

SPECIAL MEETING OF THE CITY COUNCIL  
OF THE CITY OF SAN ANTONIO HELD IN  
THE COUNCIL CHAMBER, CITY HALL, ON  
FRIDAY, SEPTEMBER 15, 1972.

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The meeting was called to order at 8:30 A. M. by the presiding officer, Mayor John Gatti, with the following members present: HABERMAN, HILL, BECKER, HILLIARD, PADILLA, GATTI; Absent: MENDOZA, GARZA, NAYLOR.

72-41 Mayor Gatti stated that the purpose of the Special Meeting is to have a presentation from the developers of the San Antonio New Town In Town Project.

72-41 Mr. B. J. "Red" McCombs, a member of the investor group, thanked the Council and the City staff for their cooperation since the last time they appeared before the Council. He said when his group initially began to look into the possibility they were advised by HUD that as a matter of policy and as a matter of practice that the present feeling is that the only real move that will be made in the core of the downtown program will have to be a joint venture between the private sector and with HUD. That feeling is still prevalent. On this basis, they have proceeded with this concept involving the private sector and the governmental agencies involved.

Mr. Bill Ochse, chairman of the investor group, stated it was their feeling that this project is for the benefit of all San Antonio. He said they would, today, like to have a positive reaction from the City Council and the members of the Urban Renewal Agency (San Antonio Development Agency) who are present so that they can know to proceed with the project. He then called on Mr. Bob Honts to make the presentation.

Mr. Bob Honts stated that the primary purpose of the presentation is orientation to bring the Council and the Urban Renewal Agency up to date on the current status of the project, status of the review, and latest information available from technical consultants. For the record, he said that sponsors of the Title 7 side of the application is San Antonio New Town Limited, a Limited Partnership. Persons involved are as follows: William Ochse, Chairman, B. J. McCombs, Hayden Head, Lawrence Wood, Bob Honts, George Christian, W. O. Rothwell, Cecil Warren, Donald Harper, William L. Gunter and Robert B. Russell.

Mr. Honts stated that in early August the general application was submitted, being a general description of what they hoped would be done. Now, they are in the process of pulling together the final application on the New Communities Title 7 side which when coupled with a Neighborhood Development Program application by the San Antonio Development Agency and the City, assuming that is what the City wants to do, provides the basis for HUD to determine whether or not there should be a new community in San Antonio.

Mr. Rod England of the Barton Asher Company stated that the project is a 15 to 20 year long range large scale project. The plan is a preliminary one subject to revision. It encompasses ideas they propose to present to HUD. On maps he described the possible boundaries of the project, present land uses, as well as possible land uses under the New Town Plan. He also explained the possible connection of the San Antonio River with the San Pedro Creek, and the closing of certain streets to vehicular traffic which would be made into pedestrian malls and for use of a tramway system.

September 15, 1972  
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Mr. Pepe Lucero explained that the program is designed to bring all income groups into the area to keep it alive. He spoke on the social aspects of the program which include education, law and order, day care centers and environmental impact.

Reverend Claude Black, a member of the Urban Renewal Agency, stated that he was concerned with the Eastside. He asked whether or not the New Town is going to jeopardize the NDP of the Eastside or whether San Antonio can do both of them.

Mr. Bob Honts stated that it was his understanding that the New Town In Town Project will move along with the River corridor in the Eastside Neighborhood Development Program.

Mayor Gatti stated that he made this clear in all his discussions with the developers. His position has been that you cannot sacrifice the Eastside development as a result of the New Town Project. If it does, he would be opposed to it.

Mr. Cliff Casen explained that this is a combination of a Federal grant program under the New Communities Act, which in turn generates many, many times the amount of investment money by the New Town sponsors plus local funds to provide the local share of Neighborhood Development Programs plus a large amount of the Federal grants. The Neighborhood Development Program must be a part of a New Town In Town Development because of the laws and regulations and simply of the matter of accumulating land for redevelopment. The total Federal funds involved at the present time is about \$36 - \$40 million. This involves funds for acquisition of land, relocation, project improvements, administration costs, and planning over a long period of time.

Mr. Casen stated that the NDP application will be such that it is part of the River Corridor Study. It will be based on the entire 3,000 acres, River Corridor Study Area, NDP. The local share of the cost is one-third. Certain factors indicate there will be enough non-cash grants-in-aid generated through activities in this program by the New Town sponsors, the Title 7 sponsors, by funds already programmed under the Bond Programs, and by construction of new schools to meet the full local share required of the City. Hopefully under the new program, the City will only have to pay 10% instead of the present 33%, but this is not known yet.

Mr. John Bitter of the Urban Renewal Agency expressed concern about the future proposed improvements to the Eastside and the Del Alamo Project. He asked if the New Town In Town Project is going to use up all the money and not leave any for the Del Alamo Project.

Mr. Honts stated the New Town would be a source of supplemental funding to the Del Alamo Project and could not see that it will take away from it.

Mr. Winston Martin, Executive Director of Urban Renewal Agency, stated he understood that the total of the list of non-cash grants is approximately \$25 million which is in excess of the amount of money necessary to do the New Town In Town Project.

Mr. Casen added that the New Community sponsors have funds programmed for project improvements which can become eligible as non-cash grants-in-aid by channeling this money through the City. The City would put in the improvements, and the sponsors pay the City for them, such as streets, utility relocations and utility extensions, rerouting and river improvements. The money for this can be channeled through the City.

This amounts to several million dollars. The New Town Project does not call for reaching outside the area for credits.

Mr. Honts said that HUD has received from various governmental agencies involved the conceptual approval. It is now time to make the second move. This would be the actual submission of the applications for the New Communities aspect of it from the private sector and the application for a Neighborhood Development Program for the River Corridor Area. This is for the first activity year.

Councilman Becker discussed with Mr. Honts and Mr. McCombs the parking lots and pawn shops, etc., on Houston Street and the general deterioration of the central core of the City. After discussion, Mr. Becker went on record as being in favor of the revitalization of the downtown area.

Mr. John Bitter commented that the New Town sponsors indicated that their project will not interfere in any way with the Del Alamo Plan in funding or in any other way. If that is the case, they don't have anything to worry about because next year they can go on with the Del Alamo Project.

Councilman Hill felt that the Council should look into the Del Alamo Project and the credits involved for it as soon as possible.

Mayor Gatti stated that what the New Town sponsors want to know is whether the Council goes along with the concept presented so that they can go on to the next step.

Councilman Padilla said he would like to know what the different relationship will be between the groups involved. What is the working plan?

Mr. Honts stated that the land will be acquired by the Urban Renewal Agency (San Antonio Development Agency) which is a City agency. The interim landlord responsibility will fall between the Urban Renewal Agency and developer depending on how the City agency wants to work it out. The actual clearance will fall, as in other Urban Renewal Projects, upon the Urban Renewal Agency. Acquisition will take place in accordance with State law. On a package basis, the developer is in a position of providing the redevelopment emphasis with local builders as required by law.

Councilman Padilla stated that he would like to have a little more detail on this, which Mr. Honts said would be furnished to him.

After further discussion, it was the consensus of the Council that the New Town sponsors proceed with the filing of the applications.

Mayor Gatti asked Mr. Winston Martin to prepare a short rebriefing for the Council on the Del Alamo Plan.

There being no further business to come before the Council, the meeting adjourned at 10:30 A. M.

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September 15, 1972

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