

The Urban Renewal Agency of  
the City of San Antonio  
City Hall  
Agency Conference Room  
Luncheon Meeting  
December 17, 1959

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

MEMBER ABSENT: Commissioner R. A. Nelson.

AGENCY STAFF: Mr. M. Winston Martin, Executive Administrator; Mr. Jack Curington, Supervisor, Land Management Division; Mrs. Singleton, resigning Agency secretary; Mrs. Rowe, new Agency secretary.

GUESTS OF THE AGENCY: Mr. Harvey Marmon and Mr. Edward Mok, of the firm of Marmon and Mok, Associates, Architects and Planning Consultants.

The meeting was called to order at 12:00 o'clock noon, December 17, 1959, by the Chairman, Mr. Roy Baines.

Invocation was offered by Rev. J. A. Kemple.

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APPROVAL OF MINUTES:

The minutes of the November 19, 1959, meeting of the Urban Renewal Agency of the City of San Antonio were read by the Executive Administrator, and were approved as read, upon a MOTION by Mr. Thorne, seconded by Dr. Schaefer.

The Chairman brought up to date the signing of the Agency's minutes, and requested that in the future the original copy of the previous meeting's minutes be made available for his approval at each monthly Agency meeting.

DISCUSSION OF PROJECT PLANNING BY FIRM OF MARMON AND MOK:

Messrs. Marmon and Mok of the firm of Marmon & Mok Associates, presented a series of slides with detailed information regarding the planning of the project area, including three proposed layouts of street plans, with their relation to ingress and egress of the Central Expressway.

One of the contingencies to be considered in deciding the best layout was the existence of several church and school establishments in the area. After the showing of the first two layouts, Mr. Guerra questioned the possible willingness of these institutions to move from the area, since, by remaining in their present location they would be isolated from any residential contact, after the redevelopment of the area takes place.

Mr. Mok, in showing the slide of the third possible layout, explained the possibility of centralizing the warehousing area in one locality, leaving a smaller area in the north end of the project for other development.

Mr. Mok outlined a 4-phase problem:

1) To resolve a workable scheme of ingress and egress is imperative to the point that no day can pass without some work being done on it - ingress alone and no egress, both ingress and egress, use Nueva Street, etc. - nothing else can be really accomplished until these have been decided.

2) The uncertainty of the thing; - must be cleared and agreed upon by not only the traffic engineers, Highway Department, Bureau of Public Roads in Washington, but HHFA will want a definite proposal and acceptance by the Highway Department that the design is agreeable. This cannot be accomplished in two or three, but six or seven months. We can wait and get bogged down, or put all our resources together and make an acceptable plan immediately.

3) Time Factor: Can we wait or can we afford to go ahead and assume that approval will be forthcoming, which might entail great expenditure upon the part of the City if Highway Department participation is not forthcoming.

4) The Ideal Solution - "Not to be biased, but as of today, the last scheme seems to be the best because it affords an alternate plan for ingress and egress should the preferred plan not prove feasible." (It is also the one that features, at present, the use of Nuevo Street as the egress from the south, and a cloverleaf design near Durango Street.)

The following discussion ensued:

Mr. Schroeder: Is anyone making a survey to see how much property can be disposed of?

Executive Administrator: This is to be done by the Appraisers.

Mr. Baines: Is another route from the north possible?

Mr. Mok: This is not economically feasible since it would have to be farther from town due to the height of the existing expressway at the downtown area.

The thought was ventured that plans might be made in the light of future developments . . .

Executive Administrator: Fort Worth will not approve a plan that is contingent upon future projects, because of the program's indefinite nature.

Mr. Thorne: questioned the feasibility of a "Farmer's Market" area in the project, and added that, although he would like to see such in San Antonio, it seemed that this might not be the best location.

The discussion following Mr. Thorne's question, brought up the following points to be considered:

1) Parking for the area - it was generally agreed that expensive parking was not necessary due to the financial ability of the people who are to be using the area.

2) This location seemed to be the only available area now existent for the small businessman (who seems to be crowded out of the main shopping centers in San Antonio) to express his talents and trades. Examples of leathercraft, basket-work, etc., were cited.

It was generally agreed also, that the third scheme shown by Mr. Mok appeared to be the best plan for the following reasons:

1) the large area available for warehousing (with trackage available and centralized); and

2) the fact that the Nueva Street extension would form a possible Farmer's Market area, or any other use to be decided upon.

Executive Administrator: The original purpose of the project in the first place was to improve the area adjacent to municipal operations, provide parking area near, and to set off a place for warehousing and small industrial houses near the retail stores; (mention made of office area for attorneys, etc., and new court house location).

Mr. Baines: It could be possible to borrow money for a low building divided into small cubicles for people with small businesses. But can we find a buyer for the building, which would be limited to short term use and seasonal operations?

Mr. Schroeder: We might be able to get someone who has been in this kind of business to buy it.

Mr. Baines: I believe the Agency could pick up Urban Renewal supporters by this provision and add to the local color, but we must consider the cost involved.

Mr. Mok: A survey is being conducted now to determine the costs, amortization, etc.

Executive Administrator: What about some of the west side leaders and people who have wanted something like this for a long time? Do you think they could get together on this?

