

PEOPLESTOWN

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PRIDE



Mass Neighborhood Meeting

FOR ALL PEOPLESTOWN RESIDENTS

Tuesday - August 19 - 8:00 P.M.

AT THE

Mt. Nebo Baptist Church

CORNER OF MARTIN & HAYGOOD

TO DISCUSS THE PROPOSED

Stanton Park & School Expansion

The People's Voice

Jan Sweet

August 19, 1969

Mrs. Fannie Lewis
Chairman
Model Cities Program
7416 Star Avenue
Cleveland, Ohio 44103

Dear Mrs. Lewis:

Your letter to Mayor Allen, dated August 15, has been forwarded to me.

We will be delighted to have Mr. Willie Tufts visit Atlanta on August 26 and although I don't have enough information on your request for a workshop, we will be available to discuss the matter with you.

Kindly let us know Mr. Tuft's time of arrival.

Sincerely,

(Mrs.) Xernona Clayton
Director of Community Affairs

bah

CITY OF ATLANTA



August 6, 1969

CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant
MRS. ANN M. MOSES, Executive Secretary
DAN E. SWEAT, JR., Director of Governmental Liaison

MEMORANDUM

To: Dan Sweat
From: Ray Fleming

The idea of management seminars for the concerned businessmen (or those affected by relocation) in these areas is an important idea.

However, in light of the language of the people, I think it may be still too "highbrow". It needs to be thoroughly oriented to the average businessmen in the area. It is folly to try to assume ~~white~~^{WIDE} market potential or training for most of these businesses. Seminar classes should focus on business practices such as bookkeeping and development of the neighborhood market.

I would also state that besides simple business skills, the definite stressing of awareness of agencies that can help in the relocation and new facilities expenses. These agencies, public or private, should be more than advice givers. I believe that these businesses cannot survive the relocation move if not given financial help for they are pretty close to marginal status now.

Concerning relocation -- relocation should be made as closely as possible and retransition should be made as quickly as possible so that to preclude the loss of each business' narrow market.

AU center should also keep an ongoing, free advisory agency for helping these people and should encourage "rehabilitated" businessmen to help and contribute with their views and opinions.

In summary, I think the project is useful for some redirection toward a short term approach to keeping these existing smaller businesses alive.

RF:je

THE REGIONAL ECONOMIC DEVELOPMENT AND BUSINESS SERVICE CENTER
ATLANTA UNIVERSITY
BOX 236
ATLANTA, GEORGIA 30314

July 29, 1969

Mr. Dan Sweat
Deputy Chief Administrative Officer
City Hall
68 Mitchell Street, SW
Atlanta, Georgia 30303

Dear Mr. Sweat:

For some time, The Regional Economic Development and Business Service Center has been observing small firms operating in the Model Cities Area. Much attention was directed toward ways and means of how the Center could assist these small firms.

I would appreciate it very much if you would review very carefully and critically the enclosed statement. If it is relevant to Model Cities, then we will develop more in depth. We believe it may have some merit.

Thanks for your attention.

Sincerely yours,



C. E. Prothro, Jr.

P. S. May I add my congratulations on your recent promotion.
You certainly merit the honor. Best wishes.

ECONOMIC DEVELOPMENT
ATLANTA - MODEL CITIES PROGRAM

The Regional Economic Development and Business Service Center
Atlanta University

The objective of this report is to provide Atlanta's Model Cities officials with a working tool to assist in the planning for Economic Development activities in the Model Neighborhood Program Area. Rather than wait until the Center's work on this subject is complete, we have prepared a preliminary description of two items: One is the various problems and conditions affecting the lives of business people in this area. The other is the reactions of these business people in this area. To what they feel, rightly or wrongly, are the conditions under which they live. A full understanding and empathy with what they face and what they feel is a prerequisite to improving current socio-economic resources and developing new ones. It is also necessary in order to plan effectively for economic development in the area. The style of this preliminary report, therefore, was deliberately chosen to communicate this understanding.

In order to facilitate the use of socio-economic information use in other studies conducted by the Center at the same time, it was necessary to anticipate our final results. This has been done through an analysis of all our available local data and where necessary, an interpolation of this data based on the results of research conducted elsewhere.

The local data has been developed from three major sources, First, we held nearly fifty individual interviews with businessmen operating a business in the program area. During these interviews, the problems, attitudes, and reactions to existing services and conditions were investigated. The second source of data was developed through using graduate students attached to the Center's staff who spent a total of about sixteen (16) weeks primarily in the five different neighborhoods (one or two blocks in size). Their work involved the use of informal and unstructured interviewing techniques as well as simply continuous observation of day-to-day movements. This second approach provided us with much more depth of understanding than could be obtained through more typical survey techniques. The third source of data is the available local statistics on income, employment, family characteristics, health, and other factors.

Most of the local data that we have thus far collected is from the program area. This area of approximately 3,000 acres containing slightly less than 50,000 residents is bound by the East Expressway on the north, the Central of Georgia Railroad on the west, Atlanta and West Point Railroad on the south and east. The six communities of Grant Park, Summerhill, Mechanicsville, Peoplestown, Pittsburgh, and Adair Park compose the target area. Some of our investigations, however, have been conducted in other areas of Atlanta. On the basis of this comparative information, we feel that, while there are

differences among different areas, most of the preliminary conclusions in this report are applicable to other low income areas of Atlanta.

In the overall view of needs and assigning priorities to these needs, it is immediately evident that these represent problems of substantial magnitude for the marginal and sub-marginal businesses in the Model Cities Area.

The provisions of the Model Cities Program, theoretically, created an ideal situation for the small entrepreneur in a relocation situation. At first glance, it would appear that, by and large, these persons would be anxious to relocate in modern, well planned facilities; as opposed to the dilapidated, dingy and antiquated structures in which they presently operate.

We have had an opportunity to converse with many of these businessmen, white and black, within the inner city, and the reaction has been less than pleasant anticipation.

Many realize that their problem is that of selective or captive patronage. This is coupled with the lack of managerial capacity to appeal to a total market. If they are required to move to a new location then they will for all practical purposes, lose their patronage.

Many further feel that if they are eventually moved back to their present locations, they feel that the financial requirement necessary to acquire modern furnishings and fixtures would be prohibitive. Most

persons who have operated for some period of time are of the opinion that they would not be able to be more than marginal operators. The reasons given are age, financial resources, and lack of academic training. Attention to a report submitted by a consultant for the Regional Economic Development and Business Service Center, indicates similar findings as a result of a study conducted in a similar area.

At this point the Center recommends the assigning of top priority in these cases and make the development of managerial training course an integral part of the transition period. It is felt that such a program would contribute immensely to assisting these persons enhance their managerial skills, as well as demonstrating the advantages of appealing to a total market.

Even considering those who would return to present sites, it would do much in improving the ability to render service in his given area. This is presently lacking in most of the small, individual proprietorships in the area.

This could be done through the Center conducting managerial seminars on campus sites and/or in the various communities. These seminars could be conducted and attendance requirement made a part of the relocation subsidy which these persons would receive as a part of the Model Cities relocation provisions.

These seminars would serve to assist in making many of these persons aware of the various government programs available in easing the adjustment of relocation.

The foregoing recommendation would consist of programming the general managerial needs of these neighborhood enterprises. This would include choosing and improving sites, exposure to the various marketing techniques useful to small business, raising of capital, record-keeping and personnel management. Program should be designed to include the above items, but not limited thereto.

Coordination of such a program could be implemented by the Center. Personnel could be selected from the School of Business of Atlanta University, as well as the cooperating universities in the Atlanta area. This would make for a comprehensive program of Economic Development and Technical Assistance. It should be emphasized that these programs and seminars would be geared to the level of academic preparation brought to the seminar by these entrepreneurs of the communities in question. This would be in opposition to many programs heretofore developed which would not lend themselves to meaningful participation by such persons due to limited academic or commercial preparation.

It would be further recommended that the Center would use contact resources to encourage on-going industries to locate in these areas. It would be well to emphasize that such industries would initially install

their own management personnel with efforts made to train and promote local personnel to these position in phases.

The Center could initiate programs which would facilitate the upgrading of the local personnel in the direction of first-line management. There could be further efforts, engaging the sources of the Center, to seek out and determine the feasibility of the expansion and/or creation of service industry enterprises that indicate a possibility of success operating or based in these areas, but again, not limited to the respective communities.

There is an immediate need for the foregoing provisions. There could be immense benefits derived from such an undertaking, and it is felt that from these a meaningful program of Economic Development could be designed for these communities with long-term implications.

Model Cities

October 10, 1969

Attorney James B. Pilcher
Associate City Attorney
2614 First National Bank Bldg
Atlanta, Georgia 30303

Dear Jim:

I have talked with Alderman Griggs about him introducing a resolution jointly with Alderman Millican that would allow the Model Cities Program to negotiate a contract with the Strength Cleaning Company, Inc., for the maintenance and up-keep of our office facilities.

As you know, one of the primary objectives of the Model Cities Program is to assist in the development of neighborhood based entrepreneurship. Through the program, we have lent assistance to Strength Cleaning Company, Inc., which is totally owned and operated by residents of the Model Cities Area.

Please prepare a resolution that would allow private negotiations with this firm.

Sincerely,

Johnny C. Johnson
Executive Director

JCJ:vlc

cc: Mayor Ivan Allen, Jr. ✓
Alderman Gregory Griggs
Alderman Everett Millican

*Model
Cities*

MDA

METROPOLITAN DEVELOPMENT ASSOCIATION OF SYRACUSE & ONONDAGA COUNTY INC.

JOHN R. SEARLES JR. • EXECUTIVE VICE PRESIDENT

October 1, 1969

Mayor Ivan Allen
Atlanta,
Georgia.

Dear Mayor Allen:

After our splendid visit to Atlanta in 1967 with Mayor Walsh, I have returned to Atlanta to view the progress of your Model City Program. I find it most impressive and an outstanding Model City effort in the United States.

Syracuse is a second round city and we are just now in the stage of putting our program together. A complete copy of your program would be tremendously helpful and I have written Mr. Johnnie Johnson about this and hope that he will be able to send us one.

Again, I congratulate you and your staff on the splendid job you are doing in this very complex program.

With best wishes,

Sincerely,



John R. Searles, Jr.
Executive Vice President

JRS:cw

10/15

October 3, 1969

Mr. Gilbert Dulaney, Administrator
Fulton County Department of
Family and Children Services
165 Central Avenue, S. W.
Atlanta, Georgia 30303

Dear Mr. Dulaney:

The October Model Cities Executive Board meeting is scheduled for Wednesday, October 15 at 10:00 a.m. in City Hall, Committee Room #2.

In order to bring all board members up to date on progress in the Model Cities Program, we would appreciate a report from your organization at this meeting relative to projects you have presently undertaken. To allow the meeting to move along, we ask that presentations be limited to approximately five minutes and encourage the use of any visual aids you may develop.

We feel that the members of the board will be interested in both successes and difficulties that you may have encountered. Your report should be particularly beneficial to the board, demonstrating just what is happening in Model Cities.

We would appreciate your cooperation and personal attention to this request, however, if you are unable to attend please let us know who will represent you at this meeting.

Sincerely,

Johnny C. Johnson
Executive Director

vlc

cc: Mayor Ivan Allen, Jr.
Model Cities Executive Board Members

October 2, 1969

This same letter was sent to the following agencies inviting them to give reports at the Executive Board Meeting on October 15.

AGENCY

REPRESENTATIVE

Atlanta Transit System

Mr. W. P. Maynard
President

Atlanta Board of
Education

Dr. John Letson
Superintendent

Georgia State Employment
Service

Mr. Sam Caldwell, Comissioner
State Labor Department

Urban East Housing
Consultants

Mr. James S. Robinson

Atlanta Association for
Retarded Children, Inc.

Mr. G. Thomas Graf, Director

Fulton County Department
of Family and Children
Services

Mr. Gilbert Dulaney, Administrator

Senior Citizens

Mr. Al Horvath
Executive Director

Atlanta Housing Authority

Mr. Lester Persells

10/15



CITY OF ATLANTA

September 30, 1969

OFFICE OF MODEL CITIES PROGRAM
673 Capitol Avenue, S.W.
Atlanta, Ga. 30315
(404) 577-5200

Ivan Allen Jr., Mayor
J. C. Johnson, Director

M E M O R A N D U M

TO : Model Cities Executive Board Members
FROM : Johnny C. Johnson, Director *JC*
SUBJECT: Model Cities Executive Board Meeting

The Model Cities Executive Board will hold its regular monthly meeting on Tuesday, October ~~14~~, 1969 at 10:00 a.m. at City Hall, Committee Room #2. *15*

A detailed presentation will be given on the progress and status of the entire Model Cities Program, including the projects and activities being carried out by the delegate agencies. In addition, a briefing will be given on the new focus of the Model Cities Program.

This meeting will be very beneficial and informative and I look forward to your attendance.

VLC

Enclosures: Minutes of September 9 meeting
Confirmation Card

*Linda
Clegg
Harris
Dun
Sweet*

M I N U T E S

MODEL CITIES EXECUTIVE BOARD MEETING
Tuesday, September 9, 1969
10:00 a.m.

The monthly meeting of the Model Cities Executive Board was held on Tuesday, September 9, 1969 at 10:00 a.m. in Committee Room #2, City Hall. The following members were present:

Mayor Ivan Allen, Jr., Chairman
Mrs. Mattie Ansley
Representative John Hood
Alderman E. Gregory Griggs
Alderman G. Everett Millican
Commissioner Walter Mitchell
Mr. J. D. Newberry
Dr. C. Miles Smith
Mrs. Martha Weems
Mr. Joe Whitley

Absent:

Commissioner Sam Caldwell
Mr. Clarence Coleman
Deacon Lewis Peters
Mr. Bill Wainwright

Other City officials, representatives from neighborhood organizations, the general public and the press were also present.

The Chairman, Mayor Ivan Allen, Jr., called the meeting to order. He then entertained a motion for the adoption of the August 12 Minutes. It was so moved and unanimously approved without correction.

REPORT OF THE MASS CONVENTION STEERING COMMITTEE

In the absence of Deacon Peters, the Chairman asked other members of the Steering Committee if they wanted to make a report. Mr. Whitley then stated that he wanted to call to the attention of the Board that there is a lot of unrest in the Steering Committee and that he thinks it would be a good idea for the Review Committee to review all the action taken by the Steering Committee. Mr. Hood explained that some discrepancies have occurred in the Steering Committee and attributed these discrepancies to the failure of the Steering Committee to hire an Executive Director of Model Cities Mass Convention, Inc., to take care of some of the duties that Deacon Peters has had to perform as chairman of the Steering Committee. He said that as soon

as an Executive Director is hired, the business of the Steering Committee and the Model Cities Mass Convention, Inc., will run smoothly. The Mayor then said that he did not think it will be necessary to do any checking into the Steering Committee at this time.

Mr. Newberry pointed out that some of the Steering Committee members think that the Steering Committee should see and check all contracts before the Executive Board passes on them. Mr. Millican stated that the Steering Committee could receive a list of contracts passed, but that they should not be given a copy of the actual contracts. Mr. Johnson pointed out that all members of the Steering Committee had received a copy of the Project Descriptions and that this information should be filtered down. Mr. Hood agreed that the Steering Committee should go through the Project Descriptions and raise any questions that they might have as a result of the review in their meetings.

REPORT OF THE MODEL CITIES EXECUTIVE BOARD REVIEW COMMITTEE

Each Board member received a copy of the memorandum from the Review Committee that made recommendations concerning the remaining projects of the Model Cities Program. Mr. Millican moved that projects listed to be approved be approved. These projects were:

RE-002N	Model Cities Atlanta Youth Council
RE-005N	Community Resources Development
SS-010C	Senior Citizens Services
SS-047N	Enrichment Services
CD-010N	Group Foster Home
RC-011N	Visual and Performing Arts Program
RC-012N	Store Front Libraries
RC-013	Atlanta Girls Club Program Expansion
RC-015N	Recreation Advisory Councils
HR-003N	Greater Atlanta Housing Development Corporation
HR-004N	Special Relocation Assistance
TR-017N	Public Facilities Impact Evaluation

SS-050N	Common Data
SS-051N	Day Care Services
EM-014N	Purchase of Training

Dr. Smith seconded the motion and it received unanimous approval.

Dr. Smith moved that the four projects being held for further consideration dealing with the Health Component be reviewed by the Review Committee. The projects being HE-002N, Health and Education Services; HE-007N, Form Group Practice; HE-009, Medical Facility; and HE-014N, Preventive Dental Care. The motion was seconded and approved.

Mr. Millican asked that the project involving the capital improvements of the Atlanta Girls Club, Project RC-007N, be held until some legal questions can be answered.

It was then moved and seconded that the projects recommended for deletion be approved. The motion carried. These projects are: RE-001C, Model Cities Resident Organization (Reduced by \$33,000); RE-004N, Training of Residents; EM-015N, Resident Work Attitude Change; EM-020N, Rapid Job Order Transmission; EM-022, Automated Manpower Coordination; EC-001N, Neighborhood Development Corporation; EC-002N, Commercial Loan Officer Training; ED-026N, Capming Programs; ED-030N, Coordination and Evaluation; ED-044N, Truancy and Absenteeism; SS-023N, Income Maintenance; SS-049N, Project Expand (reduced by \$60,000); HE-008, Health Screening; HE-018N, Health Screening; HE-018N, Mental Health Planner; TR-002C, Transit Information Program; RE-003N, CD-011N, CD-012N, Coordination Services for Children and Youth, United Outreach and Juvenile Delinquency Prevention; CD-006N, Crime Data; TR-004N, Bus Stop Shelters. The funds freed up will be put in the General Funds Account for use in other projects.

DIRECTOR'S REPORT

Operation Breakthrough

Mr. Johnson presented Mr. James Robinson, President of Urban East Housing Consultants to discuss the "Operation Breakthrough" project. Mr. Robinson gave a brief description of the Operation Breakthrough Program, which is a program sponsored by the Department of Housing and Urban Development to develop on a systems, mass produced basis a demonstration housing program. The application from the City is due in the HUD office in Washington on September 19 and an all out effort is being put forth by the City Planning Department, the Model Cities Staff and the Urban East Consultants to meet this deadline. The project will bring to Atlanta a new industry that will serve the entire southeast. Mr. Robinson asked the Board to

approve the sites located in the Model Cities Area that are to be used in the project and that \$3,000 be allocated for expenses in preparing the application. It was moved and seconded that both requests be approved. The motion received unanimous approval.

