by Mr. Parker and seconded by Mr. Guerra, that the Urban Renewal Agency meet the third Thursday of each month. All members voting in the affirmative. MOTION CARRIED.

Mr. Baines thanked Mrs. Sinkin, Mr. Scharmann and Mr. Daniels for attending this meeting and extended an invitation for them to meet with the Urban Renewal Agency again.

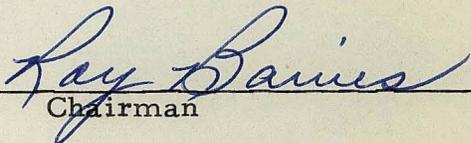
MOTION by Mr. Parker and seconded by Mr. Guerra that the meeting be adjourned. All voting in the affirmative. MOTION CARRIED. The meeting adjourned at 5:00 p.m.

ATTEST:



Executive Secretary

APPROVED:



Chairman

CERTIFICATE OF RECORDING OFFICER

The undersigned HEREBY CERTIFIES that:

1. He is the duly appointed, qualified, and acting Secretary of the Urban Renewal Agency of the City of San Antonio (herein called the "Local Public Agency"), and keeper of the records thereof, including the minutes of its proceedings;

2. The annexed copy of extracts from the minutes of the BOARD OF COMMISSIONERS URBAN RENEWAL AGENCY OF THE CITY OF SA. meeting of the Local Public Agency, held on the 15 day of JANUARY, 1959, is a true, correct, and compared copy of the whole of the original minutes of said meeting on file and of record insofar as the same relate to the resolution referred to in said extracts and to the other matters referred to therein;

3. Said meeting was duly convened in conformity with all applicable requirements; a proper quorum was present throughout said meeting and the resolution hereinafter mentioned was duly proposed, considered, and adopted in conformity with applicable requirements; and all other requirements and proceedings incident to the proper adoption of said resolution have been duly fulfilled, carried out, and otherwise observed;

4. He is duly authorized to execute this Certificate; and

5. The copy of the resolution annexed hereto entitled:

RESOLUTION ACCEPTING AN OFFER OF THE UNITED STATES
TO MAKE AN ADVANCE OF FEDERAL FUNDS TO THE URBAN
RENEWAL AGENCY OF THE CITY OF SAN ANTONIO TO AID
IN FINANCING THE COST OF CERTAIN SURVEYS AND PLANS
FOR URBAN RENEWAL PROJECT NO. TEX. R-39

is a true, correct, and compared copy of the original resolution referred to in said extracts and as finally adopted at said meeting and, to the extent required by law, as thereafter duly signed or approved by the proper officer or officers of the Local Public Agency and duly published, which resolution is on file and of record.

WITNESS my hand and the seal of the Local Public Agency, this 15 day of JANUARY, 1959.

M. WINSTON MARTIN

Secretary

[SEAL]