

The Urban Renewal Agency
of the City of San Antonio
Council Chamber, City Hall
March 19, 1959

A REGULAR MEETING

MEMBERS PRESENT: Mr. Henry A. Guerra, Sr., Rev. J. A. Kemple,
Mr. R. A. Nelson, Mr. E. C. Parker, Mr. Edwin
Schroeder, Dr. Waldemar D. Schaefer, Mr. Clarence
Thorne and Mr. Roy Baines.

MEMBERS ABSENT: Mr. Frank Valdez

AGENCY STAFF PRESENT: Mr. M. Winston Martin, Urban Renewal Administrator,
and Mrs. Singleton.

GUESTS OF THE AGENCY: Mr. William L. Barrett, Jr., Urban Renewal Sub-
Committee of the Chamber of Commerce, Mrs. William
R. Sinkin, Texas League of Women Voters, Mr. Albert
Scharmann, Ex-Officio member from the Planning and
Zoning Commission, Mrs. Marie McGuire, Executive
Director of San Antonio Housing Authority, Mr. Ramon
Galindo, Mexican Chamber of Commerce, Inc. and Mr.
Frank Lozano, Minimum Housing Inspector.

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The meeting was called to order at 3:35 o'clock p.m., by Mr. Roy Baines,
Chairman of the Urban Renewal Agency Commission.

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A MOTION was made by Dr. Waldemar D. Schaefer and seconded by Mr.
Clarence Thorne to approve the minutes of March 5, 1959, as written. All voting
in the affirmative, MOTION CARRIED.

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MINIMUM HOUSING

Mr. Martin introduced Mr. Frank Lozano to the Agency Commission and explained
that at the present time Mr. Lozano was the only member of the Building Inspection
staff working on minimum housing. Mr. Martin added there were several problems
involved in the enforcement of the Minimum Housing Code and it was his thinking that
the best way to understand these was to ask Mr. Lozano to answer some of the

questions which were of concern to the Agency.

Mr. Lozano began with a detailed explanation of the Minimum Housing Code and the various forms used in making housing surveys and contact with the property owner and tenants. Mr. Lozano told the Commission that one of his most difficult problems was contacting the property owner; that in many instances the property owner gives his address as the property under investigation while living elsewhere; often times the tenant does not know the property owner because his contact is with the real estate agent in charge of the property; and a further handicap is that frequently when property changed hands the tax records did not indicate the transaction. Another difficulty arose after the property had been surveyed, the owner contacted and recommendations for improvement have been made and the property owner, upon applying for a building permit to make the necessary corrections is denied a building permit upon the grounds that he is in violation of the Zoning Ordinance - necessitating an appeal to the Board of Adjustment or the Planning and Zoning Commission, thereby penalizing the property owner in both valuable time and money without the assurance his appeal will receive favorable action. Mr. Lozano stated it was not the desire of the Minimum Housing Division to work an undue hardship on property owner but to correct bad situations as they were reported and investigated. As a suggestion, Mr. Lozano said that in the case of several slum dwellings (or accessory buildings) on one lot, a property owner could be allowed to correct those items which are essential to the health and welfare of the occupant of the buildings with the agreement that the other substandard buildings be razed, thereby allowing for future conformity with the Minimum Housing Code and Zoning Ordinance without too much undue hardship on the owner. He added that the Minimum Housing enforcement was progressing slowly at this point because of the lack of adequate staff to make necessary investigations, therefore only those complaints received by his office were being investigated at this time.

During the discussion of the Minimum Housing Code, the Agency Board and guests discussed the various methods used by Chicago, Baltimore, New York and various other cities in combating these difficulties and the feasibility of applying some of these methods to the situation in San Antonio. One method noted was an ordinance from Chicago which requires the registration of all rental properties by the property owner.

Mr. Ramon Galindo, representative from the Mexican Chamber of Commerce, said he was familiar with most of the properties in Central West Project Area I and offered the Agency his assistance in locating property owners in that area.

Mrs. McGuire, Executive Director of the Housing Authority of San Antonio, offered the cooperation of the Housing Authority in notifying Mr. Lozano of any violations noted by the Housing Authority.

The Urban Renewal Agency Board Members recognized the necessity, with regard to urban renewal projects, for working out the problems now existing in the enforcement of the Minimum Housing Code and proposed their support.

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PERSONNEL RULES AND REGULATIONS

Mr. Martin explained that in order to comply with a request by the Fort Worth Office of HHFA, the Agency Board should pass a resolution adopting the City's personnel rules and pay scale as set up by the Civil Service Commission in that City personnel would be contracted for by the Urban Renewal Agency.