Tuskegee Institute

The Model Cities Staff received proposals from Georgia Tech and Tuskegee Institute to do a study on Housing Choice Community Analysis. The students from Tuskegee worked all last summer preparing their report. They are requesting that the Model Cities Program pay for the printing and reproduction of their findings. Mr. Johnson asked that the Board consider their request for funding in the amount of \$1,100. He also stated that the report will be of great value to the program in next year's planning. Mr. Millican moved that the request be approved. The motion was seconded and unanimously approved.

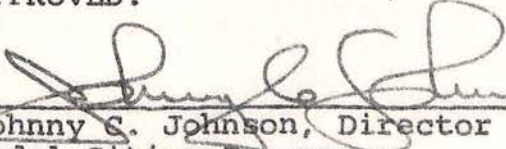
Atlanta Housing Authority

Mr. Tom Eskew made the presentation for the Atlanta Housing Authority. The Housing Authority asked for approval to make changes in Site No. 4 of the 1969 Clearance Proposal. This site was first designated for mult-family and single family housing. The Housing Authority asked for approval to put in a Townhouse Development and introduce a Community Unit Plan. A discussion followed on the zoning and relocation problems connected with the site. Mr. Griggs then moved that the request be approved. The motion was seconded and approved by the Board.

Mr. Eskew then moved that the Board approve the sites selected for clearance in 1970. He pointed out the areas on a map indicating the '69 and '70 clearance areas. Mr. Johnson stated that the Model Cities Staff recommends approval of the clearance areas. It was then moved and seconded that the 1970 clearance areas be approved. The motion carried.

The meeting adjourned at 11:40 a.m.

APPROVED:



 Johnny S. Johnson, Director
 Model Cities Program

 Mayor Ivan Allen, Jr., Chairman
 Model Cities Executive Board

523-5166-7

8/22
10:00 A

August 14, 1969

Mr. Clarence D. Coleman
Dr. C. Miles Smith
Commissioner Walter Mitchell
Atlanta, Georgia

Gentlemen:

May I acknowledge receipt of your letter regarding the meeting of the special committee to satisfactorily resolve the Model Neighborhood, Inc. contract.

As requested in your letter, I am calling a special meeting of the Executive Board of Model Cities for 10:00 a.m., Friday, August 22nd, on the second floor of city hall.

Sincerely,

Ivan Allen, Jr.

cc: Dan Sweat
Johnny Johnston



Telephone: (404) 688-8778

National Urban League, Inc.

Southern Regional Office

Clarence D. Coleman, Director

136 Marietta Street, N. W.
Atlanta, Georgia 30303

August 11, 1969

The Honorable Ivan Allen, Jr., Mayor
City of Atlanta
68 Mitchell Street, S. W.
Atlanta, Georgia 30303

*o/c
8/22
10:00am*

Dear Mayor Allen:

We, the members of a special committee of the Executive Board of the Model Cities Program, in an attempt to satisfactorily resolve the Model Neighborhood, Incorporated contract, wish to make the following report:

The committee met on Tuesday, August 11, 1969, immediately following the meeting of the Executive Board. We reviewed the correspondence between Model Neighborhood, Incorporated and your office. We concluded that two areas of concern in regard to the proposed contract are:

1. Adequate staffing, and
2. A Board of Directors of Model Neighborhood Incorporated that is fully capable of executing the contract successfully.

We believe, a letter to you dated August 5, 1969, from Mr. Joe Stalling, Chairman of the Board of Model Neighborhood, Incorporated, proposes a staffing pattern which can assure the satisfactory administration of the contract.

In regard to strengthening the Board of Directors of Model Neighborhood, Incorporated, your special committee met with that Board in session on Tuesday afternoon, August 11, 1969. During this meeting, the following persons were approved as additional Board Members pending acceptance: Mr. Herman Russell, Mr. James Johnson, Mr. Ira Jackson, Rev. D. D. Dunbar and Mr. Samuel Mills. Assignments were made to contact these persons to secure their agreement to serve. I have requested the Chairman of the Board of Model Cities, Incorporated to furnish the special committee the reconstituted list of members of the Board of Directors as soon as it is feasible.

On the basis of these developments, the special committee is requesting that the Executive Board of Model Cities, Incorporated be reconvened on

<i>President</i> JAMES A. LINEN	<i>Treasurer</i> IVAN C. McLEOD	<i>Board of Trustees</i> Morris B. Abram Mrs. Max Ascoli William M. Batten Vivian J. Beamon Mrs. Haley Bell Edgar M. Bronfman Chester Burger Barbara Burton Kenneth W. Clement Daniel A. Collins Milton K. Cummings	Wendell G. Freeland A. G. Gaston, Sr. John A. Gronouski Charles Hamilton Paul Jennings Martin D. Jenkins Talmadge Kenly Mrs. Arthur B. Krim Robert Lazarus, Jr. Inabel B. Lindsay Henry A. Loeb Stanley Marcus	Mrs. O. Clay Maxwell, Sr. Floyd J. McCree Donald H. McGannon Ivan C. McLeod Mrs. Leo M. Mervis G. William Miller James F. Oates, Jr. Frederick O'Neal Henry G. Parks, Jr. Bishop Harold R. Perry, S.V.D.	Samuel D. Proctor Francis S. Quillan Henry J. Richardson, Jr. Leslie N. Shaw Ashby G. Smith, Sr. David Sullivan Mrs. Arthur Ochs Sulzberger William J. Trent, jr. Edward M. Tuft Katie E. Whickham Leonard Woodcock	Clayton R. Yates Mrs. Bruce Zenkel Dwight R. Zook
<i>Senior Vice-President</i> RAMON S. SCRUGGS	<i>Assistant Treasurer</i> LESLIE N. SHAW					
<i>Vice-Presidents</i> JOHN H. JOHNSON LOUIS E. MARTIN MARTIN E. SEGAL	<i>Executive Director</i> WHITNEY M. YOUNG, JR.					
<i>Secretary</i> ERSA H. POSTON						<i>Honorary Trustees</i> WILLIAM H. BALDWIN ROBERT W. DOWLING LLOYD K. GARRISON THEODORE W. KHEEL LINDSLEY F. KIMBALL HENRY STEEGER

Friday, August 22nd at 10:00 A. M., for the purpose of receiving the committee's report. If special information is required prior to this meeting, please feel free to call me, Dr. Smith or Mr. Mitchell.

Very cordially yours,

Clarence D. Coleman

CLARENCE D. COLEMAN, CHAIRMAN

C. Miles Smith, M. D.

Commissioner Walter Mitchell

cc: C. Miles Smith, M. D.
Commissioner Walter Mitchell
Mr. J. C. Johnson

CDC:mf

Profiles of Model Neighborhood, Inc. Board Members

MR. IRA L. JACKSON

Mr. Ira L. Jackson, a resident of Atlanta for the last 20 years, owns successful businesses in the Atlanta area. Among these businesses are Jackson Pure Oil Service Station, 2320 Gordon Road, Jackson Auto Parts, 2596 Bankhead Highway, Arlic Tire Center (Uniroyal Dealer), and a Recapping Tire Service, 2807 Bankhead Highway. Mr. Jackson was one of the five (5) Black business leaders recently honored by Community Relations Commission as outstanding in various fields.

He is active in numerous community groups and is presently a candidate for Alderman. He is a graduate of Clark College, Atlanta, Georgia.

MR. HERMAN J. RUSSELL

Mr. Herman J. Russell, a life-time resident of Atlanta, is President of H. J. Russell Plastering Company, Inc., H. J. Russell Construction Company, Inc., and Paradise Apartments, Inc. He is a member of the Board of Directors of the Atlanta Mortgage Brokerage Company, Inc., a graduate of Tuskegee Institute, a member of the Board of Directors of the Citizens Trust Company, Chairman of the Board of the Atlanta Inquirer, and a member of the Atlanta Chamber of Commerce. These are but a few of his accomplishments.

MR. SAMUEL MILLS

Mr. Samuel Mills, a resident of Atlanta for 12 years, is a Correctional Officer with the City of Atlanta Prison Department. He serves as a Recreational Director with this department. He was selected by his department to serve as a representative on the CRC.

REVEREND D. D. DUNBAR

Reverend D. D. Dunbar, a resident of the Model Cities neighborhood, has been in the house wrecking business for 13 years. He is owner and manager of the Southside Wrecking Company.

He has the distinction of having studied under Dr. George Washington Carver at Tuskegee Institute while studying agriculture and preparing for the ministry. He is Presiding Elder of the first district of the Triumph Church and Kingdom of God and Christ.

MR. TED LEWIS

Mr. Ted Lewis, a resident of Atlanta and a successful business man for the past 39 years, owns several businesses in Atlanta, plus \$150,000 worth of inner city property. Among the businesses that he has successfully owned and operated are: Pressing Club, Laundry and Dry Cleaners for 33 years, Barber Shop, Package Store, and more recently a Bonding Company. He is very active in community affairs and has the distinction of being on the YMCA Board of Directors for the past 18 years.

MR. JAMES JOHNSON

Mr. James Johnson has been in the laundry and dry cleaning business in Atlanta for thirteen (13) years. In 1966, he acquired the Ted Lewis Laundry, Cleaning and Linen Supply Company. This is the only Negro owned linen supply company in the world.

Mr. Johnson's firm has between fifty and sixty employees in its main plants and two branches.

MR. CLARK MARTIN - Secretary

A resident of the Pittsburgh community for the past 56 years. Mr. Martin, a 32nd degree, is a Past Master of the St. James Lodge #4 of the Prince Hall Masons. He attended W. H. Crogman Elementary School and graduated from Midway Radio & Television Institute of Georgia in 1952.

Since 1952, Mr. Martin has been the owner and manager of his own business, CLARK MARTIN RADIO-TELEVISION SERVICE, 439 Fletcher Street, Atlanta. He has enjoyed the operation of a successful business for the past 17 years.

MR. JOE STALLING - Chairman

A resident of Summerhill and Peoplestown for the past 65 years, Mr. Stalling has worked actively for the improvement of his community.

Mr. Stalling is a business man in the community. He operates the main branch of the Manhattan Laundry and Dry Cleaners. Mr. Stalling's business had a gross sales last year of over \$230,000 and he employs over 50 people.

MR. HAROLD OWENS

A life-time resident of Pittsburgh for 45 years. Mr. Owens was an employee of WHITES PROVISION MEAT PACKING COMAPNY for 23 years as a butcher. He is presently employed with Devoe Paint Company as a shipping clerk and has been with this company for the past six years.

MR. PRINCE MARTIN

Mr. Martin is a life-time resident of the Pittsburgh neighborhood. He owns and operates a small contracting business in the building field. He has enjoyed a successful business for the past twenty years.

REPRESENTATIVE C. G. EZZARD

Mr. Ezzard was born, raised and has spent his adult life in the Summerhill community. He is a retired postal employee of the U. S. Postal Service. In his 39 years with the Post Office he worked mostly as a letter carrier.

Mr. Ezzard owns property in the Model Cities area and is actively engaged in community affairs. He is a member of the Atlanta Community Relations Commission and is presently serving his first term as State Representative, House District 102 in the Georgia Legislature.

REVEREND JOEL W. MARSHALL

Reverend Marshall is President and founder of Pioneer Developers Enterprises and New World Developers, Inc. He attended David T. Howard High School, Booker T. Washington High School, and Morehouse College in Atlanta, Georgia. He is a corporate organizer and has over thirty-five years of experience in retail merchandising.

Reverend Marshall organized Marshall Cash Grocery on Fraser Street in Atlanta, Widow's Curb Market, Alabama Streamline Car Wash, United Community Stores, Inc., and X-Cel Super Stores, Inc. in Birmingham, Alabama. He is chairman of the Ways and Means Committee of the Atlanta Business League and Associate Minister of Paradise Reed Street Baptist Church.

REVEREND AUSTIN FORD

Father Ford, an Episcopal Minister, is the Director of Emmaus House which is located in the Peoplestown community. He organized this grassroots organization and is very active in the Welfare Rights Movement. He was the principle organizer of the Atlanta branch of the National Welfare Rights Organization (NWRO) at Emmaus House.

MR. JACK COFER

Mr. Cofer, a resident of Grant Park, was born at Grady Hospital forty years ago. Since that time he has lived in Atlanta and mostly in the Model Cities area. He is professional Piano Tuner-Technician. He is self-employed.

Mr. Cofer is the organizational committee chairman of the Model Cities Mass Convention. He is the Democratic Party Chairman of the 102nd House District, the Vice President of the Grant Park Model Cities Citizens Organization, P.T.A. President of the Grant Park Elementary School, member of the Policy making board of the Comprehensive Health Program of the Community Council of the Atlanta Area (CCAA), and Board member for the Educational Improvement Program, and a Ford Foundation Education Project.

MR. CLAUDE BARNES

A resident of Peoplestown for the past 35 years. Mr. Barnes works for the United States Postal Services as a letter carrier.

July 1, 1969

MEMORANDUM

To: Mayor Ivan Allen, Jr.

From: Dan Sweat

Subject: Edward Moody

Following is a list of events concerning Edward Moody and the development of Model Neighborhood, Inc.

1. Moody was permanently employed by the Parks Department as a Community Recreation Leader on September 26, 1966. His salary was \$340.00 a month. He was dismissed on May 24, 1967. He was dismissed because of conflict with the staff with which he was working. He was reassigned to another community center but walked off the job. He was subsequently dismissed.
2. He was employed again by the City on March 5, 1968, as a Community Worker on the Model Cities staff. His salary was \$240.00 a month. He was dismissed on May 14, 1968, for failure to follow directions.
3. On January 18, 1968, the group known as Model Neighborhood, Inc. (which was in its third year of existence) became a chartered non-profit organization, after being advised to do so in order to be eligible for federal grants, foundation funds and seed money from different agencies to finance its programs and projects.

Edward Moody is president and Bron Cleveland and Robert W. Waymer are consultants.

Mayor Allen
Page Two
July 1, 1969

4. On October 22, 1968, Mr. Moody received a letter from Johnny Johnson informing him that his corporation, Model Neighborhood, Inc., would receive \$6,000 from the City of Atlanta's Model Cities Program. It was an EDA grant for economic development in the Model Neighborhood Area. This money was approved by the Model Cities Executive Board, the Board of Aldermen and the Mayor.
5. In May 1968 MNI was granted a \$10,800 loan from the Trust Company of Georgia to obtain an option on Atlanta Housing Authority property at Georgia Avenue and McDaniel Street. See attached memo from George Berry.
6. Economic Development Administration grant - totaling \$121,750 of which 86,780 is a federal cash contribution and 35,000 comes from the City of Atlanta (Technical Assistance Grant Project No. 04-6-09154) - was given upon a strong recommendation of the Atlanta City Demonstration Agency (check their letter to EDA of January 27, 1969).

Responsibilities of the corporation:

1. Outreach program - providing technical assistance to primarily minority entrepreneurs
2. Planning and development of a shopping center or similar facilities in the Model Cities Area.

The EDA grant was approved on May 13, 1969, by Robert A. Podesta for a 12 month period. Atlanta CDA approval influenced this decision heavily.

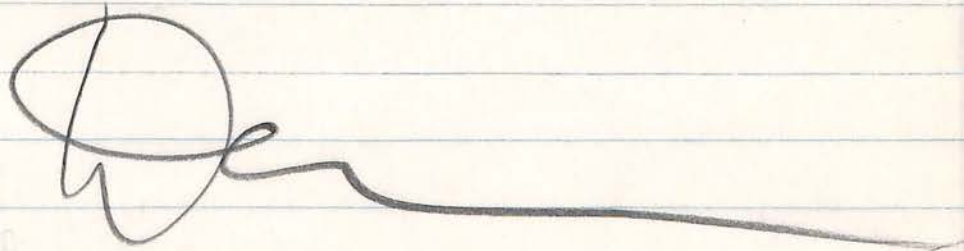
7. The Small Business Administration approved a \$50,000 loan to MNI in June 1969 (last week) to be used in the development and operation of the MNI manufacturing plant. The manufacturing plant is located on Georgia Avenue and produces women's casual apparel.
8. The Steering Committee of the Mass Convention met Tuesday, June 24, 1969, and voted 7 - 0 against the MNI grant request for \$35,000 Model Cities supplemental funds to match the EDA grant. Two members abstained, six were absent.

DS:fy

Jays -

Please type 1st

thing. If I am
not here check with
Tom -



Memo to: Maya Allen
From: Nan Sweet

Subj: Edward Moody

Following is a list of events concerning Edward Moody and the development of Model Neighborhood, Inc.

① - See Note # 1

② - See Note # 1

③ - See Note # 2

④ - See Note # 3

⑤ - on _____ MNI was granted a \$10,800 loan from The Trust Company of Georgia to obtain an option on Atlanta Housing Authority property at Georgia Ave and McDaniel St. See attached memo from George Berry.

⑥ - See Note # 4

⑦ - The Small Business Administration approved a \$50,000 loan to MNI in June 1969 (last week) to be used in the development and operation of the MNI manufacturing plant. Manufacturing plant is located at _____ Georgia Ave. and produces ~~casual~~ women's casual apparel.

⑧ The Steering Committee of the Mass Convention met Tuesday, June 24 and voted 7-0 ~~to~~ against the MVI grant request for \$35,000 model cities supplemental funds to match the EDA grant. Two members abstained, 5 were absent.

Note
#1

Moody

(1) Moody was ^{permanently} employed by the Parks Dept. as a Community Recreation Leader on September 26, 1966. His salary was \$340⁰⁰ a month. He was dismissed on May 24, 1967. He was dismissed because of conflict with the staff with which he was working. He was reassigned to another community center but walked off the job. He was subsequently dismissed.

(2) He was employed again by the City on March 5, 1968 as a Community Worker ^{on the Model City Staff}. His salary was \$240⁰⁰ a month. He was dismissed on May 14, 1968 for failure to follow directions.

(3) see sheet

(4) See George Berry's memo

(5) see sheet

(6) see sheet

(7) see sheet

(8)

Model Neighborhood Inc.

