

The Urban Renewal Agency
of the City of San Antonio
City Hall
Agency Conference Room
Luncheon Meeting
October 14, 1959

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

MEMBERS ABSENT: Commissioners Edwin Schroeder and J. A.
Kemple.

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

GUESTS OF AGENCY: Mr. Harvey Marmon and Mr. Ed Mok of the firm
of Marmon & Mok Associates, planning consult-
ants for Central West Area, Project I.

The meeting of October 14, 1959 was called to order by Chair-
man Roy Baines.

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APPROVAL OF MINUTES.

The minutes of the September 17th meeting were read by the
Executive Administrator.

On MOTION by Mr. Parker, seconded by Mr. Nelson, the minutes
of the September 17th, 1959 meeting were unanimously approved by
the Urban Renewal Agency Commission. MOTION CARRIED.

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DISCUSSION OF COMING VISIT OF WEBB & KNAPP ASSOCIATES.

The Executive Administrator advised the Commissioners that the
Agency's only connection with the forthcoming visit of representatives
from Webb & Knapp Associates would be to show them the present project
area and to point out possible future urban renewal sites. It was
also the desire of the Webb & Knapp team to meet the Urban Renewal
Agency Commissioners.

The Chairman was of the opinion that it was important that the Agency members meet with Webb & Knapp because of public relations with the local press. The Chairman also felt it important that the Agency be represented one hundred per cent at the reception to be given at Ft. Sam Houston Officers' Club for members of the Urban Renewal Agency Commission, City Council and City Planning Commission.

Mr. Thorne noted that this Commission should meet with all outside interests for the purpose of learning what they have to offer such a project and what they would be willing to offer this Agency in the way of a project area.

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DISCUSSION WITH PLANNING CONSULTANTS.

The Executive Administrator advised the Commissioners that Mr. Harvey Marmon and Mr. Ed Mok of the firm of Marmon & Mok Associates, planning consultants for Central West Area, Project I, had been invited to attend today's meeting for the purpose of advising the Agency Commission of the progress made to date for Project Area I and to explain to the Commission the various methods of arriving at such plans, the contacts being made, etc.

Mr. Mok expressed his firm's appreciation for the opportunity of meeting with the entire Agency group and his firm's gratification at the Agency's tremendous interest, good judgement, and devotion to such a worthy cause as Project Area I.

Mr. Mok explained that while the firm is in the process of formulating its ideas, and not to leave the impression the firm is just thinking and not doing anything, they are trying to divorce themselves from the Agency Manuals for the time being and do creative thinking. This process involves conferences with various people and firms interested in the development or relocation within the site. There have been interviews with railroad people with interests within the area, details of traffic ingress and egress are discussed with the Traffic Engineer, and proposed plans and needs of interested firms and individuals are taken into consideration. In an over-all layout of the area the general thinking is along the lines of the creation of super-blocks with some malls and open spaces.

In thinking and sketching, we are drawing and preparing maps. We keep Mr. Martin informed by memorandae and through direct conversation. In considering various plans for the area the following things are taken into consideration:

1. The possible and feasible land use. What do Webb & Knapp have in mind for the 66 acres, minus the jail site and some properties like churches who will not move?
2. Multi-story Office Buildings. We can think in terms of multi-story office buildings, are these feasible for this development?
3. Are the schemes worked out for other cities proper for San Antonio or should we think in terms of things that would be more feasible. We have explored warehousing, light industrial, some office development.

Mr. Mok explained that their proposed development would be against any wholesale clearance program which would not take into consideration the small merchant who wished to remain in the area. Their firm would like to keep in mind the Spanish flavor of the little merchant, perhaps a small shopping center where such small individuals could buy property and set up their businesses, creating an attractive shopping area such as that established in the New Chinatown Area in San Francisco.

Mr. Martin noted that most of the small businesses now in the area were dependent upon the neighborhood business which would be taken away by this project.

