

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

MEMBERS PRESENT: Commissioners Henry A. Guerra, Sr., R. A. Nelson,  
E. C. Parker, Waldemar D. Schaefer, and Roy Baines.

MEMBERS ABSENT: Commissioners Edwin Schroeder, Clarence Thorne,  
Frank Valdez, and J. A. Kemple.

AGENCY STAFF : Mr. M. Winston Martin, Executive Administrator, and  
Mrs. Singleton, Agency Secretary.

GUESTS OF AGENCY: Mr. Lloyd Ross, HHFA Office, Fort Worth, Texas, and  
Mr. Jack Shelley, Assistant City Manager.

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The meeting of September 17th was called to order by the Chair-  
man, Mr. Roy Baines, with invocation being offered by Mr. Winston Martin.

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REPORT FROM THE EXECUTIVE ADMINISTRATOR CONCERNING APPRAISAL OF PROPERTY  
IN PROJECT TEX. R-39.

The Executive Administrator explained to the Commissioners that the next phase to concern the Agency was that of land acquisition appraisals and land re-use appraisals made by qualified independent appraisers. At a later date appraisals made by qualified independent appraisers would be required, however, at this stage of the program the Agency could save on cost of appraisals by contracting with the City of San Antonio for personnel for this first acquisition appraisal. By contracting with the City for appraisers the cost would be approximately \$5,000.00 as compared to \$40.00 per parcel (or approximately \$20,000.00) for appraisals by independent appraisers required later in the program.

After a meeting with Mr. Patterson from the HHFA Office, Fort Worth, and the Agency staff it had been agreed to permit City appraisers, with the assistance of part-time employees, to conduct the first appraisal. The Agency will furnish the necessary staff for measurements, secretarial help, etc.

The second appraisal, the re-use appraisal, would be done by an outside appraiser. Mr. Patterson of HHFA had suggested several firms who make re-use appraisals in accordance with HHFA regulations. Just prior to today's meeting a telephone call had been received from one of the suggested firms contacted by the Agency Office advising the Executive Administrator that an appraisal could be submitted within thirty days after the Master Plan had been formulated. Both appraisals could be very easily handled in this manner with a substantial saving which would hold the Agency well within the budget set aside for this purpose. There is a time limit of not more than seventy-five days for the Agency to submit its Master Plan, Appraisals and Analysis.

The Executive Administrator then read a proposed agreement submitted by the City's Legal Department, which, upon approval by the Commissioners, would be forwarded to Fort Worth for their approval. The method of computing the appraisers' salaries under the City's Civil Service regulations was explained to the Commission, noting that the entire appraisal could be accomplished within the \$4,000.00 allowed for this purpose.

Mr. Shelley, Assistant City Manager, asked if this appraisal would include the jail site and how it would effect the proposed appraisal contract.

Mr. Lloyd Ross from the HHFA Office in Fort Worth, replied that it would not affect this appraisal in any way.

The Executive Administrator further explained that the jail site would be appraised separately.

Referring to the contract just discussed by the Commission, Mr. Ross said in the future all appraisal contracts would have to be in this form.

Mr. Baines noted that throughout the suggested contract it stated the appraiser would furnish evidence recognized by all the courts in condemnation proceedings and wondered if the courts throughout the land, and particularly those in Texas, took into consideration when considering property values on rental properties that, since these buildings do not meet the minimum housing standards they should not be permitted to be occupied, therefore, they would have no value as rental property and should not be so appraised when considering fair market value. It was his opinion that it was unfair to the taxpayer or public interest to consider substandard properties as revenue producing.

Mr. Ross replied that his experience in the appraisal of properties for urban renewal was limited, therefore, he would not attempt to answer the Chairman's question. This first appraisal was for the purpose of compiling figures to work with and would not be considered in court. The second appraisal to be made by outside appraisers would be quite detailed and refined.

It appeared to the Chairman the proposed contract with the City would provide the necessary services, for the amount of money allocated, and well within the time limit set by HHFA. He then asked if the Commission were ready to take action on this matter.

On a MOTION by Mr. Parker, seconded by Mr. Guerra, a resolution was adopted approving the proposed Appraisal Contract, and that it would be forwarded to Fort Worth for approval. ROLL CALL VOTE: Mr. Guerra, Mr. Parker, Mr. Nelson, Dr. Schaefer and Mr. Baines voted in the affirmative; Mr. Schroeder, Mr. Thorne, Mr. Valdez and Rev. Kemple were absent. MOTION CARRIED.

NOTE: Copies of the Resolution and Contract are attached hereto and made a part of these minutes.

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#### MARKET ANALYSIS

During discussion the Commissioners wondered if the Market Analysis should not be made in conjunction with the land use plan.

The Executive Administrator explained that the market analysis would begin immediately after the contract had been awarded, however, a complete analysis could not be submitted until it were known what the re-use plan would be. The re-use value would be based upon the consultant's opinion and re-use plan. The market analysis would only be the first step of the re-use appraisal. The consultant and market analyst would be working together. Approximately thirty days would be required to determine market values of the land after the re-use plan had been completed.

In reply to the Commission's question concerning submittal to City Council for approval, Mr. Martin replied the first submittal in December, 1959 would not be presented to City Council.