3

Note # 2

On January 18, 1968, the group (which was in its 3rd year of existence) became a chartered ^{non-profit} organization, after being advised to do so in order to be eligible for federal grants, foundation funds and seed money from different agencies to finance its programs & projects

- Edward Moody is president and Bron Cleveland and Robert W. Wayner consultants

Note # 4

6

Economic Development Administration grant - totaling \$121,750 of which \$86,750 is a federal cash contribution and \$35,000 comes from the City of Atlanta (Technical Assistance Grant Project No. 04-6-09154)

- this grant given upon a strong recommendation of the Atlanta City Demonstration Agency (check their letter to EDA of Jan. 27, 1969)

2 responsibilities of the ~~prope~~ corporation - (1) outreach program - providing technical assistance to primarily minority entrepreneurs
(2) planning & development of a shopping center or similar facility in the model neighborhood area

- the EDA grant was approved on May 13, 1969 by Robert A. Podesta for a 12 month period. Atlanta CDA approval influenced this decision heavily (11)

~~Not only does this~~

~~All week you gentlemen have been talking of improvement.~~
~~Improvement to you~~

Note #3

(5)

On October 22, 1968 Mr. Moody received a letter from Johnny Johnson informing him that ~~the~~ his corporation, Model Neighborhood, Inc. would receive \$6,000 from the City of Atlanta's Model Cities Program ~~Program~~. It was an EDA grant for economic development in the Model Neighborhood Area. This money approved by Model Cities Executive Board, the Board of Aldermen and the Mayor.

525-7438

577-2440

10,800 loan on urban renewal land for shopping center

(7)

SBA Loan approved ⁱⁿ June ~~in~~ 1969 in amount of \$50,000 for mfg. plant

9-26-66 ~~permanent~~ permanent
May 24, '67 - dismissal

34
\$340 month

Community Recreation Leader, unnumbered parks charged with - was being reassigned & walked off - conflict with staff - he tried to take over



Economic Opportunity Atlanta, Inc.

101 Marietta Street Bldg. • Atlanta, Georgia 30303 • Telephone 688-1012

T. M. Parham
Executive Administrator

June 25, 1969

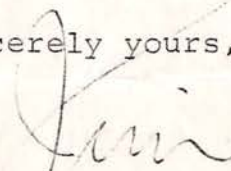
Mr. Edward Moody, Director
Model Neighborhood, Inc.
700 McDaniel Street, S. W.
Atlanta, Georgia 30310

Dear Mr. Moody:

This is to acknowledge receipt of your memorandum of June 24, 1969, transmitting the proposal of Mrs. Mary Jane Cofer.

The \$72,000 mentioned in the material is OEO money to be made available for residents of Model Cities to receive technical assistance and training. An OEO-HUD agreement requires that EOA, Model Cities, and the City of Atlanta jointly select an accountable community group to receive the contract for these monies. The group that has been selected is the Steering Committee of the Model Cities Mass Convention. This group has a firm basis for democratic selection and participation in the Model Cities community and can be held accountable by the residents through the annual election process.

Sincerely yours,


T. M. Jim Parham
Executive Administrator

TMJP/gj

bcc: Mr. William Allison
Mr. Johnny Johnson
Mr. Dan Sweat ✓
Mr. John Calhoun

February 19, 1969

Mr. Edward Moody
Model Neighborhood Manufacturing Company
55 Georgia Avenue, S.E.
Atlanta, Georgia

Dear Mr. Moody:

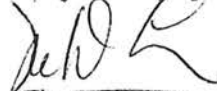
Recently our Inspector requested that you file a 1969 Application for a Business License. You stated to our Inspector that you were not required to secure a City Business License for the Model Neighborhood Manufacturing Company.

Under the current Business License Ordinance all persons engaged in business within the corporate limits of the City of Atlanta for the purpose of profit, gain, or economic improvement are required to file an Application for a Business License and pay the fee.

If you do not believe that you fall within the intent of the present Business License Ordinance, then please write us exactly why you think the Model Neighborhood Manufacturing Company should be exempt.

Enclosed are the required Applications for a Business License and an instruction book. If we may be of any assistance in the preparation of your return, please call us at 522-4463, Ext. 205.

Very truly yours,



Marion D. Levy
Business License Administrator

MDL/cd

Enclosures

CC: Mr. Sidney Andrews
Mr. Bill Mangum
Mr. George Berry

MODEL NEIGHBORHOOD WEEKLY MACHINE

Mechanicsville * Grant Park *
 Summerhill * Adairs Park *
 Pittsburgh * Peopletown *

 Volume 1 Number 20 February 1, 1969

MASS CONVENTION RE-ELECT
 SAME OFFICERS

MASS CONVENTION CHARGED
 WITH UNFAIRNESS

By Edward Moody

All the officers of the Residents Participation Group identified as the Mass Convention, was elected to serve again for one year

Two months ago several residents and I decided that Model Cities Program information was not reaching the Mass of the people. A measure to bring the information to the Community was studied, and an agreement was ~~met~~ afterward a plan was taken.

The officers are Lewis Peters Chairman C.L. McClain Vice-chairman, Carrie Wright Secretary, and Rosa Burney Assi. Sec.

One week before the Convention our plan called for me to write notices to the regular attendants, and other residents as far as my funds would go. The notices was asking the people to support me for chairman of the Mass Convention. It was anticipated that I would see that information would surely reach the residents.

EXECUTIVE BOARD

Mechanicsville	Lewis Peters
Adair Park	Jim Newberry
Summerhill	Mattie Ansley
Peopletown	Martha Weems
Pittsburgh	John Hood
Grant Park	Joe Whitley

NEIGHBORHOOD VICE-CHAIRMAN

Mechanicsville	Alyce Nixon
Summerhill	Ida Wright
Peopletown	
Grant Park	W.F, Cox
Adair Park	Calvin Craig
Pittsburgh	Beatrice Garland

There will be six Communities with 11 Operating Committees. Each committee will have a chairman. It would be wonderful if all these committees were active, and not just the Steering Committee. The Steering Committee are the Exec. Board members, and the Vice-Chairmans from each community.

Over 1,000 stamps and envelopes, plus memo paper was bought, and two secretaries were paid to help get out the notices. My champaign expenses came out of my pocket. But as for as some one else champaigning, he was assisted and supported by two Agencies, and City Hall. Personal letters were composed, stenciled, run-off, sealed and meter stamped for this person. The explanation first, was that this is funded to the Community for Citizens Participation and it was legal. That is not true. Federal funds can not be used for individual purposes. For residents participation in the neighborhood only.

Campaign speeches were allowed to be made from the stage. Even the Model Cities Director was partisan in making his report. And, the most important part of all is that there was not a qorum of residents attend-

MODEL NEIGHBORHOOD MACHINE A Weekly
 Published By Model Neighborhood Inc
 Editor - - - - Edward Moody
 Circulation - - - - 600 Copies
 Price - - - - Free

(See Fairness page two)

(Fairness)

to speak for the total community.
 I want my expenses paid back to me.
 And based on the privileges given to the one person and not to the others, and with the assistance from the two Agencies, and staff, HUD will be contacted and requested to disqualify the Mass Convention as the resident representative that speak for the property owners, residents, and businessmen. All total they amount to only 1/10 of 1 percent of the effected redevelopment planned area.

MECHANICSVILLE NEIGHBORHOOD
 ADVISORY COUNCIL TO MEET

The NAC of Mechanicsville will meet at the Community Center Wednesday night 7:30 P.M. Mrs. Alyce Nixon is the Chairman. The purpose of the meeting is to elect the 11 Operating Committee Chairmen and get a report from the NAC about the money that has been spent, and what it was spent for. Centers address is 389 Bass St. S.W.

SUM-MEC SCENE OF CONGRESSMEN

This is taxation with out representation, and that is unconstitutional.

Five Congressmen from Washington was in Atlanta Saturday, listening to several Organizations ask for support in making funds available when there are bills presented in the house this term.

 LITTLE BIRD LIGHTS ON MACHINE AND SAYS

"I went to the Mass Convention and what happened man I never forget"



MACHINE. "What happened Bird"
 "Moody did not have a chance. And he did not know it. But I give him credit he tried. Another thing he is pretty near right then wrong. Oh yes Model Neighborhood Inc. lost their good friend the Community Center. After six months of helping some residents, they decided they did not need them. What happened"
 E.O.A. ---MAN---E.O.A.

Representatives from the E.O.A. many councils spoke of the programs that they are associated with. There were volenteeers employees, administrators, and staff. It was interesting to see workers of one group down another group, and all are parties of the same group. The groups are E.O. A Model Cities, and Comprehensive Health. The same people are apart of each group. One person said that E.O.A was the parents of Model Cities. ??? (Editors note; No wonder the programs are confused.)

See you next Week Flies off - - -

Other groups to speak were T.U.F.F. Vine City Foundation, and Model Neighborhoods Mfg. Model Neighborhoods told how the Congressmen and the Unions had killed some of the best assistance programs that ever landed in Washington. The Labor Dept. even tried to get O.J.T. funds for the garment training, but the lolpying and something else that has not been told is preventing a lot of unemployed women out of work, and training possibilities.

 WANTED ?
 Pryor Street old School for a

President Nixon is advocating Self - Help, and Black Capitalism. When plans are made that will help M.N.M, with loans get to become independent, the President will be the most popular President that has been in Washington for a long time.

COMMUNITY CENTER For
 Community Programs
 Youth Programs
 (Community people administrated and Employed

 LEARN TO TAKE AS WELL AS GIVE.

PLEASE ASK YOUR SELF FRIENDS

- When will I stop being jealous -

MODEL NEIGHBORHOOD, INC.
700 McDANIEL ST., S. W.
ATLANTA, GEORGIA 30310



Mr. Dan Sweat
City Hall
Atlanta, Ga. 30303

Model Neighborhood Weekly Machine

Vol. 1 Number 19

January 18, 1969

Free Edition

AVERY SHIELDS BOARD MEMBER
MODEL NEIGHBORHOOD, INC., PASSES

Mr. Avery Shields long time resident of Pittsburgh, passed last week at his home. Funeral is to be arranged by Seller's Brothers, McDaniel Street.

Mr. Shields was a devoted member of Model Neighborhood, Inc. He was secretary-Treasurer of Model Neighborhood Manufacturing Co. He was a Chartered member of Model Neighborhood, Inc., and Model Neighborhood Manufacturing Co. He will be sorely missed by all of us, who knew and loved him.

There is need for other citizens like him to be as active in Community self-help organizations as Mr. Shields was.

Our heartfelt sympathy goes out to his bereaved family.

MECHANICSVILLE CENTER?

What kind of Community Center do the people have in Mechanicsville? If you want information, you are told to see the Board. Now who is the Board?

Community meetings can be held in the Center. Can they?

Community gatherings can be held in the Center. Can they?

When information is asked about the aforementioned, you are told to ask the Board.

Let the residents know now, who the Board is and who elected the Board.

More than three people should have a voice as to what is supposedly a Community Center. And it is anticipated that a program of variety be conducted in the Center, not just a girl and boy meeting place.

MASS CONVENTION MODEL CITIES
D. H. STANTON SCHOOL 910 MARTIN ST. SE
SUNDAY JANUARY 26, 1969 3:00 P. M.

The residents who attend the Mass Conventions' appear to be more interested in the organization, than in the Model Cities Plan. The attendants are short on information and the residents are deprived. Out of eleven (11) operating Committees, in each Community, it appears that one (1) of them could be informative. But how can they be? They do not know a thing about the plans.

The community needs citizens that will inform and work with the residents for the good of the community. Residents are being urged to go to the Convention, Sunday January 26, at 3:00 P. M., and elect responsibility.

"COMMUNITY MADE GOODS TO BE SOLD IN THE COMMUNITY"

Speaking of quality, Model Neighborhood Manufacturing Corp., workers are proud of the finished garments they have produced. Beautiful knee slacks made in different sizes for girls and women, and in assorted colors. The apparels can be compared with similar ones in Department stores, and the quality is non-questionable.

Part of the proceeds from the sales will be for purchasing Baseball uniforms for Little Leaguers teams that will be sponsored by Model Neighborhood, Inc. These goods are factory run and are not to sold in Variety of Dept., stores. They will be on sale, Friday and Saturday at the Mechanicsville Community Center, 389 Bass Street, South West.

N A A C P
EXECUTIVE COMMITTEE MET

"WHOSE MODEL CITIES?"

The NAACP Executive Committee met in Suite 516 of Paschal Motel. Lonnie King President, presided. The meeting was well attended. The members were of the "High echelon". All in a class of their own.

The NAACP, should do more than speak for the people, it should include the people. The organization should and must become the legal resource for all it's members, not for just a chosen few.

How many members from the \$2.00 membership are living across S. E., I-20 are executive members? It will not be ethical for the organization to speak for people that are not a part of, or that are not represented on the discussion level.

Attempts in the past to get grass-root representation on the decision level was successful last year. There were three. Two of these were eventually weeded out. In the last election there are none. What plans do the officers have for the slum dwelling member?

It is important that the end comes for all of the "Speaking for The Black People" organizations, cease, and let the people speak for themselves.

LITTLE BIRD LIGHTS ON MACHINE AND SAYS

" I got some good, darn good information to tell you"



Machine: "Tell me bird, tell me"
Bird: There is a move to get some action getting residents to be elected officers of the Steering committee, and the Mass Convention Chairman, of Model Cities. We need them, don't you think?"

FLIES OFF.....SEE YOU NEXT WEEK.....

The residents of the Model Cities Areas, have all been classed as being "qualified" to live in poverty and slums. This is not true. How many of these "qualified", well paying jobs that are held at the Model Cities Office, are held by Area Residents?

Why should a group of "outsiders" be the ones to dictate to us what is best for us, as far as Model Cities plans are concerned? Why should we..... residents of long standing and future years be told by "infinitesimally minded" people that; "this is for you, whether you want it or not."

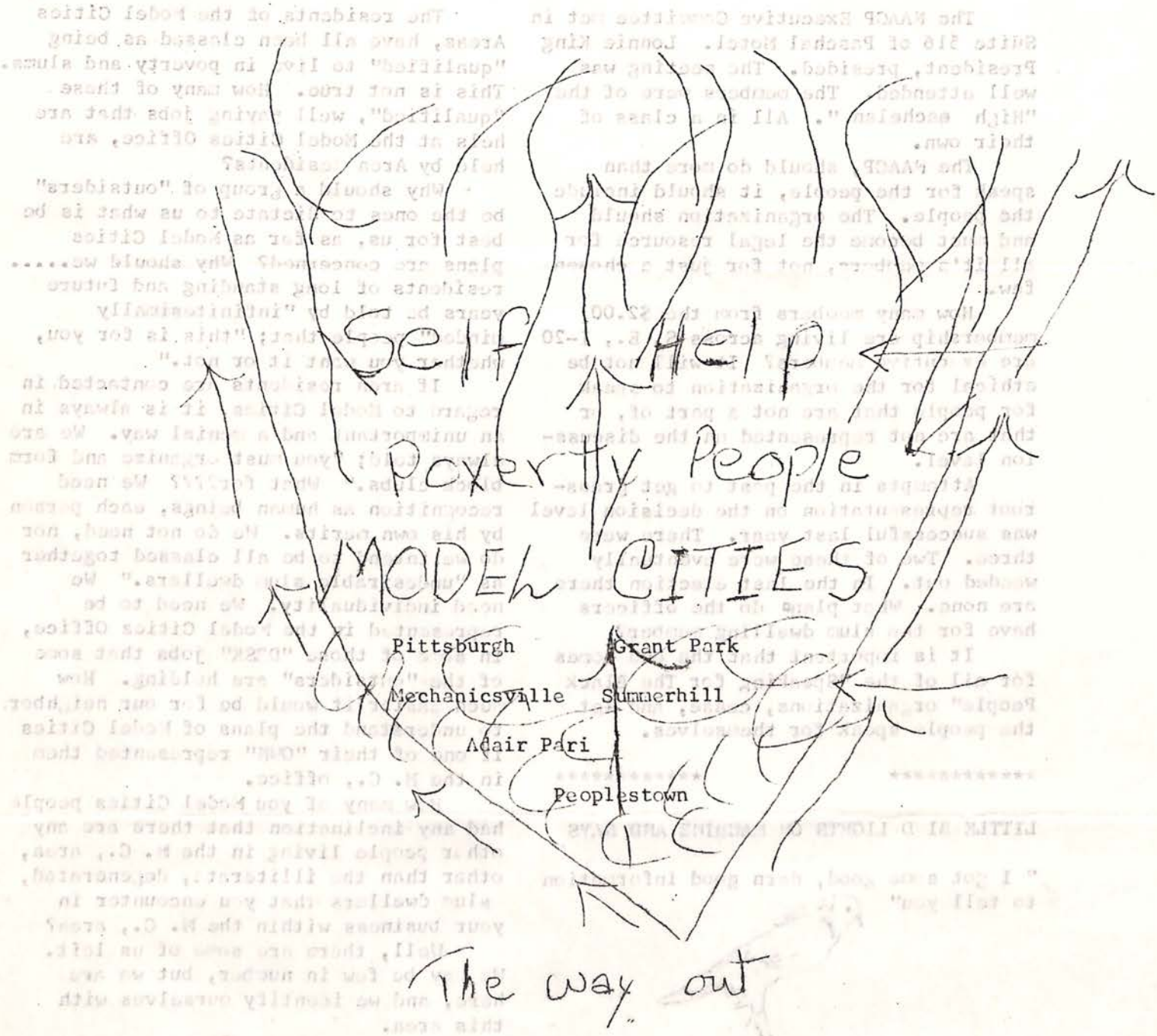
If area residents are contacted in regard to Model Cities, it is always in an unimportant and a menial way. We are always told; "you must organize and form block clubs." What for???? We need recognition as human beings, each person by his own merits. We do not need, nor do we intend to be all classed together as "undesirable slum dwellers." We need individuality. We need to be represented in the Model Cities Office, in some of those "DESK" jobs that some of the "outsiders" are holding. How much easier it would be for our neighbors to understand the plans of Model Cities if one of their "OWN" represented them in the M. C., office.

How many of you Model Cities people had any inclination that there are any other people living in the M. C., area, other than the illiterate, degenerated, slum dwellers that you encounter in your business within the M. C., area?