Mr. Mok replied that the purpose of the proposed shopping area would be to attract people to the area in the same manner as the farmers' market used to do. That would be just one possible development. There are several social services in the area at the present time, such as nurseries, churches, Salvation Army, etc., which wish to remain, another probable development would be a small service center.

Commissioner Parker called the Agency's attention to the attractive and elaborate scale of the Farmers' Market development in Los Angeles.

Mr. Guerra remarked that it was generally thought that this neighborhood, for a development of this nature and if the plans were properly worked out, would be a very attractive area which would please a lot of people and be a tourist attraction. He further stated that this area had always had a bad reputation for business, however, cleaned up you could get rid of that element and the area could be made into an attractive shopping area.

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MATTERS TO BE PRESENTED BY THE CHAIRMAN.

Jail Site.

The Chairman asked how much the Urban Renewal Agency should try to coordinate with the planning of the City-County jail site and police headquarters.

The Executive Administrator replied that he would like for the Agency Commission to set the tone for the Agency staff as to how much the staff can or should do.

Mr. Guerra advised the Commissioners that he was on the Architecture Committee of the Jail Committee and it was his understanding that present plans propose to jam the jail building between the Casseb Building, the Kallison Building and Navarro Street. The Kallison Building is not included in these plans at the present time.

Mr. Nelson said he would like for the Agency to think about requesting, or offering, to the City a coordination of the City-County Jail Committee with the Agency Commission to exchange ideas with our Agency and suggested a letter to that effect be written by the Agency.

Mr. Guerra was of the opinion that if the City wished the jail site included in the urban renewal area, they should allow the urban Renewal Agency to purchase the land in order to get credit for it.

The Executive Administrator suggested a resolution might point out the fact there is a consulting firm working on that area for the Urban Renewal Agency and make available to the City those consultants to work with them.

Mr. Guerra advised the Commissioners that the County is not considering the City's plans but only those of the jail site, a letter from this Agency to the County Commissioners and their architects would put this Agency's position in writing.

The Chairman suggested a letter to the Commissioners' Court and City Council advising them this Agency has planning consultants and is in the process of plans, since that area is a part of the project area, we are making the planning consultants available for coordination at any time.

It was Mr. Parker's suggestion that the Chairman of this Agency personally appear before the Commissioners' Court and present the Agency's request to them, as well as the City Council.

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Mr. Guerra suggested this Agency's position should be stated in writing to both the City Council and the Commissioners' Court with carbon copies being sent to their architects.

On a MOTION by Mr. Parker, seconded by Mr. Valdez, the Urban Renewal Agency expressed its desire that the City Council of the City of San Antonio and the Commissioners' Court be advised of this Agency's willingness to cooperate and our indirect interest because of their proposed, or suggested, sites. All voting in the affirmative, MOTION CARRIED.

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REPORT BY THE EXECUTIVE ADMINISTRATOR.

The Executive Administrator outlined the work and requirements now being met by the Agency staff and stated that the progress being made would meet the desired December deadline, dependent upon the completion of work by the various consultants involved: 1) city planning consultant, 2) acquisition appraisals, 3) market analysis and re-use appraisals, and 4) engineering.

He again made the statement that the local program was ahead of schedule and it was his intention to keep it that way, if at all possible. He remarked that a recent letter sent by the Agency to all people living in the project area regarding personnel now making appraisals had resulted in a number of these letters being returned indicating a certain amount of movement within the area. There is, however, a great deal of turn-over with tenants living in substandard areas.

Appraisal Forms to be used by City Appraisers.

After the reading of the appraisal forms by the Executive Administrator, a general discussion of the amount of the appraisal work to be done by the Agency staff followed.

Detailed Relocation Plan.

The Executive Administrator advised the Commission that on October 5th, Miss Hazel Gibson, Relocation Advisor from the Fort Worth HHFA Office, arrived and spent two days working with the Agency staff. Miss Gibson took four back issues of the local Sunday newspapers, tabulated the real estate listings, drove the area noting signs, and using that information together with information from the Home Builders and Real Estate Board, helped this staff formulate workable relocation plans.