Mr. Parker asked if the Agency were compelled to comply with the City Personnel Rules with regard to Agency employees.

Mr. Martin replied that as Agency employees were City employees the Agency would be compelled to comply with these rules and regulations.

In answer to a question regarding benefits of temporary or part-time employees under the City's personnel rules and pay scale, Mr. Martin replied that temporary personnel hired on an hourly basis would not accrue sick leave or any similar benefits, however, those employees hired on a monthly basis would accrue those benefits included in the City's personnel rules and pay scale. (See amendment, p3a.)

On MOTION by Mr. Parker and seconded by Mr. Nelson, the Urban Renewal Agency of the City of San Antonio moved to adopt the Revised Personnel Rules of the City of San Antonio, Texas (January 1, 1955). All members voted in the affirmative, MOTION CARRIED.

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SURVEY CHECK LISTS AND FORMS

A tentative survey form compiled by the Agency office was presented to the Agency membership for their comments and suggestions.

During the discussion of the various forms necessary for obtaining survey information, the following suggestions were made: (1) preference in relocation should be given to a) disabled veterans and/or their families, b) veterans and/or their families, and c) other tenants and property owners; (2) Church and school preferences should be noted; (3) citizenship should be included, whether natural-born, naturalized or in process of obtaining citizenship.

Mr. Martin noted the form presented to the Agency Board today pertained to the financial status of the "head of the household" and suggestions made today could be included on later forms and from personal interviews.

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REPORT FROM COMMITTEES

Mr. Baines said the Agency Board was in general agreement to balance the

AMENDMENT

Personnel Rules and Regulations, Paragraph 4, Page 3

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Agency Committees with those of the Downtown Development Sub-Committees of the Chamber of Commerce, that he had asked the Agency Chairman to state their preferences as to members to serve with them on their committees, however, he had taken the register which had been furnished by the Chamber of Commerce and had suggested where an individual might do the best job, placing Chamber of Commerce members on the various Urban Renewal Agency committees. Mr. Baines noted that Mr. Thorne had stated preferences for his committee and that the Chairman would suggest some names for addition to Mr. Thorne's committee in order to join that committee with the Chamber of Commerce group. Mr. Baines added he saw no reason for limiting the membership of a citizen's committee such as these.

Mr. Parker suggested that a list of the various committees be made and mailed to the Agency Board Members.

Mr. Nelson suggested that, because the F.H.A. would be so involved in the activities of the urban renewal projects, the Urban Renewal Agency adopt a resolution that Mr. McLeod of that Agency be included as an honorary member, or ex-officio member, of the Urban Renewal Agency Board, and he would also like to request Mr. McLeod be placed on his Relocation Committee.

On a MOTION made by Mr. Parker and seconded by Mr. Guerra, a resolution was adopted making Mr. McLeod of the F.H.A. an ex-officio member of the Urban Renewal Agency of the City of San Antonio. All voting in the affirmative, MOTION CARRIED.

Further discussion of ex-officio members and representatives of civic organizations to the Urban Renewal Agency Board followed the enacting of the above resolution.

On MOTION by Mr. Parker, seconded by Mr. Guerra, the Agency Board concurred in the event a member of the Agency who is chairman of a sub-committee, wanting additions to his committee, have the authority to make such additions. All voting in the affirmative, MOTION CARRIED.

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GUESTS OF THE AGENCY

Navarro Houses

Mr. William L. Barrett, Jr., representing the Urban Renewal Sub-Committee of the Chamber of Commerce, told the Agency Board that it was his personal view that historic sites such as the Navarro Houses are not only of historic interest but also a tourist attraction and should be considered as being of economic importance. He asked the Agency Board's thinking on the request of the San Antonio Conservation Society that the Navarro Houses be set aside as a park or tourist center.

Mr. Baines replied it was the Agency's intention to cooperate one hundred per

cent with the Conservation Society and at the present time they could see no reason why the Navarro site could not be designated as a park or tourist center, however, matters such as this would be worked out during the planning stage of the project.

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THE LIVING CITY

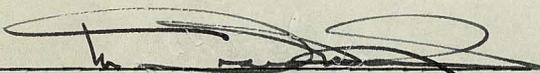
A twenty minute film on urban renewal entitled "The Living City" was shown to the Agency Board and their guests.

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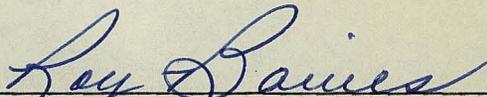
The meeting adjourned at 5:45 o'clock, p.m.

ATTEST:

APPROVED:



Executive Secretary


Chairman