

The Urban Renewal Agency
of the City of San Antonio
City Hall
Agency Conference Room
Luncheon Meeting
August 20, 1959

MEMBERS PRESENT: Mr. Henry A. Guerra, Sr., Mr. R. A. Nelson, Mr. E. C. Parker, Mr. Clarence Thorne and Mr. Frank Valdez.

MEMBERS ABSENT: Rev. J. A. Kemple, Mr. Edwin Schroeder, Dr. Waldemar D. Schaefer and Mr. Roy Baines.

AGENCY STAFF: Mr. M. Winston Martin, Mr. Roy Montez and Mrs. Singleton.

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Invocation was offered by Mr. M. Winston Martin.

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In the absence of Chairman Roy Baines the Vice-Chairman, Mr. Henry Guerra, presided at this meeting.

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APPROVAL OF MINUTES.

On MOTION by Mr. Parker and seconded by Mr. Thorne, the minutes of July 16th, 1959 were approved as read. All voting in the affirmative, MOTION CARRIED.

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PROGRESS REPORTS.

PE & RR Report

The Executive Administrator explained that the PE & RR Report had been approved by HHFA in Fort Worth.

Mr. Nelson noted that a recent issue of "House & Home" had criticized HHFA for methods used generally throughout the country for acceptance of plans from certain cities. It has been recommended that the new housing bill incorporate some means by which there will be stricter requirements than those previously required.

Mr. Martin replied that the last submittal to HHFA, and the forthcoming submittal, contained several things required in the program that are not incorporated in the present manual. The acceptance of the PE & RR Report was this Agency's authorization to go ahead with the next phase of the program (the planning phase) which is the most difficult of the phases so far. Mr. Martin then explained the Planning Phase, step by step, for the benefit of the Commissioners to acquaint them with the requirements for this report.

In discussing the Planning Phase, the Commissioners suggested the Executive Administrator contact the chairmen of the six sub-committees explaining how they and their committees could assist in obtaining the necessary information for this report, that if the chairmen and their committees could assist in this way it would relieve the staff of some of the responsibility of seeking out this information.

The Planning Report requires the Agency show the housing available within certain brackets.

Mr. Montez, Research Assistant, explained the various sources this office had contacted to obtain this information. One real estate agency has a listing of 800 units, but few below the \$50.00 per month class. It has been found that the local real estate agencies rarely list rentals below the \$50.00 class which would be beyond the means of most families in the project area.

The Executive Administrator suggested that because it would be almost impossible for the staff to canvass every house on the west side it might be a good idea for the Agency to run an ad in the local newspapers asking that property owners with standard rental property within certain price ranges contact the Agency office and list their properties. Then, those properties listed with the Agency could be checked out by the staff to ascertain if they met the minimum standard requirements of the Housing Code.

Mr. Montez explained that contact with the Real Estate Board and Multiple Listing for low cost housing had produced the same results as encountered by the survey for low cost rentals, there were practically no listings below the \$5,000.00 class.

The Commissioners concurred with the Executive Administrator's suggestion of placing ads in the local newspapers and offered the following suggestions; contact the west-side theaters about running slides and KCOR (Latin American television station) about giving spot announcements asking people to list low cost rental properties and low cost housing with the Agency as a public service feature, that announcements be placed in the Christian Institute and similar organizations, and, possibly the local T.V. stations would also bring this request to their viewers as a public service feature.

The Executive Administrator explained that before the Agency staff could take

it upon themselves to advertise for low cost housing and rental properties they must first have the approval of the Agency Commission.

On MOTION from Mr. Nelson seconded by Mr. Valdez, the Urban Renewal Agency Commission authorized the Executive Administrator to use his best judgment in the type and method of advertising for property and rental listings with the Agency office. All voting in the affirmative, MOTION CARRIED.

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Carmelite Day Nursery

The Executive Administrator read a letter addressed to the Agency by Mother Philomena, Superior of the Carmelite Day Nursery, requesting information regarding the planned redevelopment for the project area and its affect on the nursery property.

The Commission requested the Executive Administrator reply to this letter informing Mother Philomena that until the consultant had presented preliminary plans for the redevelopment of this area, any information issued by this office at this time would be supposition, that it is true institutional uses may be permitted to remain in the area if they so desire, however, it is questionable as to whether the site would still be practical following the removal of the families in the area and their replacement with industrial and commercial uses, also, the question of ingress and egress to the central expressway link would very likely affect those properties belonging to the Carmelite Day Nursery.