On October 30th Mr. Lloyd Ross and Mr. Frank Barnes, Community Planner, from the Fort Worth Office spent several hours with the Agency staff, Ed Mok of Marmon & Mok Associates, and Mel Sultenfuss, engineering consultant, going over the planning phase of the program item by item, explaining which items were the responsibility of the Local Public Agency, the Consultant and the Engineer.

The Chairman asked if he were correct in thinking that the Agency would then be in a position to accomplish the relocation phase and meet the Agency's needs within the time limitation.

The Executive Administrator replied that was possible, that Miss Gibson had been very favorably impressed with the Agency's progress.

The Commission discussed the requirements necessary for home occupancies, noting that they followed the requirements for Minimum Housing closely but were just a little more liberal. 220 and 221 Housing were discussed in detail and the Executive Administrator advised the Commission that this Agency would request FHA send one of their men to meet with the Agency and staff and explain 220 and 221 housing.

When asked by the Commission how long the Agency could operate with its present staff, the Executive Administrator replied he did not want to build up a large staff unless they could be kept busy, but he would rather use part-time help until the Agency actually went into relocation and then employ the necessary personnel qualified in this field.

The authorized staff consists of six people and the Agency has five at the present time. The position of City Planner III has been changed to Project Development Supervisor and it was requested that Mr. Jack Curington be employed to fill this position as soon as possible at a salary of \$505.00 per month. Mr. Curington has a good background in all facets of real estate and particularly with reference to appraisal work (Public Service Board). Mr. Curington would work with our appraisers and acquisition people and has been recommended by Mr. Ray Parker of the City Land Division.

There being no objections from the Commission, permission was granted to employ Mr. Curington as soon as possible.

Re-use Appraisals.

The Executive Administrator advised the Commissioners two bids had been received for the re-use appraisals.

The Roy Wenzlick Company have done work in Corpus Christi, Texas and have been highly recommended by that city. The bid submitted by this company is \$6,500.00.

The Real Estate Research Corporation submitted a bid of \$6,800.00 (or less) depending on actual cost to their company in accomplishing the markey analysis and re-use appraisal.

Action on this matter was tabled pending a recommendation by the Executive Administrator.

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DISCUSSION OF STUDY AREA II.

The staff are now contacting such groups as the Department of Public Works, San Antonio River Authority, State Highway Department, public schools, City utilities, Public Service Board and others and have requested that they prepare maps and figures indicating any projects possibly under consideration and those anticipated that might indicate what credit might be claimed by the City preparation of future urban renewal sites. As soon as effective information is compiled the Executive Administrator will submit it for the Commissioners' study.

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NATIONAL ASSOCIATION OF HOUSING AND REDEVELOPMENT OFFICIALS.

The Fort Worth office had advised the San Antonio Agency it would be advisable for the Director and as many members of the Agency as possible attend this meeting because of the forthcoming policy change of meeting every two years rather than each year as has been done in past years.

The Commission authorized Mr. M. Winston Martin, Executive Administrator, and Mr. Clarence Thorne, Commissioner, to attend the NAHRO meeting in Cincinnati, Ohio on October 18th through 21st, 1959.

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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 months of August and September, 1959, as well as other accounts accrued by the Agency for that period of time, the

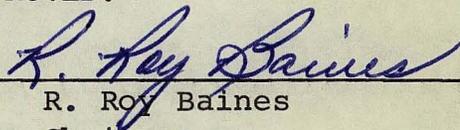
following action was taken.

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, 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. Nelson and seconded by Mr. Parker that the meeting be adjourned at 2:00 o'clock p.m. All voting in the affirmative, MOTION CARRIED.

APPROVED:



R. Roy Baines
Chairman

ATTEST:



M. Winston Martin
Executive Administrator

