

The Urban Renewal Agency
of the City of San Antonio
City Hall
Agency Conference Room
Luncheon Meeting
July 16, 1959

MEMBERS PRESENT: Commissioners R. A. Nelson, E. C. Parker,
Waldemar D. Schaefer, Clarence Thorne, and
Roy Baines.

MEMBERS ABSENT: Commissioners Henry A. Guerra, Sr., J. A.
Kemple, Edwin Schroeder and Frank Valdez.

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

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APPROVAL OF MINUTES

Planning Committee Meeting, June 17, 1959.

On MOTION by Mr. Parker, seconded by Dr. Schaefer, the Urban Renewal Agency Commissioners unanimously approved the reading of the Minutes of the Planning Committee Meeting of June 17, 1959. MOTION CARRIED.

The Chairman felt the Planning Committee Tour and Meeting was an example of the finest cooperation and advise he had known. As an example of this he called attention to information given by Mr. Dickson of the San Antonio River Authority with regard to a survey made several years ago which, at that time, in a report made by "experts" contracted for by the River Authority, it had been recommended that the area now known as Central West Area, Project I be developed with commercial and light industrial uses; this information had not been available to the Commission previously. The Chairman expressed no doubt but what other equally as valuable information could be brought out in other sub-committee meetings. The Planning Committee Tour had also gotten together people qualified to work out specifications to be presented to consultants interested in Central West Area, Project I.

Urban Renewal Agency Meeting, June 25, 1959.

On MOTION by Mr. Parker, seconded by Dr. Schaefer, the Urban Renewal Agency Commissioners unanimously approved the reading of the Minutes of June 25th, 1959. MOTION CARRIED.

REPORT FROM PLANNING COMMITTEE

Specifications to be presented to consultants bidding on contract for Central West Area, Project I were discussed by the Commission members at this time. The Chairman explained that a sub-committee of the Planning Committee, composed of Charles O. Scheer and Joe Rainey Manion, had compiled the list of specifications with the assistance of the Executive Administrator. The Chairman met with the sub-committee on June 15th and during a discussion of the specifications several changes were made which would be explained at this time.

Item 8. It was the thinking of the Executive Administrator, as well as members of the sub-committee and the Chairman, that the engineering phase of the program should be kept separate from all other phases of the project. During yesterday's discussion the sub-committee tried to determine what fee should be set and the final opinion had been that the cost for an area such as this should run about \$150.00 per acre, that in presenting the project to various consultants expressing an interest in the site, the Committee is going to suggest a total figure of approximately \$10,000.00.

Mr. Thorne, Chairman of the Planning Committee, said it was the opinion of his committee that all consultants who were interested in bidding on the project should be allowed to do so, however, it was also their feeling that a local firm, familiar with the local situation, would be in a position to do a better job for the Agency. It was also suggested by this committee that a time limit of two weeks from the date of the Agency's letter should be set for replies from interested consulting firms.

Because of the time limitation under which the Agency is working and in order to comply with regulations which require the Agency to present drawings of the Master Plan, as well as a model of the plan, to the City Council for their approval and public hearing, the Agency Commission raised the following questions: (1) after the preliminary drawings have been presented to City Council for action, will the consultant be required to make all necessary revisions and alterations to the plan and model under the present specifications, and (2) will the present specifications require the consultant to "go all the way" or up to what HE considers a "complete job" at the same cost submitted in his bid to the Agency?

The Executive Administrator replied that to make both points perfectly clear to the consultant the program should be separated into two phases: (1) preliminary plans submitted to the Agency for approval, and (2) the specifications be amended to include this preliminary stage presentation to City Council.

With reference to presentation to City Council for Approval and public hearing, the Commission members asked for further clarification of this regulation.

Some of the members expressed the opinion that the Council should accept the recommendation of the Agency in this preliminary stage.

The Chairman said it was his understanding, with regard to the preliminary stage of the program, that the Agency was required to "sell" the plan to the Council and the Council in turn would hold a public hearing and "sell" the plan to the public. State law requires that after the Agency approves this preliminary plan it must then be presented to City Council and they approve it for redevelopment, but the Council will approve it only after a public hearing, this also is required by law.

After further discussion, the following amendments were made to the list of specifications.

2. Preliminary Plans: Consultant should prepare a series of preliminary plans on the project which will be based on the study named above, the preliminary plans in the form of maps and illustrations shall clearly illustrate the proposed solutions to the following planning problems: land use, density, traffic pattern, height and block requirements, and zoning. The material will be presented in such a way that it can be used for the purpose of presentation to the Agency Commission and the City Council for their approval and public hearing prior to the finalization of a detailed redevelopment plan. Such maps and illustrations may be expanded to indicate relationships of project area conditions to city-wide conditions, if the consultant requires such explanations or extensions to support and justify his planning solution.
3. Detailed Redevelopment Plans: Upon the approval of the Agency and the City Council of the preliminary plans, the consultant shall then prepare detailed redevelopment plans, showing the street layout, proposed land use, and other such criteria as may be necessary to insure the proper development of the project area in accord with the concept established in the approved preliminary plan.

During the development of the detailed redevelopment plan, the consultant must be guided by the following basic concepts: the plan should be farsighted and idealistic, however, emphasis should be placed on the practicality and feasibility of all proposals.

