

URBAN RENEWAL AGENCY OF THE CITY
OF SAN ANTONIO

SPECIAL CALL MEETING

September 10, 1959

Hilton Hotel

This meeting was called at the request of the Planning Committee Chairman, Mr. Clarence Thorne, for the purpose of familiarizing Agency members and members of his committee of the work to be done by the Planning Consultant, Marmon & Mok Associates.

THOSE IN ATTENDANCE:

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

Guests of Agency: Harvey Marmon, Ed Mok and Jim Dougherty of the firm of Marmon & Mok Associates, Planning Consultants, Mr. Bill Barrett of the Urban Renewal Committee of the Chamber of Commerce, Mr. Claude G. Benham, Mr. Olin LeBaron and Mr. Tommy Tompson of the Planning Committee.

Staff: Mr. M. Winston Martin, Executive Administrator, Mr. Tom Cano and Mr. Roy Montez, Research Assistants and Mrs. Singleton from the Agency staff.

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The meeting was opened by Mr. Thorne with invocation by Mr. Olin LeBaron.

Mr. Thorne explained the method used in selecting the consulting firm and also welcomed those present. He stated that of the ten invitations mailed by the Agency to qualified firms, eight submitted proposals. The Agency and Committee are extremely gratified by the interest shown. Mr. Thorne stated that one of the problems with reference to the redevelopment plan was the time limit placed on submittal of a first proposal by HHFA, this being no later than December of this year.

Mr. Thorne then introduced Mr. Harvey Marmon and Mr. Ed Mok of the firm of Marmon & Mok Associates. There followed a presentation of slides of work similar to that to be undertaken by the firm, including models resulting from previous planning.

Following the slide presentation was a discussion by the consultant as to the extent of the study to be made and some of the problems involved. They further expressed

their appreciation to the Commission for their confidence in selecting them for this project and stated that their interest was more than just professional in that San Antonio was their home and they, too, were vitally concerned with its future.

The meeting was again turned over to Mr. Thorne who stated that the staff and consultant were most anxious to answer any questions that the group present might have regarding this project.

Question: Mr. Benham asked if the money were presently available to finance the project.

Answer: Mr. Baines replied the money for this first project had been provided.

Question: Mr. Thompson noted much had been said about allowing standard construction to remain in the area and hoped we would not get so concerned with this problem that it would hamstring the project.

Answer: Mr. Martin replied if one block contained one building that qualified as standard and the remaining portion of the block were to be cleared, but, that there is a use for the entire block, the Agency would be justified in razing the standard structure and putting the entire block to its best use.

Question: Mr. Benham asked that a general idea be given as to how much of the \$2,000,000.00 capital grant reservation would be spent on this first project.

Answer: Mr. Martin replied approximately \$3,000,000.00 would be available to the Agency not including the anticipated multi-million redevelopment by private enterprise for the area.

Question: Mr. Benham asked if there were protective ordinance covering this area to prohibit capital improvements from being made.

Answer: Mr. Martin replied that the property owners in the project area have been notified by mail that they are within the area, however, if they should demand a permit the Agency could not stop them unless they are in a position to buy them out. They have been warned to limit expenditures on improvements or, however, they might loose their additional investment. at the time of acquisition.

Question: Mr. Le Baron asked if the \$30-\$35 per month rent some of the residents are now paying would finance a 220 or 221 home.

Answer: Mr. Baines replied that it would. That particular type of loan is an extremely long-term, low interest, loan, that some houses

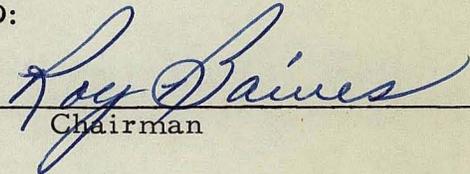
have already been constructed under 220 and 221 housing.

Question: Mr. LeBaron asked if this might be a real stimilus in the area for home builders.

Answer: Mr. Martin replied the local FHA has stated a person making as little as \$190.00 per month could qualify for 221 and 220 housing loans. HHFA is prepared, without cost to the City, to advance up to \$100.00 per family to cover cost of relocation, and as much as \$2,500.00 for business relocation.

Since there were no more questions, Mr. Martin returned the meeting to the Chairman, Mr. Thorne, who again thanked those present for their interest and support and adjourned the meeting at 2:30 o'clock p.m.

APPROVED:


Chairman

ATTEST:


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 10th Day of September 1957

M. WINSTON MARTIN
EXECUTIVE SECRETARY