Well, there are some of us left. We may be few in number, but we are here, and we identify ourselves with this area.

We are trained, educated qualified leaders, living within the M. C., area. Yet no one took the initiative to screen area residents for potential employment in their own neighborhood.

YES MODEL CITIES AND AREA RESIDENTS;
"WHOSE MODEL CITIES?"



We are trained, educated, qualified leaders, living within the W. G. area. Yet no one took the initiative to action area residents for potential employment in their own neighborhoods.

YES! LOCAL CITIES AND A RESIDENTS!

"MODEL CITIES"

Model Neighborhood Weekly Machine

Vol. 1 Number 19 January 18, 1969 Free Edition

YOUR MODEL CITIES

Since my last writing on "Whose Model Cities", it has been my pleasure and experience to lecture and answer questions at one of the Model Cities Area Schools on pretty much the same subject. It proved to be a very advantageous discussion to me. It seems as if the younger minds are more alert than some of the not so young ones.

The class is doing a Social Sciences Project on Summerhill, but the questions asked, were related to the entire Model Cities Area.

Some of the areas the young people touched upon were; How did the area look twenty years ago and how will it look twenty years from today? Were there any famous and well known people living in the area and are there any living here now? Will the Area be restored to it's once stately residential status? Where do area residents shop for food and clothing? These and many other avenues of thinking were discussed.

This makes me wonder Area residents that if our children are so concerned about our Area, then should'nt we be?

We should make plans, along with Model Cities to assure our children that their dreams about the Area are not fruitless. We as parents and residents, should let the Model Cities planners know what "WE" want for ourselves and our children. We should make demands and not back down until we are assured that we have been heard.

We should so concern and involve ourselves, that we will not go un-noticed. We must above all do this with respect and dignity.

(cont'd page 2)

SPECIAL' SPECIAL

HUD GUIDE

Resident Participation Technical Assistance Bulletin # 3 is a piece of information that every body living in the Model Cities Area should know.

In the four clearance areas that are to be cleared in 1969 each neighborhood can apply for HUD Guide Bulletin # 3 and get funds to hire, and fire a Technical staff to assist the residents in the plans of their neighborhood.

Not only will the residents get funds for assistance in planning they will be eligible to hire office staff to assist the technical person.

All the Communities should take notice of this and ask for other benefits that are available.

***** ***** *****

JOBS' JOBS' JOBS' JOBS'

How can you look a horse in the mouth and tell if he or she is either. It is impossible to stand on the corner of Ga. Ave. and Pryor St. and tell who is qualified to do what in a community of 55,000 residents.

For the good jobs that will be open for employing in the Model Cities Area, a effort should be made to hire them first. Just because most of the successful ones moved to other villas, that do not mean that there are not any left. Attempts are being made now. If you qualify, go to City Hall Personnel and apply.

***** ***** ***** *****

YOUR MODEL CITIES (cont'd)

Remember in my last writing I stated that there are those of us who are qualified and capable of filling "Inside Model Cities Jobs?" Well this is the time for us to come forward and make ourselves known. This we must do for our children and our neighbors.

By so involving ourselves, there is no doubt that this will indeed be; YOUR MODEL CITIES.

I must apologize for not signing my name to my last article. I am by no means a Ghost Writer, neither am I a Writer by profession. I am merely a concerned and qualified area resident.
myrtle ford

LITTLE BIRD LIGHTS ON MACHINE AND SAYS

" On e day you will listen to me"



Machine;

"What do you mean Bird"

"Well I tell it like is and some listen and some dont. I only want to help the community. I say again, get some people that will. support progress. Stop letting a small group of do-gooders plan for the entire population. Let everybody at least hear about what is happening

See you at the Mass Convention . and I will tell it like it is.---Flies off See you next week.

START NOW ATLANTA IS A GOOD IDEA

BUT WHEN DO ATLANTA GET STARTED

START WHAT? MAYBE THIS IS THE PROBLEM

GETTING ATLANTA TO GET STARTED. SORRY---

WHAT JOBS WILL NEIGHBORHOOD WORKERS GET ? ? ? ? ?

It was hoped that by now the neighborhood workers would be qualified for better employment in the Model Cities Administration. But from hearsay this is not likely.

There are rumors that the workers will continue in the same category.

Are some of the outsiders muscling the workers out of a better position ? No. The outsiders are not interested in menial employment. This is something for them to consider , neither is the workers.

Ladies - Girls-*

Slacks that were made in the Community at the Model Neighborhoods Manufacturing Plant will be on display at the Sun-Mec Center Friday, and Saturday, January 31, and February 1.

These slacks are not to be sold in a clothing store, but donations will be accepted.

Proceeds will go to purchasing some baseball uniforms for the Little League teams this summer

Get as many pair as you want.

OUR CHILDREN ARE OUR FUTURE

All of our hope, joy in life and the future of our community rest in the hands of our sons and daughters. Our children are our future, they are our new leaders doctors, businessmen and builders. If you give one child a decent break in life it will be rewarded over and over in many generations.

Congratulation goes to the Neighborhood Aides at Sun-Mec Center for the fine job they did in recruiting children for the HEAD START PROGRAM. Over 500 youngsters in the Sun-Mec area wre recruited to participate in the program coming up this year.

Sum-Mec Center

Bob Wayner, Director

Model Neighborhood Weekly Machine

Vol. 1 Number 14 December 14, 1968 Edition

MECHANICSVILLE N.A.C. MET MODEL CITIES

ABSENTEEISM PROPOSAL

The Model Cities Neighborhood Advisory Council for Mechanicsville met at the home of the chairman Mrs. Alyce Nixon 703 Cooper St. Wednesday.

There were 8 residents, an E.O. A. Model Cities Assistant to Profession, assigned to Mechanicsville Miss Rose-Mary Stewart Model Cities Neighborhood Organizer Specialist.

Miss Stewart was introduced to the group by Mrs. Nixon. Miss Stewart gave a brief description of the N.A.C. purpose and duties, there was question's and answer and a limited amount of question's.

It was established that all the area blocks had organized except the blocks of 3,4,10. In Mechanicsville there are 10 area blocks, one to ten. Area block 10 will conduct an election Thursday night Dec. 12, 1968 7:30 P.M. the boundary for area block 10 are Windsor St. west, Ormond north south, R.R. south, Pryor St. east, Pryor St. west, Bass St. north, Pullium east, and Ormond St. south; This is a very unusal geographical outlined area block. There are seven blocks, four together and three together. In this area there are over 2,000 resident, 1000 resident, are expected to vote. They will vote for a representative to serve on the N.A.C. Mechanicsville Community.

Mrs. Rosa Burney a resident living on Garibaldi St. was asked to call a meeting of her area block. She agreed to. The area block is number 3. The boundaries are Bass St., north; McDaniel St. west; Sou. R.R south; Windsor St. east.

It was in 1965 the Mechanicsville, Summerhill Improvement Committee entered a action project to alleviate Absenteeism in the elementary schools and high schools that serve the two communities. Mrs. Alyce Nixon was, and still is the chairman of that committee. No one has been elected for the past three years. Maybe its best that no one has been elected to serve as chairman.

The committee in 1965 after several months of researching and compiling facts, approved a recommendation to curb absenteeism in the schools. From the recommendation a proposal was drawn up with the assistance of the Community Council Atlanta Area. It was sent to the Superintendent of schools Dr. John W. Letson.

In a meeting with Dr. Hilliard A. Bowen, Assistant Superintendent last week this same proposal was brought to the attention of the committee three years later. Dr. Bowen admitted it was a good proposal, and some implementation should result.

A REPORT FROM SAVANNAH

When the machine went to press it had not recieved a word of the 32 resident trip to the city of Savannah, for Model Cities. It is anticipated by the Machine that reports will be available by the next issue.

***** ***** *****
Whose side are you on Blacks,
Whose side are you on.
***** ***** *****

MODEL CITIES BOARD APPROVES
1969 PLANS

EDITORIAL

Model Cities Executive Board has approved the proposed 1969 C.D.A. plan. The plan was received by the federal officials also, who may suggest changes or approve as is.

Johnny Johnson in his brief report said about 500-600 jobs will derive from the employment component, for area resident. To assure this a lot of the requirement will have to be waived that will enable the residents to get these jobs. The latter sentence is essence of the report.

About \$17 million is to be spent in the Model Cities area, for the first year, \$200 million will be budgeted for the five year plan.

AREA BLOCK TEN MET
AT PRYOR ST. SCHOOL

If you live in area block ten, or know where area block ten is you should have been at Pryor St. School Thursday night, 7:00 P.M.

There was a Model Cities Meeting to get Representatives for the Model Cities Neighborhood Advisory Council. A 12 pound turkey was to be given away to the lucky ticket holder.

Were you there you should've been.

PAIR ARE UPSETTING COMMUNITY

A rumor is being spreaded by a pair of unidentified peoples, urging residents to make haste and move. This pair has been stated to be employed by the Model Cities office. The rumor is that the peoples that are living in clearance areas or poorly kept houses should move into the housing project because they quality. And they are moving fast. Rumor or not, is the cause good or bad?

The Machine is Published Weekly
Model Neighborhood Inc 700 McDaniel
St. S.W. Edward Moody---Editor

Are the peoples in Atlanta that are residents of the Community Action Agencies, Cities Demonstration Agencies, and others, acknowledged of the programs enough to participate in the complicated system of being involved?

Each of the agencies are using the same identical structure, and the same participants. In all fairness the participants are so involved that some of them don't know what is happening themselves.

It was recommended that the structure of the system be brought to the peoples for understanding. The majority of the residents do not know what area blocks are; what Advisory Councils are; what representatives are; what a Board is; what they do; or are elected to do. It is no wonder resident participation is at a minimum.

The residents must know before they can get involved what the program is all about. The Machine recommends Program knowledge first. Take time and let the residents know what the program is, and how they will benefit. They will then get involved

***** Little Bird Lights On Machine.

And Said,

"Where is the Sum-Mec Centers Director? He was #4, why can't they keep a Director?"

Machine answers, "I have asked that same question plenty of times, I myself don't know". "Well," Bird takes off. "I will ask E.O.A and tell you next week what they say. Bye"

EMPLOYMENT

MODEL CITIES Q,s & A,s

Field Representative: Duties; Setting up Town Hall meetings in the Communities for the Community Relation Commission, and serve as a liaison between the communities and the Commission Minimum Requirements; Three to five years experience in the social service field. A long time resident of Atlanta is desired. Salary; \$6,487

Clerk -Typist Duties; Routine typing and clerical work. Keeping orderly file system, answering telephone and acting as receptionist for the Commission. Minimum Requirments; Be able to type at a speed of 40 words a minute. Salary; \$ 355 per month Call 522-4463, ext. 433

Mechanicsville Manpower

Want a Job men , women

Every Tuesday morning 9 A.M til 12 Noon, Georgia State Employment Representative will interview any person looking for a job. Mechanicsville Community Center Call 522-8530 Tues. 9-12

Q. What is the Steering Committee? A. The Steering Committee is the out growth of a Task Force Committee that was originatly the Interested Group of citizens that met and approved the present Resident Participation Plan.

Q. Were they elected, or appointed? A. They were first a selected group of volunteers, residents volunteering to serve. Later by virtue of service were elected by the Interested Group.

Q. What part do they play in the Model Cities Program?

A. It is the Steering Committee, that represents the residents living in the Model Cities Area, through the Mass Convention, that is considered the Citizens Participation Organization. It is through the Steering Committee that the residents ideas, plans and involvement is accounted as, Citizens Participation.

HURRAH! HURRAH! HURRAH! HURRAH! NOTICE! NOTICE! NOTICE!

Manufacturing Company To Open

At last the community owned, first in Atlanta, will open for production. The Officers and members of Model Neighborhood Mfg. Co are all glad that at last this in a number of Industrial Developing Corporation is now underway.

Appreciation is hereby placed to the Atlanta, Jaycees, the Advisory Board of Model Neighborhood Inc three private businessmen that wish to remain anonymous, and others.

Mrs. Elizabeth Lemons the Supervisor is to be congratulated for accepting this position and responsibility of managing this plant.

The Machine is a Community news weekly. It is the intent of the publisher to carry the news, announcements and ads, of every Community, and Organization that is on the South-side of town, and City-wide when it is of value to our neighbors.

Press deadline is Wednesday of each week. The phone number now is 523-6301 523-6301

Schools , Clubs, Individuals, No Politics.

MODEL NEIGHBORHOOD, INC.
700 McDANIEL ST., S. W.
ATLANTA, GEORGIA 30310

U.S. POSTAGE
6c



Mr. Dan Sweat
City Hall
Atlanta, Georgia 30303

Call 525-1161, ext. 433
Call 525-1161, ext. 433
Call 525-1161, ext. 433

Medicalville Hospital
Call 525-2520, ext. 2-12

NOTICE WITHIN

The lighting is a necessity
news-weekly. It is the intent of
the publisher to serve the news,
entertainment and ads of every
community, and professional and
is on the outside of some, and
city-wide and is in of value to
our neighbors.

Industrial Development
To Open
First in Atlanta, will open for
production. The Atlanta and non-
part of local neighborhood. It is
are all the that at last this is
a number of Industrial Development
Department in our industry.
organization in every level
to the Atlanta, Georgia, and other
any form of local help that can be
then private businesses that will
to reach consumers, and other
The Atlanta, Georgia, and other
view is to be established for
to help this business and other
ability of reaching the plant.

Model Neighborhood Weekly Machine

Vol. 1

Number 15

December 21, 1968

Free Edition

SAVANNAH REPORT
BY
ALYCE NIXON

GARMENT PLANT IS OPEN

Friday December 6, 1968 Mrs. Bertha Barton, Chrm Design & Preservation, Mrs Rith Peters, Chrm Housing and Choice, Mrs Pearlle Brown Crime Prevention and Alyce Nixon, Vice Chrm of Mechanicsville Model Cities represented the Mechanicsville community in Savannah, Georgia. Each was given \$15.00 expense money total \$60.00. We departed at 5:45 p.m. and arrived in Savannah at 12:00 a.m.

The business meeting was held at the C.S. Bank building. We was greeted by Mr. Detell President of Savannah State College. Rev. Campbell A. Alexander pastor of one of the largest Negro Baptist Church in Savannah. A good friend of Director Johnny Johnson. Sgt. Luscuiv Levett-Negro policeman sgt. who head the Community Relation Department. Mr. Thomas N Evers- President of one of the fraternity of Savannah State College. Mr. Robert Best- Business man.

There was not one non-professional or citizen from the ghetto on program. I drew my own concluding at the beginning when Mr. Detell and Mr. Landrumham open with the statement, "A GROUP OF PROFESSIONAL MEET". I ask question, "WHY WASN'T ANY NON-PROFESSIONAL OF CITIZENS FROM THE GHETTO INCLUDED ON THE POLICY MAKING BOARD? The answer, "THEY WAS IN THE MIDDLE OF IT". To me he was right they was so far in the riddle until they couldn't be seen or heard form their speeches and films. From the films and speeches the college students and the professional group made the plans and contacts. The film showed no whites living in the ghetto. To me this was to much sugar on the nut. If this campaign

(cont Col. 2)

Model Neighborhood Mfg. is open and the employees are going through a two week training period. They are being paid the minimum wage. There are six women now working. Monday there will be thir

The Board of Trustees of Model Neighborhood Inc., the parent of Model Neighborhood Mfg. cordially invites you and yours to the official opening of the garment plant. The first of a planned Community Industrial Development in a low income area, the first in the Model Cities Area.

(cont from Col. 1)

was so successful and citizens participation was so good, why couldn't just one representative from the ghetto come out on a Saturday morning and tell their side of the story. We would have enjoyed this much more than the sweet stories that we heard.

Our expense not including hotel and transportation was \$15.23, we will be happy to give you the itemize statement in next week paper, so the citizens can see how their money is being spent.

" MERRY CHRISTMAS"

Model Neighborhood Inc., Model Neighborhood Mfg., and Mechanicsville Community Center families, extends to everybody in the Model Cities Area "A MERRY MERRY CHRISTMAS, AND A HAPPY NEW YEAR.

"PLEASE HELP THE TIGGLES"

Last week the Tiggle's family had their Christmas dream become a nightmare, when the father was brutally beaten by a police man in front of their house. As a result, Christmas maybe absent in the home.

Lets keep Christmas with this family this year. The Address is 386 Ormond Ave. S.E.

LITTLE BIRD LIGHTS ON MACHINE AND

SAID



" I flew a way from the Hong Kong flu and I did not ask E.C.A. about the Director of Sum-Mec Center."

Machine asks Little Bird.

"When will Mechanicsville get a Center Supervisor? "

Little Bird. " Next week. old pal."

Lonnie King Elected President Atlanta Branch N. A. A. C. P.

The members of the Atlanta Branch N.A.A.C.P and the black and white peoples of this great City are asked to support the new President and the Executive Committee for the year 1969. This is one organization that is needed in this City but it must remain non-political.

The Machine extends Congratulation to every elected member

MODEL CITIES Q,S & A,S

Q. When will the present members of the Steering Committee terms expires?

A. Election are held once a year to serve for one year only. Terms expire in December.

Q. Some communities are still holding elections. Is this a part of Model Cities Steering Committee?

A. Yes. The election procedure is; Elect Area Block Representatives to serve on the Neighborhood Advisory Council; A person is elected in the N. A. C. to serve on the Steering Committee This is where all the residents in the Model Cities Program is represented.

Q. When will the residents see the plans for Model Cities?

A. After everybody else have, Maybe the residents will see the plans.

Q. Why didn't the Residents review the plans first before everybody else?

A. Answer is not available.

MECHANICSVILLE NEWS

Letters of congratulations are being mailed to persons that was elected as Representatives in Area Block 10. It was interesting to know said one resident, I was asked to vote for somebody I hadn't ever heard of. How do I know what they will do? As a matter of fact just what is it all about?

"Editors note" Is this news.

Model Neighborhood Weekly Machine

Vol. I

number 16

January 4, 1968

Free Edition

NEWS RELEASE

MODEL NEIGHBORHOOD INC.,
(NON PROFIT DEVELOPERS)

"MODEL NEIGHBORHOOD INC.
GOT STRAIGHT IN 68 WILL
NOT BE BEHIND IN '69!"

Model Neighborhood Developers Inc., presently located in south side ATLANTA is a community organized corporation with a planned program.