12. Copies Required: The consultant shall pay the cost of drafting and model making and the cost of materials and supplies incident to said model making and the consultant shall furnish the Agency two (2) copies of all graphic and written material in addition to the model described above and will deliver to the Agency reproducible copies and rights of reproduction to all material which is a part of the final plan of redevelopment.

NOTE: Copy of "Scope of Work for Planning Consultant" and letter attached to original copy of these minutes and made a part thereof.

The Agency Commissioners were of the opinion that perhaps the selection of a San Antonio consulting firm would be to the advantage of the City since a local firm would be more familiar with the local problems, however, in all fairness, and to be above criticism, all interested consulting firms should be considered. In answer to a question by one of the Commissioners, it was pointed out that the Agency was not bound to accept the lowest bid but would be governed by the acceptability of the plans presented rather than the bid submitted.

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REPORT ON LAND ACQUISITION COMMITTEE MEETING

In the absence of Mr. Edwin Schroeder, Chairman of the Land Acquisition Committee, the Executive Administrator reported that a meeting of this committee on June 30th had resulted in the selection of a three-member Appraisal Committee to recommend to the Agency Commission. The committee included two members from the M.A.I. Association and one member from the Senior Housing Appraisers organization. It was the committee's thinking that one member of this committee act as coordinator for the group but that all three members actively participate in appraisal work on the project.

During the Commission's discussion of various methods of financing the appraisal program, the Executive Administrator noted that the Agency could not afford to pay the cost of appraisal on a "per unit" basis, however, it was possible to do so under a contract basis.

The Executive Administrator advised the Commission that the men selected by the Land Acquisition Committee for Agency approval were Mr. Ray Davis as coordinator, with Mr. Ralph Dickerson and Mr. George French as committee members.

The Chairman felt that the results of the committee meetings to date had served a very valuable purpose.

The Executive Administrator advised the Commissioners that it was necessary that the Agency staff know the appraisers selected for the project in order that the bid might be included in the Agency budget and funds might be obtained for this work. He further stated it would be necessary to submit the Agency's finalized budget immediately following the submittal of the PE & RR Report.

During discussion the Commissioners made the following suggestions:
(1) the appraisers selected be asked to submit a proposal which would give the staff a figure to submit in their estimate, and (2) the same time, discuss with the City Manager the possibility of having the Land Division appraise the area.

Mr. Martin advised the Commissioners that HHFA would not allow City personnel to do the appraisal work.

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MATTERS SUBMITTED BY THE CHAIRMAN

The Chairman expressed the Agency's disappointment that the Assistant City Manager was not in attendance at today's meeting so that the present status of Minimum Housing might be discussed. The Agency was aware that, before they would have the opportunity to discuss enforcement of minimum housing with the City Manager, or his representative at a regularly scheduled meeting, the City Council would have acted upon the City budget for the forthcoming year. The question of Minimum Housing enforcement was vital because without adequate enforcement of the code HHFA would not recognize the Urban Renewal Program.

It was the desire of the Commissioners that after adjournment of this meeting the Chairman and Commissioner Parker meet with the City Manager to express the Commission's concern regarding the Minimum Housing Code and its enforcement, while it is not the Agency's intention to take over any of the City's functions, nevertheless, they wanted to request that the City Manager present this matter to City Council and impress upon them the necessity for prompt action.

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REPORT BY THE EXECUTIVE ADMINISTRATOR

PE & RR Report

The Executive Administrator gave a detailed report on progress of the PE & RR Report to the Commission members. Requirements of the PE & RR Report include submittal of detailed land use maps and the condition of buildings with a statement of how statistics of the survey were compiled, justification for the selection of the site, an estimate of housing requirements, indicating the number of families qualifying for low-cost housing, the number of people who would be eligible for public housing and the availability of such housing, the ability of families to pay rental and values used to qualify families for rental. Mr. Martin advised the Commission that this report would be completed prior to the date originally estimated. A summary of the statistics found during this phase of the program is attached.

Next Phase of Final Planning Stage

The Executive Administrator stated that the next phase of the final planning stage was considerably more detailed and involved the relocation of families.

It was expected that there would be many low-income families in the project area, possibly more so than any other area in San Antonio, however, it had not been anticipated there would be as many families in the "below \$200 a month income group. There were also quite a few elderly people living in the area whose sole income was from welfare agencies and, therefore, would be eligible for old-age housing that is now under construction.

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ACCOUNTS FOR PAYMENT

Following discussion of the request for reimbursement of the General Fund of the City of San Antonio for Agency expenditures incurred during the month of June, 1959, as well as other accounts accrued by the Agency for that month, the following action was taken.

A MOTION was made by Dr. Schaefer and seconded by Mr. Parker that the General Fund of the City of San Antonio be reimbursed in accordance with submitted vouchers, and that all other outstanding accounts, properly vouchered and certified, be paid by the Agency. All voting in the affirmative, MOTION CARRIED.

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On MOTION by Dr. Schaefer, seconded by Mr. Parker, the meeting adjourned at 2:05 o'clock p.m. All voting in the affirmative. MOTION CARRIED.

APPROVED:



CHAIRMAN

ATTEST:



EXECUTIVE SECRETARY