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Planning Consultants

Mr. Thorne, Chairman of the Planning Committee, explained to the Commission the presentations submitted by the eight consulting firms and the Committee's reasons for selecting the firm of Marmon & Mok Associates for recommendation to the Commission. Of the ten firms invited to bid on the project replies had been received from eight. Of these eight firms the Committee had eliminated five because their presentations were not too well outlined. Of these five firms the selection had been narrowed down to three firms, two from Houston and one local firm. Marmon & Mok Associates had submitted a bid of \$10,500.00 and being a local firm, immediately at the Commission's disposal, as well as for public reaction and acceptance, they were thought to be a better selection than an out-of-town firm for this first project.

The question arose of Harvey Marmon, a member of the Planning Committee, submitting his firm's bid on the project.

Mr. Thorne replied that after the first Planning Committee meeting Mr. Marmon submitted his resignation in order that his firm would be eligible to bid on this project. (Mr. Martin read Mr. Marmon's letter of resignation to the Commission.)

The Commission questioned the fact that the local firm of O'Neal Ford & Associates had not been mentioned for consideration.

Mr. Thorne explained that the proposal by this firm had been submitted late and that it did not include a bid for the project. However, he had requested the Executive Administrator advise him of the receipt of this bid so that the Committee might consider it and this had been done.

Mr. Valdez called the Commission's attention to the fact that Mr. Ford, being a licensed architect and consultant, was fully aware of the time element involved and should not expect consideration of a proposal received after the stipulated time limit.

A MOTION was made by Mr. Thorne and seconded by Mr. Valdez that the Urban Renewal Agency of the City of San Antonio approve the appointment of the firm of Marmon & Mok Associates, Planning Consultants and Architects, as planning consultants for Tex. R-39 (Central West Area, Project I). ROLL CALL VOTE: Mr. Parker, Mr. Nelson, Mr. Thorne and Mr. Valdez voted in the affirmative, Mr. Guerra abstained, Rev. Kemple, Dr. Schaefer, Mr. Schroeder and Mr. Baines were absent. MOTION CARRIED.

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METHODS AND PROCEDURES.

Appraisals

The Executive Administrator called the Commission's attention to an appraisal schedule used by the State Highway Department, listing an appraisal rate of \$40.00 per parcel. Mr. Martin noted that for the Agency to pay \$40.00 for appraisal of each structure in the project area would be in excess of the amount budgeted for this purpose. The Agency, therefore, had contacted Fort Worth for permission to contract with the Land Division of the City of San Antonio for use of their appraisal staff for one of the two appraisals required by HHFA, this being the Acquisition Appraisal. This office is now awaiting a decision from Fort Worth on this request. After further discussion, the Commission concurred with the Executive Administrator's suggestion of using the Land Division appraisal staff, if possible.

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Housing

The Executive Administrator advised the Commissioners that he had been in

contact with the FHA Office in Houston regarding their recently undertaken low cost housing project. This project consists of individual units, constructed on a motel-type plan with no yard space around them, to be sold as individual dwelling units. The disadvantage of this plan, however, is there would still be the problem of high density that the Agency is now trying to get rid of. The advantage to this plan would be to show the individual property owner how he could utilize his property with eight or nine standard residential structures and thereby interest more private property owners in the redevelopment of their properties.

During the Commission's discussion of this suggestion it was pointed out that after more information is obtained on this type development there would be the task of selling the private developer on the plan. There would also be the question of whether it would set a policy for low cost development in this part of the country. It was felt that a plan to take the place of low cost housing was necessary but that it would require appealing to the civic interest of some local developer that he "go out on a limb" to do something about it.

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RESOLUTION.

The Urban Renewal Agency Commissioners unanimously agreed upon the passage of a resolution commending Mr. M. Winston Martin, Executive Administrator, and his staff upon the excellent work and progress made to date, with a special emphasis on the approval of the PE & RR Report by HHFA.

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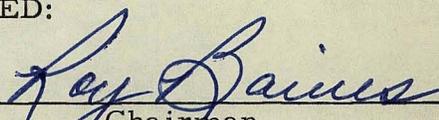
CHECKS TO BE SIGNED.

Checks, properly vouchered and certified, were presented to the Agency for reimbursement to the City of San Antonio for expenditures incurred by this Agency during the month of June, 1959.

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There being no further business before the Commission, a MOTION was made by Mr. Parker and seconded by Mr. Valdez that the meeting be adjourned. All voting in the affirmative, meeting adjourned at 2:35 o'clock p. m.

APPROVED:


Chairman

ATTEST:


Executive Secretary