Economic is the order of the day. Being a part of the economy and receiving some of the cash flow is the opportunity to be offered by Model Neighborhood Inc.

Here at 55 Georgia Avenue S.E. is one of several planned INDUSTRIAL DEVELOPMENTS to be built in the area. This is a garment plant. Thirteen (13) women will be employed here, there are nine (9) working now. On the shoulders of these women rests the success of this plant.

Statistics shows there are more women heads of house holds in these communities (Model Cities) than there are in Atlanta. The unemployment rate is the highest. Model Neighborhood Mfg. will not be able to put all these women to work, but it will try. The success of this plant lead to employing 200 or 300 in the near future.

This is a first for Atlanta, and it is located in the Model Cities area one block from the C.D.A. (Cities Demonstrations Agency) planning office, and next door to the E.O.A. neighborhood service center. Model neighborhood Inc. is a good example of self-help. M.N.I. encourages Black peoples to do it for themselves.

M.N.I. appreciates your prayers your support, and wish you all a Merry Christmas, and a Happy New Year.

To Summerhill, Mechanicsville, Peoples Town, Pittsburgh, Grant Park, Adair Park, and the City at large. This is a Christmas present.

MERRY CHRISTMAS

HAPPY NEW YEAR EVERYBODY

On Jan. 18th 1968, after two $\frac{1}{2}$ years of organizing, Model Neighborhood Inc., obtained a charter, enabling it to become a bona-fide delicate agency with a purpose and goal.

Model Neighborhood Inc., is presently governed by a board of Trustees that are long time residents of the communities of Mechanicsville, Summerhill, Pittsburgh, and Peopletown. All members are black except one.

One of several developing projects is open and operating. Model Neighborhood Mfg. Corp. is employing 13 women, who will earn as much as \$80, \$90, and \$100 per week. There is plenty of work for these women in this plant located 55 Georgia Ave. S.E.

The next project is the shopping center. Final plans are being completed, with possible construction to begin in Feb. 1969.

MODEL NEIGHBORHOOD WEEKLY MACHINE is willing enough and eager enough to carry new of the six communities (Summerhill) Mechanicsville, Peopletown, Pittsburgh, Grant Park, Adair Park,).

Deadline for receiving news is Wed. of each week.

MODEL NEIGHBORHOOD WEEKLY MACHINE
700 MCDANIEL STREET S.W
ATLANTA, GEORGIA 30310

Circulation-----500
Price pre copy-----Free
Editor & Publisher
Edward Moody

LITTLE BIRD LIGHTS ON MACHINE AND SAY



Machine, Can you keep something confidential ?" Machine says, " Little Bird that depends. Tell me first then I'll say yes or no.

"Tell" Little Bird say " There are some members of the Model Cities Steering Committee that dont want to let other residents serve. I hear they are being paid, and want to get all they can for themselves". Taking off. " Peoples better get rid of them, at the Mass Convention"

"SEE YOU NEXT WEEK

EDITORIAL

The Parents of Pryor St. School have been for years attending Christmas Programs, either by the school or by the Parents (P.T.A.) There are questions being asked. "as there a Christmas this year.? If it was when did it perform?

The Parents, all of them, enjoys the yuletide programs. The Machine prefers parents being involved. Parents get behind the P.T.A. President of Pryor St. school and help her help your childrens.

APOLLO 8 FLIGHT SUCCESS

POVERTY PROGRAM NOT SUCCESSFUL YET

"ONDER HO" MANY HUNGRY FAMILIES SEEN

THE CAPULE TAKE OFF AND LAND LATER.

DID THEY GET INDIGESTION SWALLOWING

THAT BIG OLD PILL? -THINK-

MODEL CITIES QUESTION & ANSWERS.

Q. When will there be another Mass Convention?

A. The third Sunday in January. Jan. 19, 1969.

Q. Where will it be held?

A. At the D.H. Stanton Ele. School, 970 Martin St. S. E in Peopletown.

Q. Will there be an Election of New Officers for the Mass Convention at this meeting?

A. Yes.

Q. Whats next in the Model Cities Plan?

A. The 1969 one year implementing.

TENANTS WANTED FOR SHOOPING CENTER

Call Model Neighborhood Inc. 700 McDaniel St. S." 523-6301

"RESUMES PREPARING FOR JOBS

Model Neighborhood Inc. will undertake in the first two months in 1969 an effort to establish a Resume Preparing Course for interesting persons in the Model Cities Area

The course will basically assist the applicants in "How to fill out employment application forms, then the job descriptions and classifications will be filed for referrals that applicants are qualified to do

There will be 300-500 jobs available in the Model Cities implementing plan. There will necessarily be training for the untrained, and job placement for the trained and skilled.

Further information next week

MODEL NEIGHBORHOOD, INC.
700 McDANIEL ST., S. W.
ATLANTA, GEORGIA 30310

PM
31 DEC
1968



Mr. Dan Sweat
City Hall
Atlanta, Ga. 30303

SAFETY 70 ACCIDENTS

1968
31 DEC 31
PM

TRUSTEES
CHAIRMAN OF BOARD
EDWARD MOODY
VICE-CHAIRMAN
JOE STALLING
SECRETARY
CLARK MARTIN
TREASURER
C. G. EZZARD

Model Neighborhood, Inc.

NON-PROFIT DEVELOPERS
TELEPHONE: 523-6301

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REV. JOEL W. MARSHALL
TECHNICAL ADVISORS
C. BRON CLEVELAND
PAUL MULDAWER
ELIZA PASCHAL

700 MCDANIEL STREET, S. W.
ATLANTA, GEORGIA 30310

MODEL
NEIGHBORHOOD
MFG. CORP.
PLANT OPENING
MON. DEC. 23, 1968
10:30 A.M.

The Board of Trustees of Model Neighborhood, Inc., the parent of Model Neighborhood Mfg. cordially invites you and yours to the official opening of the garment plant. This is the first of a planned Community Industrial development in a low income area, the first in the Model Cities area.

55 GA. AV. S.E.

Model Neighborhood Weekly Machine

Vol. 1 Number 13 December 7, 1968 Free Edition

"WHAT KILLS A COMMUNITY PLAN"

In doing or planning, the latter first, the unresourced plans never get done. This is why community residents are continuously caught in a bind.

Top level organizations with money are able to steal the little people plans and do something with them, whether the doing is good or bad, usually bad.

A group of South-Side Civic workers got together and sent a resolution to the Mayor and the Board of Aldermen, (over opposition of several doubters) asking that twenty three (23) square miles of land on the south side be the site in a Cities Demonstration Program. This was in early 1966. The group met in the Sum-Mec, EOA Service Center. Simply because the first meeting was held in the Center, E. O. A., is taking credit for bringing the Model Cities Program to Atlanta. The E. O. A., did not do this and should not steal the credit for it.

Community created plans, for the lack of funds will lose to higher-ups every time. They will lose the plan - plus the jobs, because of big "Dog Eating" little dog tactics that professionals are able to devour them with.

Local agencies will not try to work with existing community organizations. Instead, they try to erase them. And they are able to do this because of funds that the people representatives allocate.

The solution for this, is for community organizations to cease being used by the "In-Crowd" that are making employment of the ideas and plans that belong to the community. It is best to remain in the slums or ghetto, than to let

(Cont'd page 2)

GIRLS CLUB IN TALENT SHOW

Mechanicsville members of the Girls Club, will represent this Community in a talent show sponsored by the Grady Homes Girls Club. The show will be held at the Antoine Graves Home, 126 Hilliard Street. Date to be announced.

"ASK YOURSELF"

"Whose side are you on Blacks,
Whose side are you on?"

You are doing everything you can to keep Blacks down and whites up.

"Whose side are you on Blacks?"

"MAN BEATEN BY POLICE"

Mr. Willie Tiggler 41, of 386 Ormond Street, SE., was beaten severely by an Atlanta policeman Saturday night in front of his home. One of his eyes was beaten out and he was taken to Grady Hospital for treatment. His condition was so bad, he was unable to appear in court on Monday. Mr. Tiggler was intoxicated.

His wife, Dora Tiggler, mother of twelve (12) was ordered to appear in court on three charges; cursing, interfering with an officer and resisting. The cursing, resisting charges were dismissed. She was fined \$27.50 for the interfering. A witness testified that Mrs. Tiggler was a Christian woman and she had never heard Mrs. Tiggler use profane language in any sense. The hearing for Mr. Tiggler is set for a later date. What will Mr. Tiggler's fine be?????????????????

PLAN (from page 1)

others plan your community for you. Getting all the good things, jobs, money and what else? The credit if it succeeds. The community will surely be blamed if it fails.

Community residents are reminded to rehabilitate your neighborhood with your neighbor and keep your plans to yourself. So far Model Neighborhood; Inc., has managed to do this, but some of their plans are being stolen.

ACTION

Sitting still and wishing
Made no person great
The Good Lord sends the fishing
But you must dig the bait.

MODEL CITIES Q's AND A's

Q. What land is to be cleared and when?

A. In four communities land is already approved for clearing in 1969.

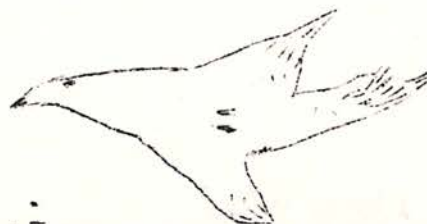
Pittsburgh - Stephens St. on the north, coleman St. on the west Rockwell St. on the south and Mc-Dainel on the east.

Mechanicsville - Fulton on the north; Windsor on the west, Crumbley south, Cooper to Richardson on the east.

Summerhill - Between Glenn and Crumbley on the north, Martin on the west and Georgia Avenue, South Avenue on the east.

Peopletown - North of Vanira on the north, Connally on the west, Tuskegee on the south and east of Primrose on the east.

LITTLE BIRD
LIGHTS ON WEEKLY MACHINE AND SAYS:



"ABOUT MODEL CITIES LITTLE BIRD?"
The Machine says; "Model Neighborhood Inc., is included in the Model Cities plans. The Corporation will be doing Economic Developing from a community level and there will be something beneficial for all the residents in the area!"

"NOW TELL ME ABOUT THE EXTENSION MGRS
"OH?" Bird looks at Machine;
"They are suppost to work the outside boundaries, such as Grant Park to bring into that community, the services that are available in the Neighborhood Centers. If they are doing it, I don's know. But I Hope they will!"

AS BIRD FLIES OFF, MACHINE ASKS HIM,
TELL ME ABOUT MODEL CITIES STEERING
COMMITTEE NEXT WEEK"

BIRD LOOKS DOWN....."O.K."

XXXXXXXXXXXXXXXXXXXX

MODEL CITIES RESIDENTS TO VISIT
SAVANNAH

Thirty two (32) residents and staff members of Model Cities area and Model Cities Office, will go by bus to Savannah, Georgia this week-end to observe that City's C. D. A., planning program.

XXXXXXXXXXXXXXXXXXXX

Model Weekly

Neighborhood Machine

Vol. 1 Number 12 November 20, 1968 Free Edition

"MODEL CITIES RESIDENTS" ATTENDED PUBLIC HEARING

Neighborhood Developing Program a new concept to Housing and Urban Developing plans requires that public hearings in any planned clearance proposal, be held by the local Urban Renewal Planning Committee's, or agencies.

There were three areas open for hearing in City Hall Tuesday November 25th. Rodney Cook is chairman of the Urban Renewal and Planning Development Committee of the board of Aldermen. Bedford - Pine, Georgia Tech and Model Cities were three of the areas in forum.

Model Cities was third. The first person to speak was Mr. Norris Currington, Pittsburgh Committee businessman and homeowner. In a lengthy speech which was actually comments and analysis to be allowed to rehabilitate itself with funds and assistance that are available in the Model Cities plans.

This writer noticed the fact that there was a lot of hostility between Mr. Currington and the speakers that followed, especially in the Pittsburgh Community. It cannot be denied, where Mr. Currington's remarks were in support of the Model Cities purposes, it was obviously true he wanted the total neighborhood involved, in all areas of planning. He said in his remarks that a few people are making decisions for the entire community, he also told the committee that there are some benefits in Model Cities plans that; they are not being told about.

(cont'd page 2)

EDITORIAL

"WHEN WILL BLACK PEOPLE UNITE"

In the communities all over the city, especially in low-income and middle-income areas, there is division. Diversity among neighbors is detrimental and the only result is, destroy.

Whenever neighbors allow anything, or anybody to come between them, it causes destruction. After the destruction, the one responsible will go back to whence they came and leave the neighbors angry with each other and above all, divided.

GIRL TEEN-AGERS TO MEET

Mechanicsville teen age girls, 15-17 will meet with Mrs. Shepard and the Mechanicsville Girls Club when the club meets Wednesday December 3, 1968 at 6:00 PM., at Mechanicsville Community Center.

MODEL CITIES HOUSING CHAIRMEN MET

Chairmen of the six communities that are within the Model Cities Area met with Mr. Paul Muldawer, Architect, of the Muldawer and Patterson firm, Tuesday night at the Model Cities office; to give ideas that the housing committees favored in types and designs of housing to be builded, that the residents had considered. Town houses, garden type apartments and high-rises, were a few - submitted.

RESIDENTS (cont'd)

Such as neighborhood Developing Groups that can develop in their own community. Get grants to repair their homes, get low interest loans at long term payments.

That the hearing was for received very little opposition, or favoritism. Four separate plots of land was the order of business, land to be cleared for developing in 1969. The committee heard from Mr. Howard Oppenshaw, Atlanta Housing Authority Developing Director. He presented the proposed land clearance that is to be zoned for Urban Renewal. The 15 or more that spoke, did not direct their remarks to the subject, hardly at all. The committee did approve the proposed 1969 clearance.

SENIOR CITIZENS FIRST ANNUAL THANKSGIVING DINNER

Mechanicsville Senior Citizens enjoyed a thanksgiving treat. Senior citizens from all over Mechanicsville dined at the Mechanicaville Community Center, 389 Bass Street, Wednesday November 27. It was a gala affair ----- Congratulations to Mrs. Susie Carter, chairman, Senior Citizens Mechanicsville and those that worked so hard with her.

!!!!!!THINK!!!!!!

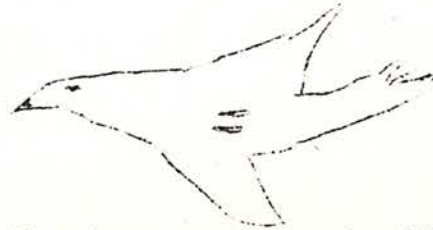
A bunch of well ripe grapes hung high in the branches of a friendly tree. The grapes were seen by a hungry fox who tried to leap up and pick them. But the grapes were safely beyond his reach. Finally the fox gave up. He tried to ease his disappointment by saying; "The grapes were probably sour anyway."

aesops fable

!!!!!!THINK!!!!!!

LITTLE BIRD

LIGHTS ON WEEKLY MACHINE AND SAYS:



"May I ask you a question?"

"Yes."

"What gives between Model Neighborhood, Inc., and Model Cities?"

"Machine" "I don't know. Why not ask Model Cities?"
(Bird Takes off)

"I will do just that and let you know next week."

FLIES AWAY

SEE YOU NEXT WEEK

SOUTH SIDE DAY-CARE BANQUET

South-Side Day-Care Banquet was well attended Tuesday Night November 26th. The parking lot indicated that people or board members came from without the community to fellowship with the Centers Staff, members of the board and parents. It is believed that it was a very happy occasion.

HOW TO GET RESIDENT PARTICIPATION

!!!!!!This is for the residents!!!!!!

Stop trying to be above your neighbor. Yes your next door neighbor is human, intelligent and appreciates good things, the same as you. Don't try to participate all by yourself, because you don't associate with your neighbor is no reason for you to decide what they want. Be neighborly enough to get with them, if you want resident participation. There is a lot your neighbor can offer, that you cannot.

(HEAD-LIGHTS)



CHRISTMAS 6c



UNITED STATES

!!!!!!NIINK!!!!!!

Mr. Dan Sweet
City Hall
Atlanta, Ga. 30303

!!!!!!NIINK!!!!!!

RESIDENCE (cont'd)

CITY OF ATLANTA



November 4, 1968

OFFICE OF MODEL CITIES PROGRAM

673 Capitol Avenue, S.W.
Atlanta, Ga. 30315
404-524-8876

Ivan Allen Jr., Mayor

J. C. Johnson, Director

Mr. Edward Moody
Executive Director
Model Neighborhood, Inc.
241 Doane Street, S. W.
Atlanta, Georgia

Dear Mr. Moody:

In response to your letter of October 30, 1968 with regards to the appointment of Mr. Bron Cleveland as technical assistant to Model Neighborhood, Inc., this letter is to hereby give concurrence and approval on this decision.

With regards to the matter of bring Mr. Tom Burrows down from Philadelphia to talk with your group about certain matters that may be of common interest to you, I also think this is a very splendid idea and suggest that you proceed with getting him here.

As of my being able to meet with Mr. Burrows on November 12 or 13, I am not sure at this time that I can agree to those dates inasmuch as our regular Executive Board will be meeting on the 12th. However, I suggest that you contact me at a later date regarding an appointment.

Sincerely,

Johnny C. Johnson
Director

JCJ:vlc

cc: Dan Sweat ✓
Gerald Horton

Mechanicsville Weekly Machine

Vol. 1

number 9

November 9, 1968

Free Edition

MODEL NEIGHBORHOOD, INC.,
SHARE OFFICE WITH E.D.A.

COMMUNITY MEETING
SUNDAY NOV. 10th

The Regional Economic Development and Business Service Center of Atlanta University has assigned Donald Jefferson, Neighborhood, Co-Ordinator to Model Neighborhood, Inc.

The Economic Development, Center will assist Model Neighborhood, Inc. implement current programs for Model Neighborhood Development. The legislation which falls within the scope of the Model Cities programs will be co-ordinated with the Neighborhood and Community projects to aid in getting greater participation from the total community.

In order to get maximum benefit and more orderly transition under these current programs for community progress, it is essential that each sector of the Neighborhood work closely with each organizational group in order to get an equitable and orderly transition when these changes are undertaken in the near future.