Mr. Schroeder: Can we subordinate the land?

Mr. Thorne: No. The same question was asked in Fort Worth and they said you could not.

Mr. Schroeder: What about greenery for the streets?

Executive Administrator: This could be required with the parking.

The question was asked, "When will the area be appraised?"

Executive Administrator: Sometime by the end of December or around the first of the year.

Mr. Guerra: Get a tentative idea of the cost and I will get several men who would possibly be interested in this.

Mr. Baines thanked Messrs. Marmon and Mok for their presentation and discussion. An invitation was extended by Mr. Mok to any and all to visit his office to see further details regarding their study.

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## PROGRESS REPORT BY ADMINISTRATOR:

### Letter to Judge Anderson

The Executive Administrator reported to the Agency that he had written a letter to Judge Charles Anderson, notifying him of the progress made, and inviting the cooperation of his architects. Judge Anderson's reply was then read, in which he thanked the Agency for its help, and attached a copy of his letter alerting his architects to be available.

### Report on visit of Roy Wenzlick and Company representatives

The Executive Administrator reported on the recent visit of Messrs. James R. Appel and John W. Hardt from Roy Wenzlick and Company, Appraisers, who arrived on Monday, December 14, and spent three days meeting with Marmon and Mok, visiting the project site, etc. They, of course, cannot make their appraisals until they have a project redevelopment proposal, but will begin the needed market analysis upon their return to St. Louis. (They returned to St. Louis, Thursday morning, December 17.)

### Engineering

The Executive Administrator reported that upon contacting the Texas Society of Professional Engineers, he had been informed that they prohibit their membership from submitting proposals on any job where price is involved or where it might be construed as making a bid. It was therefore felt that the only way to select the engineer and thereby get the needed estimated cost, which must, in turn, be submitted to HHFA, was to write to those engineers having past experience with City work done for the Public Works Department of the City of San Antonio (a list taken from City records totaled 17 engineers) and then give these firms a chance to qualify. The engineers submitting letters included information regarding qualifications, staff, past experience, present work load, but no mention was made in the initial submittals of an estimated cost.

It is still necessary that this office, for purposes of budgeting, have some estimate as to engineering expense before approval can be obtained from the Regional Office in Fort Worth. The Administrator suggested that the Agency could go over the list of submittals as a body, or they could have Mr. Baines appoint a committee to study the letters from the engineers with the Administrator, select three or four firms, interview the firms' representatives personally, and then make their selection, discussing an estimate of price. These findings could then be submitted to the commission with whom the responsibility of final choice would lie.

Mr. Baines inquired whether the committee should be chosen from one of the subcommittees outside the Agency, and after the general discussion, it was agreed that less pressure would be felt from the outside if the committee were chosen from within the Agency itself.

Mr. Guerra made a MOTION that the Commission have Mr. Baines serve as committee chairman and appoint a committee to work with the

Administrator to narrow the list down to three and then bring their findings before the Commission for a decision. MOTION SECONDED by Mr. Parker, all voting in the affirmative, MOTION CARRIED.

Those Agency members appointed to serve with Mr. Baines and the Administrator were Mr. Parker and Mr. Nelson, and the first meeting of the subcommittee was tentatively set for Friday, December 18, at noon.

Letter re: Navarro House

The Executive Administrator then read a letter from County Judge Anderson requesting a representative from the Urban Renewal Agency Commission to serve in committee discussions regarding the preservation of the Navarro House, which is located in the area.

On a MOTION by Mr. Thorne, seconded by Mr. Parker, Mr. Guerra was appointed to represent the Agency, and the Executive Administrator agreed to answer Judge Anderson's letter notifying him of the appointment. (NOTE: This has been accomplished.)

GENERAL DISCUSSION:

Mr. Baines reported that he and Mr. Guerra and Mr. Martin attended, at invitation, a meeting of a group headed by Mr. Gillespie known as the Hospital Site Selection Committee (South Texas Medical School Development Committee) of the Chamber of Commerce, on Wednesday, December 16, 1959. This group was organized for the purpose of unifying Bexar County on the location of a medical school. In attendance, besides the Agency representatives, were: Messrs. Tobin, Judson, Gillespie, Sid Katz, Hal Jones, Quincy Lee, Dr. John Smith, and a secretary. Mr. Baines briefed the Board on the discussion held at the meeting. No action was taken.

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 November, 1959, as well as other accounts accrued by the Agency for that month, the following action was taken.

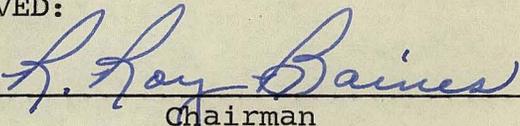
A MOTION was made by Mr. Guerra, seconded by Mr. Parker that the General Fund of the City of San Antonio be reimbursed in accordance with submitted vouchers, and that all other outstanding accounts, properly vouchered and certified, be paid by the Agency. All voting in the affirmative, MOTION CARRIED.

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There being no further business before the Commission at this time, MOTION was made by Mr. Parker, and seconded by Mr. Thorne, that the meeting be adjourned at 2:30 o'clock p.m. All voting in the affirmative, MOTION CARRIED.

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APPROVED:

  
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Chairman

ATTEST:

  
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Executive Secretary