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PLANNING CONSULTANT

The Executive Administrator called the Commission's attention to the fact no contract had yet been signed with the Planning Consultant and that this contract must be prepared in accordance with the contract in the HHFA Manual. After approval of the contract between Marmon & Mok Associates and the Local Public Agency by this Commission, the Agency staff will prepare a resolution in the proper form to submit to Fort Worth.

Mr. Guerra requested the portion of minutes of August 20th pertaining to the Planning Consultant be read.

At the conclusion of the reading of this portion of the minutes by the Executive Administrator, Mr. Guerra asked if the bid by O'Neal Ford and Associates had been submitted to the Chairman of the Planning Committee. Mr. Martin replied that this had been done.

The Contract for Planning Consultant was read by the Executive Administrator.

After discussion of the contract the Chairman asked if the Commission were ready to take action on the matter.

On MOTION by Mr. Nelson, seconded by Mr. Parker, the Commission instructed the Agency staff to prepare a contract between Marmon & Mok Associates and the Local Public Agency in a form acceptable to HHFA. ROLL CALL VOTE: Mr. Guerra, Mr. Nelson, Mr. Parker, Dr. Schaefer and Mr. Baines voted in the affirmative; Mr. Schroeder, Mr. Thorne, Mr. Valdez and Rev. Kemple absent. MOTION CARRIED.

Following action regarding this contract, the Chairman stated that he anticipated an excellent job from the firm of Marmon & Mok Associates.

Dr. Schaefer had been very pleased with the consultant's presentation at the Hilton Luncheon Meeting.

The Executive Administrator called the Commission's attention to an editorial appearing in the A.I.P. Newsletter criticizing the Agency's method of selecting the planning consultant and added that a rebuttal to this article had been written by Marmon & Mok. Both editorial and article were available to those Commissioners desiring to read them at this meeting.

NOTE: A copy of A.I.P. editorial and letter of rebuttal are attached hereto and made a part of these minutes.

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HOUSING AND DISPLACED FAMILIES.

Referring to an aerial photograph which outlined Central West Area, Project I and also the proposed areas for Project II in relation to the first site, the Commissioners discussed the advisability of submitting the Agency's request for approval of Project Area II.

The Executive Administrator advised the Commissioners that during discussion of a possible Project Area II with Mr. Ross of HHFA just prior to today's meeting, it was Mr. Ross' suggestion that the strip of property, two blocks in depth, just west of the expressway from the present and proposed projects, also be included in Project Area II. Mr. Martin explained the progress already made by the staff in gathering information regarding Project Area II.

The Commission felt it important that the Agency have a rehabilitation program and suggested the site west of the expressway would be an ideal location for this project.

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URBAN RENEWAL WORKSHOP IN FORT WORTH, TEXAS.

Mr. Martin told the Commissioners of a study session to be held in Fort Worth on September 22nd through 23rd, sponsored by the Housing and Home Finance Agency and the National Association of Housing and Redevelopment Officials. He expressed his desire to take advantage of this splendid workshop and to take with him two members of his staff, Tom Cano and Roy Montez, Research Assistants, who would gain valuable information from these sessions. Mr. Martin explained that he would leave San Antonio on Saturday to attend the Texas Municipal League meeting in Dallas on Sunday, Monday and Tuesday, however, he planned to meet Mr. Cano and Mr. Montez in Fort Worth on Tuesday evening and they return to San Antonio together on Friday.

The Chairman felt it advisable that as many of the Agency members as possible be authorized to attend this workshop. After further discussion, tentative plans to attend the workshop were made by Mr. Guerra and Mr. Parker.

On MOTION by Mr. Guerra, seconded by Mr. Nelson, the Commission approved a resolution authorizing the Executive Administrator, two staff members and two Agency members to attend the Urban Renewal Workshop to be held in Fort Worth, Texas on September 22nd and 23rd, 1959. ROLL CALL VOTE: Mr. Guerra, Mr. Nelson, Mr. Parker, Dr. Schaefer and Mr. Baines voted in the affirmative; Mr. Schroeder, Mr. Thorne, Mr. Valdez

by San Pedro Creek and the M.K. & T. railroad, on the south by the M.K. & T. railroad, and on the west by the Urban Expressway (U.S. 81 South); Section II: bounded on the south by Dolorosa and Buena Vista streets, on the west by the Urban Expressway (U.S. 81 North), on the north and east by the San Pedro Creek; Section III: bounded on the north by the Urban Expressway (U.S. 87), on the west by Frio Street, on the south and east by the Urban Expressway (U.S. 81 North and South).  
ROLL CALL VOTE: Mr. Guerra, Mr. Parker, Dr. Schaefer and Mr. Baines voted in the affirmative, Mr. Schroeder, Mr. Thorne, Mr. Valdez and Rev. Kemple absent. MOTION CARRIED.

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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 July, 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 and 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, property vouchered and certified, by paid by the Agency. All voting in the affirmative, MOTION CARRIED.

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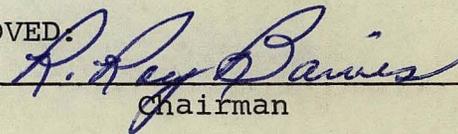
At the close of this session, Mr. Lloyd Ross commended the Agency on the report submitted by Mr. Arthur Ninke, HHFA Auditor.

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

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APPROVED:

  
Chairman

ATTEST:

  
Executive Secretary