Technical and organizational assistance will be provided by the center to merchants, groups and individuals who are being and will be relocated under the Model Cities program. Surveys and studies will be undertaken to determine needs and type of assistance needed in special cases. Research on regulations and ordinances concerning Economic Development within the community will also be undertaken.

The foregoing, as well as many other areas of assistance will be offered and made available to Model Neighborhood, Inc. by the university.

The efforts in this direction are intended to reflect the ideas and wishes of the residents of the community in the overall development of the Neighborhood.

Certainly there are some citizens, residing in the Mechanicsville Community that do not know, or even wants to know, what will MODEL CITIES benefit them. There are some that are not interested in what effect MODEL CITIES will do to them. So for either interest Model Neighborhood, Inc. is sponsoring a meeting Sunday Nov. 10th 4:00 p.m. at Peter James Bryant school.

It will be very wise if every residents living in Mechanicville attend this meeting.

MODEL NEIGHBORHOOD
MFG. TO OPEN NOVEMBER 12

There will be jobs for approximately 13 women around Nov. 12th, the date that M.N.M. is scheduled to open.

If you are walking or driving east on Georgia Avenue. S.E., let your eyes look over the building at 55 Georgia Ave. next door to Sum-Mec Center, E.O.A. This building will house the first of its kind in Atlanta, long wanted by the community. Anonymous friends that wish to be kept in the background are to be thanked for helping to make this possible. M.N.M. would like to thank the Atlanta Jaycees along with the anonymous friends.

BOYS AND GIRLS
PROJECT A SUCCESS

The Mechanicsville Boys and the Girls Clubs got together and sponsored a Car Wash all day Saturday, and raised
(cont page 2)

LITTLE BIRD LITED ON

MECHANICSVILLE MACHINE

AND SAID



" Dont Let Mr. Nixon get you all roused up, the Democrats are the majority in the even with the Dixiecrats" (house)

Flies off " See you next week"

(Boys and Girls)
from page one

some money.

Saturday night they had a hipline party. All total they raised \$25.00 for their seprate clubs, when divided.

The Car-Wash is a week-end business
Cars Washed \$1.25 Wash & Wax \$3.00

HOW TO GET RESIDENT PARTICIPATION

This certainly can not be achieved by sitting down at a desk drafting a plan for the peoples that are expected to be participaters, aint no way for any pro. or administrator to properly and soundly organize a group with out finding out if the peoples will or will not participate. Get a plain sheet of paper and pencil, and get your self out into the community and allow the resident to help draw up the drafts and try not to put any thing over on them.

(TRANSMISSION)

GO TO THE MODEL CITIES MEETING AND

ASK QUESTIONS AND GET ANSWERS.

MECHANICSVILLE COMMUNITY CENTER MEMBERS MET

Saturday night November 2 residents of Bass Street, Ira Street, Smith Street and Garibaldi Street, met at the Saint James Spiritual Church where Bishop Arnold is the Director. Mr T. M. Parham, Mrs. S F. Crank, and Mr. Bill Allison all of E. O. A was there to explain the \$7,000.00 grant that was given to the community.

Model Neighborhood Inc. was asked to help the community get some money for operation purposes for the center. The Model Neighborhood Board unanimous agreed to assist, and being a delicate agency was funded the proposal

The proposal provides for a full time Supervisor at a weekly salary. The Supervisor will be hired soon. This person will live in the Mechanicsville Community.

EDITORIAL

From its very first beginning, The Machine has continued to emphasis, the importants of bottom to top communication, has to be and is a must, when it comes to planning for peoples. Rapid Transit is a need. Model Cities is a must. Self-Help is the order of to-day, and to get any or all of this there have got to be a contact from the community level.

It is good to hear peoples finally agree to this. We hope that in the furure that when a plan that will effect the total Metropolis is in the preliminary stage it should include peoples from all walks of life that will inevitable will pay for all the cost. Usually it is the homeowners, or property owners, paying the taxes.

MODEL NEIGHBORHOOD, INC.
700 McDANIEL ST., S. W.
ATLANTA, GEORGIA 30310



Mr. Dan Sweat
Atlanta City Hall
Atlanta, Georgia 30303

Mechanicsville Weekly Machine

Vol. 1

Number 10

November 13, 1968

Free Edition

SELECT GROUP VISITS CHICAGO

A selected group of residents, including Edward Moody, Model Neighborhood Inc. Executive Director will visit Chicago, Illinois, by plane. Leaving Wednesday Nov. 13th and stay for three days.

The visitors will get a chance to see Neighborhood projects similar to ones that are being planned for Atlanta's Model Cities Program.

RESIDENTS OF MECHANICSVILLE MET ON MODEL CITIES

Over fifty interested and concerned citizens met at Peter James Bryant School, Sunday, November 10th, to find out what effects Model Cities will have on them, and the benefits that will be available for the residents of Model Cities.

Model Neighborhood was sponsorer of the informal forum, was commended for having a meeting of that nature. It was unusual for a change to hear questions asked and answers given that satisfied more than confused.

NOTICE

The Mechanicsville Machine will change it's name this Saturday and in the future will be Model Neighborhood Weekly Machine. We are proud that the popularity is covering a large area as well as the former. The Machine is a weekly report and information service supplied free to the Community. If you have articles and news, or announcements of; clubs, schools, churches, civic or youth, bring it to Model Neighborhood Inc., office 700 McDaniel Street, before Thursday of each week.

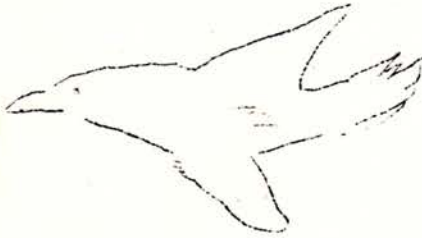
"HOW TO GET RESIDENT PARTICIPATION"

Always allow the people a chance to ask questions. Understanding is the best policy in the world. A person that understands will surely participate. When they understand the suggestion, that is the answer.

"Exhaust Pipe"

LITTLE BIRD LITED ON
MECHANICSVILLE MACHINE

AND SAID



"I see Sum-Mec has hired two, to
it's Center's Staff. Both are
Extension Manager's. Say. I
always wondered what are their
jobs?"

FLIED AWAY

"Will you tell me next week?"

EDITORIAL

Model Neighborhood Inc., is in
the sixth month of planning the
development of a Shopping Center.
It is pathetic to know that there
are citizens pulling for failure
of this project as hard as there
are those pulling for its success.
The puzzle is why should anyone want
to see it not succeed. This is
the human nature of man. It has
to be. A successfull project like
this can be the eight wonder of
mankind: Let those that pull
against, pull for, and offer some
assistance. Suprisingly enough
instead of six months it will be
under construction in six weeks.

MECHANICSVILLE COMMUNITY CENTER
NEEDS DIRECTOR

The Mechanicsville Community
has an opening for a Director of
it's Center. Applications for
this position will be made at the
Center, 389 Bass Street on Tuesday
November 24, 1968, from 9:AM until
12:00 PM. All interested, qualifi-
persons are asked to come by the
Center during these hours and
make application.

MODEL NEIGHBORHOOD QUESTIONS AND
ANSWERS

Q. What is Model Cities?

A. Model Cities is a Govermental
program, that combines all
Federal Agencies and Local
agencies together to rehabili-
tate, slum areas at a vast
scale, in selected Cities
throughout the U. S. A.

Q. What Federal Agencies are
combined?

A. Urban Renewal, Health, Educa-
tion Welfare, Dept. of Labor,
Dept. of Commerce, Office of
Economic Opprotunity, Small
Business Adminstration, Fed-
eral Housing Authority and
all their sub agencies.

Q. What part Does Atlanta Con-
sist of?

A. The City had to be the appli-
cant. After applying, the
city puts up 10% of the plann-
ing funds for the first year.
Federal 90%. The City 20% the
next and 80% Federal.

Q. How long is the program?

A. It is to be planned for a
five (5) year period.

(Continued Next Week)

Model Neighborhood Weekly Machine

Vol. 1

Number 11

November 23, 1968

Free Edition

MODEL CITIES
CHICAGO

"TOM BURRESS"
PHILADELPHIA DEVELOPING CONSULTANT
INVITED BY MODEL NEIGHBORHOOD, INC.

A group of twelve, flew to Chicago, Illinois Wednesday, Nov. 13th at 5:56PM. The plane was to arrive in Chicago at 7:30, but due to heavy air traffic, the landing was delayed for almost an hour.

The ones who made the trip were; Model Cities staff and employees, plus Model Cities Board members. There were three persons not on the staff or board.

For information those that made the trip were; Miss Rose Marie Stewart, Mr. Lyall Scott, Mr. John Hood, Mrs. Martha Sims, Mrs. Lattie Ansley, all Board members of Model Cities. Mrs. Lockett, Mrs. Parks, Mrs. Lee, Mrs. Lakestraw, employees. Mr. Byrd, Rev. Mickey and myself.

I hesitated at first, but decided that the trip would probably serve some value to Model Neighborhood Inc., and the Community. It is with the latter intent that this article is being published.

Wednesday night, we went to a neighborhood called "Old Town". This section of Chicago is a rehabilitated stretch, similar to Atlanta's plan to redevelop the viaduct beneath downtown Atlanta. It contains some very creative designs. Some of the old ideas were restored and Old Town is quite an attractive site. It is now a tourist and residential neighborhood, all located within a few blocks.

Thursday morning we visited "Lower North", our first stop was the Olivett Community Center. Mrs. Lillian Kimire, the director was very hospitable and a wonderful

(cont'd page 2)

Tom Burress formerly with the Greater Philadelphia Enterprises. This group has been able to build shopping centers in that city, housing and industrial development. Now owner of a Consulting Firm of which he organized, was invited to Atlanta to offer guidance and suggestions to Model Neighborhood, Inc.

Mr. Burress met briefly with the Mayor and was welcomed by the Honorable Ivan Allen to the ever progressing city. Mr. Burress's experiences was a great success to Model Neighborhood, Inc. He gave the organization the kind of inspiration that they will surely consider priceless.

Model Neighborhood, Inc., call a Press Conference and Mr. Burress gave a news release of the Philadelphia Developing Program. Edward Moody, Model Neighborhood's Exec. Director also gave a Model Neighborhood, Inc., news release. One news item was the opening of a Garment Manufacturing Co., community owned and employed. This is one of Model Neighborhood's Inc., industrial developments in Model Cities Area.

CENTER SUPERVISOR WANTED

Mechanicsville Community Center 389 Bass St., is advertising for a Supervisor, to conduct the various activities and programs of the Center. Interviews will be held on Tuesday November 24th, from 9:AM to 12:PM.

!!!!!!!!!!!!!!JOBS!!!!!!!!!!!!!!

"CHICAGO"

hostess. The Center receives various means of support in being funded. One is the United Appeal, the other, long established organizations. It was through this center that, T. U. F., (The United Friends) was granted \$67,000 (no strings) for neighborhood developments. I will tell about it later.

Olivet Community Center displayed to me, what can be programed with the proper funds. How a community center can be effective with enough funds.

A neighborhood center in Atlanta that is a community supported and community served, can do the same identical thing.

Later Thursday morning we went to the T. U. F., center. Mr. Michael Hollis is the TUF co-ordinator. It was very interesting to learn of their involvement. They have optioned some property and plan to build eleven units of housing in the community. There is a Credit Union and the Housing Development committee, to name a few. One thing I remember of importance was what Mr. Hollis said; "In this city we use the Politicians for all they are worth. We apply pressure and in time we get results". This is a good recommendation for all Atlanta voters.

Thursday afternoon we visited "Lower North Community Center." We toured the center, whercin we saw; day care classes, a pool room and a TV-Radio repair. A day care class on the second floor? In Georgia this is prohibited. The center is part of a high-rise public housing project. Twenty one stories with forty eight units per floor.

In the late afternoon we went to the Model Cities office. We listened to some remarks that we have heard repeated again and said before and now again.

MODEL NEIGHBORHOOD'S Q's AND A's

Q. Is Model Cities a clearance program?

A. No. It is a rehabilitation program. Rebuild and rehabilitate minium amounts of streets and blocks at a time.

LITTLE BIRD

LIGHTS ON WEEKLY MACHINE AND SAYS:

"Since you cannot tell me what the Extension's Managers jobs are suppose to be, I will let you in on something."

"The Steering Committee of the Model Cities Mass Convention is being presented in the Model Cities plan as the Organizational Community Development Corporation of the Model Cities Area." What do you think of that? Better find out if it's true.

FLIES AWAY

SEE YOU NEXT WEEK

!!!!!!!!!!!!!!JOBS!!!!!!!!!!!!!!

Jobs-----every Tuesday from 9:AM until 12:PM----Mechanicsville Community Center, 389 Bass Street South West.

"CHICAGO"

Thursday evening we toured several slum communities. We saw model town apartments. (apartments completely furnished, four bedrooms). We returned to Olivett community center Friday morning and met with a Lincoln Park representative and he explained their community plans to us.

We returned to Old Town and had dinner. Afterward, we checked out and boarded the home bound plane at 4:10 PM, we were one hour getting airborne. We arrived in Atlanta at 7:30 PM.

Model Neighborhood, Inc., will share with the Community organization in Chicago the programs it proposes.

EDITORIAL

"BLACK ENTREPRENEURSHIP WILL WORK"

Model Neighborhood, Inc., is an example of how to get black involved in economic ownership. With the assistance of some businessmen of Metro Atlanta, a Garment Manufacturing Co., will open at 55 Georgia Ave., SE, soon. This is relatively small. The plane will employ 13 ladies, uplift the income of some of them. This is "Entrepreneurship", and it's black owned, black operated and "Green" returns.

It is great to know that there are Exchange houses in Atlanta willing to loan at 100% risk, money to promote this entrepreneur concept. The Machine would like to ask; are they going to produce action? In Philadelphia a group of Banks are jointly lending money to these economic development corporations. Is this what Atlanta banks are going to do? The Machine feels that Model Neighborhood, Inc., is by far, the best qualified Non-Profit Organization in Atlanta awaiting this assistance.

"EXPLORER NEWS"

Mechanicsville explorers will go to Fort Benning for the week end of December 15th. Approximately ten boys from a cross section of the area will attend.

"GIRLS CLUB"

Mechanicsville Girls Club has been invited to Roosevelt Hall on Fair Street. They have also been asked by The Grady Homes Girls Club to attend a Thanksgiving Banquet on Friday, November 22nd, from 6:PM until 8:PM

THOUGHT FOR THE WEEK

"MAKE NO LITTLE PLANS, THEY HAVE NO MAGIC TO STIR MEN'S BLOOD. MAKE BIG PLANS; AIM HIGH IN HOPE AND WORK. LET YOUR WATCHWORD BE ORDER AND YOUR BEACON, BEAUTY" daniel burnham

MODEL NEIGHBORHOOD, INC.
700 McDANIEL ST., S. W.
ATLANTA, GEORGIA 30310



MR. DAN SWEAT
CITY HALL
ATLANTA, GEORGIA 30303

...invited to ...
...also been ...
...by the ...
...on ...
...:PM

THOUGHT FOR THE WEEK

...LITTLE PLANS, THEY HAVE
...STIR MEN'S MINDS.
...HIGH IN HOPE
...YOUR MOTHER AND BE
...YOUR MOTHER, BERTIE

...involved in ...
...of the ...
...Co., will ...
...is relatively ...
...will apply ...
...income of ...
...black owned ...
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Mechanicsville's Weekly Machine

Vol. 1

number 8

November 2 1968

Free Edition

***** **

Election Day Tuesday Nov. 5th You Go And TAKE Your Neighbor

The Machine would like to do something to make you the voters mad enough to go to the polls Tuesday, November 5th and vote. But it's really up to you. What a person wants and gets is the soul responsibilities of the individual. What you wanted Monday, you may not get Tuesday, and having it is strictly up to the voters.

MODEL NEIGHBORHOOD INC.
SPONSORS COMMUNITY-WIDE MEET

Model Neighborhood Inc. is undertaking the necessary avenues to disseminate information neglected before to as many of the residents as possible.

Tenants, Homeowners, Businessmen, and Merchants will attend this meeting, to be better informed of the Model Cities Program.

Planners from the Model Cities office have been invited, to meet with the residents, Sunday November 10 1968, 4.00 P. M. Peter James Bryant School 252 Georgia Ave. S. W.

Mechanicsville Boys Club
Sponsors Car-Wash

When the need come to raise some fast change, the Mechanicsville Boys Club can bring up some good ideas. Every week-end they will wash autos, for \$1.25 per car. Wash and wax auto, \$3.00. Mass production is what they will be looking for, and at that price that is exactly what they will get. Bring the cars to the Mechanicsville Center 389 Bass Street S. W. 8 A.M to 5

PITTSBURGH COMMUNITY
HOMEOWNERS MET

Approximately 350 residents attended a meeting held at Hinsley Temple Church Of God in the Pittsburgh Community Monday October 28.

Johnny Johnson, Executive Director of Model Cities tried to explain the clearance area and answer questions. There was several raised, and he answered them very well.

Norris Currington a resident and the unsuccessful candidate in the race for Representative of the 99 District in the September Primary, also a resident and businessman living in Pittsburgh, also the person that coordinated the calling of the meeting was given five minutes to speak. He stated before he began that it'll take more five minutes, and would not like to be cut off.

Mr. Currington said they had no gripe with Model Cities only what Model Cities was forcing down the community's throat. Mr. Johnson had previously asked how many had attended, or was on Model Cities committees. Not a single hand was raised. Although there was about seven there that attends and are on every thing in Pittsburgh.

Mr. Currington addressed his remarks on what he called facts, and according to the applauses of the crowd, they approved the statement. In part the residents wanted to be a part of the total plans. It was the consensus of the group, that this

(continued on page 2 col. 1)

Followup File
Model Cities Adm. Procedures

Model Cities

April 30, 1971

**Mr. Johnny Johnson
Director of Model Cities
Atlanta, Georgia**

Dear Johnny:

In order that this office is fully informed of Model Cities papers to go before the Board of Aldermen, please see that they are discussed with me prior to their submission to a committee or the full Board.

Sincerely,

Dan E. Sweat, Jr.

DESJr:sm

Little Bird Lites On Machine And Said:

" I thought I was messed up enough in the traffic problem that we are having. Narrow Streets, Congested Expressways and NO Rapid Transit. Why can't these planners ever finish anything they starts."



Flying away " Oh, Oh see you next week." (Pittsburgh continued from page 1)

community remains residential. They applauded very loud again.

A motion was made to tell Model Cities and the City Of Atlanta to rehabilitate Pittsburgh, and to bring all the services into the community. The grant for the people, etc. The motion was seconded and unamously carried.

Mr Johnson asked the group to elect some representatives to form a committee and he will meet with them at any time. They agreed to do this.

" HOW PRYOR STREET SCHOOL GOT BUILT"

-Sunday Oct. 27. Pryor St. School Dedication Program- Mr. Edward Moody the past P.T.A. President at Pryor St. School was on the program, and he preceded Dr. John W. Letson the guest speaker. Mr Moody said he chose the subject, in order that the record will be straight. He spoke,

I would like to take you back to the year 1965. The Parents at that time was having a fairly good P.T.A. with the teachers and Principle at Pryor St. School. Mrs Reed was the patrol-lady, and also she served as the President of the P.T.A.

(continued in next column).

A nominating committee was appointed by her to nominate a new slate of officers to succeed the out going administration I was asked if I would like to accept the office of President to be in the nomination. I accepted when the P.T.A. met I was elected.

In the 1963 Bond Issue funds was voted on to acquire adjacent property to build a new Pryor St. School. In the acquisition process 24 families had to give up their homes. Some of these homes were almost paid for. So these families had to go in debt all over again. This was a strain on most of them because of their age.

It was asked of that P.T.A. of 1965 that the school board be forced to carry out this commitment. It was noted by several of the owners that Thomasville had a school in the 1957, and 63 bond issue and even today that school has not been built. Having the two school previously been listed in two bond proposals the feeling was that the board would likely do the same thing, plan but not build.

The families that had to move, pledged to make the board build a new school on the land they had to give up. With a delegation of parents I as the President Assisted by the Principle started a vigorous approach upon the board at each of its meetings. Our appearance before the board caused the board to adopt a policy that is in effect now. After continuing this for some time Pryor St. School got seniority promises and was among the first school four to be built, in the 1966 bond issue approval.

It takes more than a new building to educate our children. It takes the interest of the teachers, the principles, the administration, and the parents. It is the kind of curriculum that the school has that makes it educational or dis-interesting. Put all of these ingredients together and you will have a compound combination. This school should not be dedicated to any individual, or to any group, but to the education of the children, that's what it should be dedicated to.

Let this combination dedicate them-

(see Pryor Street page 3) COLUMN 2

cept the P.T.A.

BEAUNA VISTA, Fortress Ave
Resident to Meet

COMMUNITY GETS E. O. A. GRANT
FOR \$7,000.00

Rev. M.M. Thomas and several resident living on Fortress Ave. are organizing a door to door neighbor drive, to urge and invite every person living at these addresses to attend a meeting Thursday night November 7, 8.00p.m. at the Galilee Baptist Church on Fortress Ave.

"What befits you in the Model Cities Program", and "What effects you in the Plans", will be the seminal forum.

All residents in Mechanicsville are invite to attend too.

The Mechanicsville Community Center has recieved a grant to operate on for one year after which it is expected to become self-supporting throughout the entire community.

The funds was made available with Modsl Neighborhood Inc. The residents and Board Members of M.N.I. have been seeking for six months to get some money to cary out a program of employement, social, recreation, home management and other community activities for Mechanicsville.

GARMENT MANUFACTURING PLANT
TO OPEN NOVEMBER 12th

Final plans to open in the city of Atlanta, a first and in a ghetto slum area a Community owened, Community managed, and Community priority in employment industrial developing project a Model Neighborhood Garment Mfg. Plant.

The Plant will employ 13 or more women paying the minium wage; and the employees can earn above the minium wage, as the products order increase and the willingness of the workers.

A boys Club, and a Girls Club is rapidly progressing along with the different volunteered services planned.

The funds will be used for employing a full time supervisor, and pay the utilities, plus purchase office and advertising supplies.

(PRYOR ST from page 2)

HOW TO GET RESIDENT PARTICIPATION

Start at the bottom with the information not at the top.

The best way to educate a child is to start in the first grade.

The best way to repair a car is to take it part first, then put it together again.

(Spaek-plug)

elves, to produce diploma graduates and not drop-out graduates. If new schools will provide better school AND BETTER EDUCATION, for all childrens lets build them. Its not the facilities that teaches the child, its the teachers. Its not the teachers that programs, its the administration.

Thank You

WHAT GOOD IS A \$4,000,000.00 IN NORTH ATLANTA TO A SOUTH-SIDE CHILD SCHOOL, OR WHAT GOOD IS A HIGH PRICE SCHOOL IN NORTH TO A SCHOOL IN MODEL CITIES?

(NONE)

WHAT GOOD IS RAPID TRANSIT TO THE SOUTH-SIDE CITIZENS COMMUNITY?

(NONE)

MODEL NEIGHBORHOOD, INC.
700 McDANIEL ST., S. W.
ATLANTA, GEORGIA 30310



Mr. Dan Sweat
City Hall
Atlanta, Georgia 30303

Weekly Mechanicsville Machine

Vol. 1 number 7 October 26, 1968 Free Edition

Special

MODEL NEIGHBORHOOD INC.
RECIEVES \$6,000.00 GRANT

MECHANICSVILLE NOT REPRESENTED
AT MASS CONVENTION

Model Neighborhood Inc., has recieved \$6,000.00 in federal funds to help get its proposed Shopping Center in Mechanicsville under way.

The Economic Development Administration grant will be used to find tenants for the Shopping Center planned for the corner of McDaniel Street and Georgia Avenue.

Model Neighborhood anticipate the construction to begin in the very near future.

MODEL NEIGHBORHOOD INC.
TO LAUNCH "GET WITH IT"

It is no secret, its a fact, community organizing is a almost complete failure as for as Mechanicsville and the entire south side Communities are involved.

An attempt that inevitably will succeed is being proposed by Model Neighborhood Inc. and will be make known very soon.

MECHANICSVILLE CENTER
HELPING GET JOBS.

All unemployed men in the Mechanicsville Community are asked to go to the Center 389 Bass St. S.W. every Tuesday 9 a.m., to 12 noon. A Georgia State Employment Service agent will help them get a job.

Efforts are presently being formalated to get the unemployed females jobs. Plans are in the final stage to open the
(cont on page 2)

Column 1

Only 21 delegates claming residents in the Mechnaicsville Community attended the Mass Convention that was held at Parks Jr. High School Sunday Oct. 20th. Was it because of the change? This Weekly was previously notified that the meeting was planned for Oct 27th at the same place.

The Vice-Chairman of Mechanicsville Model Cities Program reported at the Convention, that over 300 had voted in 3 of 10 area blocks. Where were they Sunday during the Convention? Bus transportation was provided, but only lest than a dozen rode this expensive vehicle. (A.T.S.) Why?

Mechanicsville, and the other Model Cities Communities should be represented better in this important project, especially since it will have an effectual impact to every resident living in the Model Cities area. The small delegation attendance do not constitute a quorum. By the same taken, other organizations with the same amount of members are told they do not speak for the peoples, and this : small group is allowed too. 40,000 or more residents should not allow 315 do-gooders to make policies for them. And that 315 should share whar they learn with the total community. The next meeting is expected to be better represented.

DEDICATION OF THE PRYOR STREET
SCHOOL SUNDAY OCTOBER 27 4 P.M

Every citizen in Atlanta, especially the parents of the school age children of Mechanicsville, that are enrolled at the
(cont. on page 2)

column 1

SUM-MAC CENTER CITIZENS NEIGHBORHOOD ADVISORY COUNCIL APPROVES PROPOSAL The C. N. A. C. (Citizens Neighborhood Advisory Council of the Summerhill Mechanicsville Neighborhood Service Center E. O. A.), at its regular monthly meeting made a recommendation that the Mechanicsville Community Center be funded as proposed

EDITORIAL

RAPID TRANSIT & SCHOOL BOND

Again the Machine suggests that a clearer account of the Rapid Transit and the School Bond proposals be brought to the peoples both Pro and Con.

Because of the distance and inconveniences to residents living in Mechanicsville, having to go to and from the Sum-Mec Center and not able to get services without going to Sum-Mec Center, a group of residents got together and founded the Center and plans for it to serve all of the Mechanicsville Community.

Only one side of the issues is reaching the voters. Every taxpayer that was living in Atlanta, in the late 30's and the early 40's have experienced urban and suburban transit. Trolley services from Marietta, to Atlanta. East Point, Hapeville, College Park, and Decatur to Atlanta offered the same transportation. To get faster the planners suffered the Metropolis with Expressways, due north 75 & 85, and south. East & West I-20: routes. Later a circumference route that has not been completed(I-285). These multi-million dollar means of travel have not been paid for, and poorly planned from its first conception should be improved, instead of building another congestion to hamper this large City.

The funds will enable the Center to employ a staff to assist the volunteers, and pay the facility expenses. A comprehensive program is already in process. This will include Employment, Department of Family and Children Service, Recreation and Social Services, also Home Management

The Machine recommends a City-wide Public hearing at the Civic Center, or at the City Auditorium before November 5th.

(DEDICATION) from page 1

Pryor Street Elementary School should want to attend the dedication program that is planned for Sunday October 27, 4 P.M. Mrs. Carrie M. Lacey is the Principle.

Dr. John W. Letson Atlanta Public School Superintendent, will be the speaker. Parents and Teachers will also be on the program, along with some of the students attending the school.

HOW TO GET RESIDENT PARTICIPATION No. 3

(Jobs from page 1)

garment Mfg. factory in the Community, before November 1st

The Organizers will say, "I use to live over here". Be careful not to say that. Also, Your slum houses. The ignorant peoples. Those bums. And, We will do for you. What can we do for you. This kind of approach will surely cause resentment, from the very beginning. After that you'll be talked about pretty bad. Always let the peoples define their character surroundings., and conditions. Approach them with thr feeling that they are humans and itelligent. Assist them in their plans, dont plan for them. Also there are social drunks, and irresponsible drunks among the professional citizens, just as there are among the non-professionals.

The factory will employ 13 or more women. 28 have made application for the position of power sewing machine operators. 18 applicants are living in the Model Neighborhood Area.

GO TO THE POLL AND VOTE

YOUR SCHOOL P. T. A. NEEDS YOU. AND YOU NEEDS YOUR P. T. A. BE A MEMBER NOW.

CHARLES FLUKER TAKES
25 KIDS TO TECH-TULANE

Model Neighborhood Inc. was donated 30 complimentary tickets to see Ga. Tech play Tulane at Grant Field. Saturday October 27, 1968 2:00 P.M.

Charles Fluker a young man who resides at 731 Ira Street S.W. volunteered to take the youngsters to the game.

BOYS GROUP MET AND
ELECTED OFFICERS

Several young men held a meeting at the Mechanicsville Community Center thursday evening October 24, and elected officers of their club.

Micheal Vincent President, Vernom Brandent Vice-President, Henry Bailey 2-Vice and Richard Walker Sec. All the officers and members lives in Mechanicsville.

The club will be named at the next meeting Wed. October 30th.

GIRLS ELECT OFFICERS
FOR CLUB

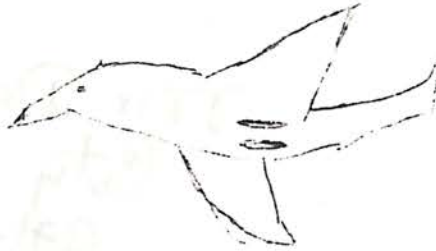
Eleven young ladies met Wed. evening at the Mechanicsville Community Center 389 Bass Street. and elected officers for 68-69 terms.

Marestme Brunson President, Sarah Milon Sec., and Toamu Bell Sec.

The group will meet again Wed Oct 30th at the center and name the club.

Any girls interested please attend.

LITTLE BIRD LITES ON MACHINE



AND SAID

I heard somebody say
"we have taken Rembert out of Mechanicsville"
Lets see what you are going to do now.
"I wonder was it Rembert that they should have gotten rid of."
What Model Neighborhood Inc. doing
"I'll say its doing fine"
"See you next week"
Before I go Tell Me Whats Model Cities Mass Convention?
Who is the steering Committee?
Tell me so I can tell others".

- Flies Away-

Bring Your Car To 389 Bass Street S.W.

MECHANICSVILLE BOYS CLUB

SPONSORS WEEK-END CAR-WASH
EVERY WEEK-END
8:30 A. M. * - - - 5:30 P. M.

WASH & DRY 1.25
WASH-DRY & WAX 3.00

Proceeds goes to the Club for the purpose of buying Sport equipments

NOVEMBER 5th IS
ELECTION DAY

MODEL NEIGHBORHOOD, INC.
700 McDANIEL ST., S. W.
ATLANTA, GEORGIA 30310



Mr. Dan Sweet
City Hall
Atlanta, Ga. 30303

August 26, 1968

Mr. Johnny C. Johnson
Executive Director
Model Neighborhood Program
673 Capitol Avenue, S. W.
Atlanta, Georgia

Dear Johnny:

On Tuesday, August 20th, the Model Neighborhood Program's Executive Board approved a \$6,000 grant to Model Neighborhood, Inc. for the purpose of that corporation's performance of certain services in the Model Neighborhood Program area.

Model Neighborhood, Inc., as you know, is a neighborhood development corporation located in the Model Neighborhood Program area. For the past several months the corporation has been operating on a day-to-day basis because of its lack of financial resources. The Corporation has now completely exhausted its resources and in desperation has asked the Model Neighborhood Program for assistance.

This letter seeks your approval of our recommendation to appropriate \$250.00 of our contract funds to Model Neighborhood, Inc. under item 1.1 of our contract, which reads as follows:

- 1.1 The Consultant shall develop programs to bring together local and nearby sources of private capital;
 - 1.1.1 Investigate the feasibility of establishing a development corporation with broad local participation;

Mr. Johnny C. Johnson
August 26, 1968

Page 2

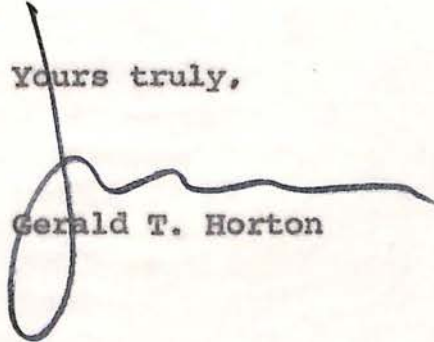
- 1.1.2 Encourage interest from outside sources of capital in investigating in study area developments.

We have discussed on previous occasions the importance of a neighborhood development corporation carrying out economic development programs within the area. At this point, the corporation is an important and significant part of the Program's Economic Development Component.

A subsistence contribution at this time would allow it to continue in operation until other funding mechanisms are formally approved.

With best wishes,

Yours truly,



Gerald T. Horton

GTH:er

cc: ✓ Mr. Dan Sweat, City of Atlanta
Mr. Scott Rutherford, EDA

O.K. ?

CITY OF ATLANTA



August 26, 1968

OFFICE OF MODEL CITIES PROGRAM

565 Hill St. SE
Atlanta, Ga. 30312
404-524-8876

Ivan Allen Jr., Mayor

J. C. Johnson, Director

Mr. Gerald Horton, President
The Research Group, Inc.
2342 National Bank of Georgia Bldg.
Atlanta, Georgia

Dear Jerry:

In your letter of August 26 you requested authorization of Item I.1 of your contract with the City to appropriate \$250.00 to Model Neighborhood, Inc.

Since the Model Neighborhood Program's Executive Board has approved a Grant of \$6,000.00 to Model Neighborhood, Inc. for the purpose of carrying out economic development programs within the Model Neighborhood Program area, I recommend that you appropriate the \$250.00 to Model Neighborhood, Inc.

Sincerely,

A handwritten signature in dark ink, appearing to read "Johnny C. Johnson".

Johnny C. Johnson
Director

vlc

cc: Mr. Scott Rutherford
Economic Development Administration

Mr. Dan E. Sweat, Director ✓
Governmental Liaison

THE RESEARCH GROUP, INC.

2342 NATIONAL BANK OF GEORGIA BLDG.

ATLANTA, GEORGIA 30308

TELEPHONE (404) 577-1841

August 13, 1968

Mr. Johnny C. Johnson
Executive Director
Model Neighborhood Program
565 Hill Street, S.E.
Atlanta, Georgia 30312

Dear Johnny:

This note follows our phone conversation of Monday, August 12th in which I suggested that the Model Neighborhood Program appropriate \$6,000 to Model Neighborhood, Inc. and withhold \$6,000 for Model Neighborhood, Inc. and other contingencies.

I recommend that the \$6,000 appropriation be made at the earliest possible date so that Model Neighborhood, Inc. may continue to tie up the land while finding tenants for the shopping center.

Our conversations with Scott Rutherford of EDA have led us to the following points:

1. If the city provides Model Neighborhood, Inc. (MNI) with an appropriation, such action will indicate to EDA that the City approves of what MNI is attempting to do and how they are doing it;
2. The appropriation would then allow EDA to deal directly with MNI for additional and future funding;
3. Such additional or future funding from EDA would allow MNI to
 - .1 hire a full-time planner to get on with the work of finding tenants and allocating space and

Mr. Johnny C. Johnson
August 13, 1968
Page 2

costs;

- .2 provide a sense of organization to MNI;
- .3 and allow for future program and/or project planning.

Braun Cleveland of Eric Hill Associates and I plan to put together a formal application to EDA in the near future. The application would incorporate the Model Neighborhood Program's appropriation into MNI's overall program.

Your immediate attention to this matter would be gratefully appreciated.

With best wishes,

Yours truly,



Thomas K. Corish
Research Associate

TKC/rp

cc: Mr. Dan Sweat

JUL 10 1968

MODEL NEIGHBORHOOD, INC.
City of Atlanta
Application for a Grant From
City Demonstration Agency

This application is for funds needed to provide staff and technical assistance in the continuation of the program of Model Neighborhood, inc. The corporation was originally conceived of as a vehicle for economic development in 1965. Efforts were begun in the spring of 1967 to build a community owned and operated shopping center on two parcels of land cleared in the Rawson-Washington Urban Renewal Project; and through the very limited financial resources of the individuals on the Board of Trustees, we now hold an option on nearly one-quarter of a million worth of land.

A major objective has been to demonstrate that the people of our community can succeed in business on our own initiative. We do not want someone to build a shopping center for us or to otherwise improve our lives for us. We believe that those who would sincerely help can best do so by encouraging us in our own efforts. It is in this spirit that this application is submitted.

And in this spirit, it seems appropriate to re-affirm our commitment to the City's Demonstration Agency and its efforts. We want the city's program to succeed and wish to participate in achieving its goals. We request this grant honestly, pledging to support the city's program, reserving the right to be critical of it, and endeavoring to establish a spirit of cooperation within a framework of candor and frankness.

We hope to accomplish two objective with the shopping center; to demonstrate our own ability to bring our business ideas to fruition and to inspire and encourage others in our community to do the same. The specifics of how we intend to do this are contained in the attached program statement. In the last sixty days five requests for help with starting new businesses have come to the corporation from area residents. These have been for: 1) a rug cleaners, 2) fresh poultry and seafood store, 3) barber and beauty shop, 4) air conditioning business. Some have asked us to joint-venture their proposals, while some have simply asked for advice.

Through our efforts to date, we have become familiar with the program of the Demonstration Agency and the city's promotion of economic development with EDA. We have familiar with other programs and agencies as well: SBA, National Business League, Cornerstone, the Ghetto Community Development Project of the National Council of Churches, the Urban Crisis Fund and many others. Further, we have met many individuals, Negro and White, who have extensive business experience in the local area and who wish to personally assist people in our community in getting into business. These have included top ranking officials in one of the nation's leading lighting fixture manufacturing firms, a textile industry consultant, a consulting industrial engineer, several attorneys and others.

We believe that we can continue to spark ideas and initiative in our community if we can continue to succeed in our major effort: the shopping center. We believe that we can continue to perform a needed service in the city by assisting those seeking help with

*5. eating services
their individual efforts to work with agencies and individuals who want to help.

These require initiative, time and money. We have the initiative and are willing to invest it and our time, but we have meager financial resources. We are requesting the Demonstration Agency to provide funds to us so we can more fully participate in the city's program.

We are requesting a total of \$12,200.00 to be allocated on the following basis:

Operating Expense (for six Months):

Salaries:		
Executive Officer	\$3,900.00	
Secretary	<u>2,600.00</u>	
Subtotal		6,500.00

Overhead:

Rent	600.00	
Utilities	300.00	
Telephones	150.00	
Transportations*	350.00	
Office Supplies	<u>100.00</u>	
Subtotal		1,500.00

Technical Assistance

Legal fees and expenses	600.00	
Auditing and Bookkeeping	600.00	
Planning and Development	<u>3000.00</u>	
Advisor		
Total		4,200.00

<u>Grand Total</u>		12,200.00
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*gas, oil, repairs and insurance on automobile.


We are currently receiving free legal services on a volunteer basis. The attorneys assisting us are incurring out-of-pocket expenses which we want to be able to pay in the future. In addition, situations have arisen in the past wherein we have needed immediate legal help to pay for it. We would like to have the amount shown above for these reasons.

Auditing and bookkeeping services likewise are now on a volunteer basis. The CPA working for us is helping not only with the books but also with our by-laws and organizational structures.

We need money for these services in a similar manner in which we need money for legal services.

We have receiving help from a city planning consultant for almost a year on the same volunteer basis. Services rendered have not only been in the area of advice on Federal programs, liaison, and application to the Housing Authority and like but have included help in getting legal and financial assistance, organizing, making various contacts with local businessmen and public agency officials and in advising day-to-day business problems. We wish to continue this relationship, and the money requested will enable us to do so.

We respectfully request favorable consideration of our application.


Edward Moody, Chairman
Board of Trustees
Model neighborhood, Inc.

July 17, 1968

Miss Natalie Strombeck
4781 Old Dominion Drive
Arlington, Virginia 22207

Dear Miss Strombeck:

I am in agreement with your letter of July 13 stressing the need for economic independence of the poor.

In Atlanta we are attempting to provide maximum job opportunities along with decent housing, adequate public services and social equality to all of our citizens.

At the present time, there is no local development corporation operating in the City of Atlanta. The City is working with a neighborhood group in our Model Cities Program to organize a development corporation of neighborhood residents. This is called Model Neighborhood Incorporated.

Although plans have not been fully developed, I am attaching a copy of a proposal by MNI which outlines the organization and its purposes. I hope this will provide the information you seek.

Sincerely yours,

Ivan Allen, Jr.
Mayor

IAJr:fy

Enclosure

July 13, 1968

Office of the Mayor
Atlanta, Georgia

Dear Sirs:

I am interested in finding out whether or not Atlanta has any kind of "local development corporations" similar to those in Roxbury, Massachusetts; Washington, D.C.; or Oakland, Calif.

A local development corporation is an organization of poor people designed to improve their economic status by helping them to achieve ownership of their homes and businesses.

(2)

As a legal entity, the corporation is able to obtain funds from private or public sources, which is then used for building homes or starting businesses for poor people.

The plight of the poor in this nation has received much publicity in the last few years. Often the poor also have black skins - so that their situation is compounded by racism and prejudice.

I understand that Atlanta has done much to break down the barriers between white and blacks, bringing about some form of communication between the two groups. But

I was wondering whether or not this communication also included some kind of an attempt to better the economic plight of the poor - not only by giving them jobs but helping them to gain economic power as well.

I realize this letter is hasty - but I want to know whether or not you have any kind of a local development corp. because I am interested in talking to the people who run it. So, I would like to know the scope and intensity of such an organization - how big it is both in

④

numbers of people and in numbers of dollars that it has to work with.

I am presently an undergraduate at Stanford University. I am thinking quite seriously of going to business and/or law school so that I could one day work with some kind of a development group. It seems that the way things are going in this country that "this is where it's at" — the poor must be allowed to have some kind of an economic stake in our society through

the ownership of their own ⁽⁵⁾
homes and businesses, of
the present state of exploitation
which exists - we can only count
on seeing more violence
and bloodshed - of both
blacks and whites.

I know that you receive
much mail so that it takes
a while to respond to incoming
letters. However, I will deeply
appreciate your answering this
as soon as is feasible.

(I am sending a similar letter
to the Chamber of Commerce.)

Respectfully,
Natalie Stronbeck,
4781 - Old Dominion Dr.
Arlington, Va. 22207

APPLICATION FOR A GRANT FROM THE URBAN CRISIS FUND
OF THE EPISCOPAL CHURCH OF THE UNITED STATES

This application is for funds needed to provide staff and technical assistance in the continuation of the activities outlined in the attached program statement. There have been several developments since preparation of the program statement: the Trust Company of Georgia has granted the loan to tie up the land for the shopping center; preliminary site design studies have been made and one selected by the Board of Trustees; and formal application to the Atlanta Housing Authority for purchase and development of the site has been made (see enclosed news clipping).

The Trust Company of Georgia and the Atlanta Mortgage Brokers Association are using their influence to interest the triple-A tenants needed to satisfy mortgage requirements. A nationwide, Negro-owned grocery chain which has previously expressed interest in locating in Atlanta is being contacted and arrangements set up for representatives from their Baltimore headquarters to come to Atlanta to discuss leasing space in the center.

A group of area residents is being assisted by Reverend Ford of Emmaus House in establishing a catering service as a profit-motivated small business. The business will prepare and deliver lunches to small businesses in the metropolitan area. Existing catering services will not serve locations with less than fifty employees, so the new venture will tap a market with no present competition. The catering service is expected to be the first indigenous tenant of the shopping center.

Occupancy has begun in the public housing project adjacent to the site. The construction company which built these units has asked to be considered in negotiations for construction of the center and Georgia Power Company has offered to perform the electrical engineering on the center at no cost to the corporation.

New that the corporation has, what is in effect, an option on a quarter of a million dollars worth of land, the shopping center program has swung into full action, yet the corporation remains without staff and

technical assistance available on command. Resources to provide this man power are needed as quickly as possible.

The other major program development is in regard to the industrial goal. The proposal for the feasibility study has been completed, submitted to the Lockheed-Georgia Company and forwarded to national offices in Burbank, California. At Lockheed's suggestion, the study specifically will be for a community-owned and community-operated plant. Lockheed is to: a) guarantee purchase of a set amount of out-put, b) provide management and engineering assistance and c) participate in underwriting costs of initial operation, machinery and physical facility procurement. A copy of the proposal will be made available, if desired. Very little manpower is needed from the corporation at this time on this item.

To meet minimum requirements, a grant of \$20,000 is respectfully requested. It is anticipated that this amount will cover the needs of the corporation for six months at the level of activity that can be foreseen at this point. During the period, construction should get underway on the center, tenants should be signed up and management and maintenance plans made. Other program efforts should be continued, including the industrial efforts, and program alternatives carefully explored.

The twenty thousand dollars, if provided, will be spent in two major areas: operation and assistance. One-half the amount (\$10,000) would be allotted to each.

The proposed operating budget is as follows:

Operating Expenditures (on annual basis):

Salaries:

Executive officer	\$ 7,800.00	
Secretary	5,200.00	
Subtotal		\$13,000.00

Overhead:

Rent	\$ 1,200.00	
Utilities	900.00	
Telephone	300.00	
Transportation*	720.00	
Office supplies	300.00	
Subtotal		3,420.00

Total \$16,420.00

(for one-half year. \$ 8,210.00)

Capital Expenditures:

Used auto	\$ 800.00	
Renovation and signs	140.00	
Furniture	300.00	
Office equipment	<u>250.00</u>	
Subtotal		\$ 1,790.00
Grand Total:		\$10,000.00

*Gas, oil, insurance and repairs

It is anticipated that technical assistance would be procured as follows:

Planning and Development Consultant	\$ 6,500.00
Preliminary Architectural Services*	1,500.00
Economic and Bookkeeping Services	1,000.00
Legal Fees and Expenses	<u>1,000.00</u>
Total	\$10,000.00

Expenses can be expected to vary from these amounts depending on developments and activities within the overall program framework, and as a rule of thumb, a total of about \$50,000 will be needed to make the shopping center alone operational. However, additional funding from other sources can also be expected and other requests will be made of the Urban Crisis Fund, if receptive. MODEL NEIGHBORHOOD, INC. is currently in urgent need of immediate funding as outlined above. Any future requests to the Fund will depend on how satisfied the Fund is with results of this money and how successful MODEL NEIGHBORHOOD, INC. is in getting those results.

Edward Moody, Chairman
Board of Trustees
MODEL NEIGHBORHOOD, INC.

*To be repaid from the mortgage.

MODEL NEIGHBORHOOD, INC.

Statement of Program

Purpose

Model Neighborhood, Inc., is a legally chartered, non-profit, self-help corporation formed by longtime residents of sections of Atlanta included in the city's Model Neighborhood Area. It was formed to enable those who reside, work or own property in this area to sponsor self-help programs of economic development, housing and job training in their own community. The corporation desires to be a vehicle through which the people of the area can participate fully in promises of the social, physical and economic re-development of the Model Neighborhood Program. The Board of Trustees keenly feels the need for such grass-roots participation and feels that it must happen soon. Too often the people have been promised programs that would directly touch their lives, yet have not seen or felt any effect. Too often, it has seemed that programs designed to help the poor have helped everyone but the poor. The time to involve the poor in the Model Neighborhood Program is now. The corporation, made up of workers, residents and property owners in the area, has as its purpose to be a means by which involvement can occur and can begin immediately.

Specific Goals and Program Status

- To develop and operate a neighborhood shopping center. Negotiations are underway for purchasing two parcels of land from the Atlanta Housing Authority. The tracts are across the street from each other; together, they comprise about four acres; both are zoned for commercial use. Total purchase price is \$216,000.00. A firm commitment has been obtained from a local bank (Trust Company of Georgia) to loan the corporation the down payment necessary to tie up the land while development plans are being firmed up. The corporation has raised from its membership and placed on deposit sufficient funds to prepay the interest on the loan. Arrangements for permanent financing (land and construction) are under discussion with participating companies in the insurance industry's one-billion dollar loan program. The corporation is being assisted by the Trust Company of Georgia in these negotiations. A preliminary market study prepared for the corporation by Hammer, Green, Siler and Associates, showed that the area could support 56,000 square feet of convenience goods retail space. Six hundred fifty new

units of public housing are now being occupied adjacent to the site. Major oil companies are being contacted by the corporation for possible leasing of combined gasoline service and training facilities in the shopping center. Tentative verbal commitments have been obtained from several potential institutional tenants pending the working out of space requirements and costs, and a number of area residents have expressed desires to have the corporation assist them to obtain financing for proprietorship businesses which would lease space in the center. The corporation itself is considering establishing a cooperatively owned retail drug store which would be a tenant of the center. The Atlanta Housing Authority and the Chairman of the Aldermanic Planning and Development Committee have endorsed the project and are giving full support to the corporation's efforts.

The current critical need is capital to make the project "operational." Sources to provide one hundred percent of land and construction costs have been located. What is needed is money to buy manpower--both staff and technical consultants. Staffing requirements are very minimal at this point; no more than two full-time employees are necessary and they would be area residents. Technical assistance requirements include architectural, legal, financial and managerial. It is estimated that as much as \$50,000 may be required eventually in order to make the one-million dollar center operational; however, a \$10-20,000 grant or loan at this time is crucial to allow the Board of Trustees to firm up plans and realistically appraise overall cost-benefit ratios.

- To create neighborhood owned and operated industry.
Representatives of the corporation are now negotiating with one of the state's leading industrial firms to establish a component assembly plant within the Model Cities Area under the sponsorship of the corporation. A proposal to the industrial firm to provide financing for a feasibility study is now being prepared by the Industrial Development Division of Georgia Tech at the firm's suggestion. The corporation will request several thousand dollars in the form of a loan or grant to undertake the feasibility study.

- To sponsor low- and moderate-income housing.
Members of the Board of Trustees have met with the Federal Housing Agency to express the corporation's interest in the 221(H), housing rehabilitation program. The Board was advised that approximately \$1,000 in refundable

"seed money" would be required. Tentative agreement for a loan for this purpose has been obtained from the Presbyterian Church of the United States. A separate non-profit corporation has been chartered with Emmaus House of the Episcopal Church to undertake the 221(H) phase of the program. Board members are now reviewing the City's plans for redevelopment in the Mechanicsville and Summerhill neighborhoods with the purpose in mind to coordinate the corporation efforts with those of the City of Atlanta.

In other housing efforts, volunteer technical assistants have been instructed to develop innovative alternatives for possible housing demonstration projects within the framework of the Federal 221(d)(3) program. Two area churches have expressed desires to sponsor such projects.

- To provide vocational training.

The corporation's primary concern is to develop entrepreneurship rather than simply job training. Through its experience with its own program development, its activities in the fields outlined above, its facilities (shopping center) and capital resources obtained through doing business and receiving loans and grants, the corporation hopes to be the non-profit vehicle through which assistance to area residents desiring to establish profit making small businesses may be channeled. For example, a proportion of the shopping center space sufficient to guarantee meeting mortgage retirement needs (approximately 60 percent of the space) will be leased only to well-established tenants; the remainder will be made available as first priority to local residents attempting new business ventures. Direct technical assistance to such new enterprises has been provided by various private and governmental groups in the Atlanta area. One new corporation entirely separate and distinct from Model Neighborhood, Inc., is already being formed by profit motivated residents in anticipation of this corporation's success with the shopping center program.

- To facilitate the physical redevelopment of the Model Cities Area.

The corporation desires to contribute to redevelopment efforts of the Model Cities Area not only through coordinating its own development programs with proposed city activities, but also to act as liaison between area residents and governmental agencies, to reiterate both criteria and suggestions of proposals through a continuing public information and idea exchange program. The corporation intends to directly involve area residents in the planning process

in an advocative manner through technical assistance obtained by one or more of three methods:

1. By having technical assistance made directly available to area residents as a part of the Model Cities Program. At best, this would mean having a planning staff physically located in the area with an office available to citizens desiring information and wishing to express criticisms or suggestions of plans;
2. By obtaining funds to hire consultants or staff to prepare proposals reflecting area residents desires and felt needs. Such proposals would then be submitted to the Model Cities agency for consideration; and/or
3. By obtaining volunteer technical assistance to develop more satisfactory alternatives to Model Cities Program proposals where necessary. Such volunteer technical assistance has been offered, but is believed by the Board to be less satisfactory than the other two possibilities, since it is the Board's desire to facilitate the Model Cities Program rather than challenge or countermand it.

The corporation proposes to further facilitate the program through expenditure of its resources on community improvement projects of a public nature. Such projects might include building parks and recreation areas, landscaping and beautification projects not within the city's budget or domain, and providing equipment and supplies not otherwise available to area schools.

Continued Programming

The corporation has defined its purpose, listed goals as formulated to date and stated progress made toward those goals in the preceding pages. Major emphasis has been and continues to be placed on the shopping center. At the same time, alternatives and new ideas are constantly being explored. Volunteer technical assistance has been used solely to explore and implement the corporation's ideas and desires, yet, such volunteer assistance, while greatly appreciated remains the largest roadblock to implementation. By its very nature, such assistance is always at the leisure of the volunteers and

the program moves slowly as a consequence. Rapid progress will be made only when the corporation has funds enough to buy manpower.

Yet, it is central to the Board's policy that the corporation retain its "self-help" nature. The people of the Model Neighborhood Area have the abilities needed to share in the improvement of their own community, and demonstrate self-reliance. The corporation can serve to spark initiative and provide a framework within which the people can help themselves only if decision-making remains in the hands of the people. While the corporation will continue to seek assistance from outside the community and will continue to give assistance within the community, any assistance offered will not be acceptable unless it perpetuates this self-help objective.

Board of Trustees

Edward Moody, Chairman 524-0060
241 Doane Street, S. W.
Atlanta, Georgia 30315

C. G. Ezzard
245 Atlanta Avenue, S. E.
Atlanta, Georgia

George Grier
398 Glenn Street, S. W.
Atlanta, Georgia

Avery Shields
985 Smith Street, S. W.
Atlanta, Georgia

Maggie Evans
159 Little Street, S. E.
Atlanta, Georgia

Samuel W. Cochran
137 Vanira Street, S. E.
Atlanta, Georgia

Robert Allison
914 McDaniel Street, S. W.
Atlanta, Georgia

Nathaniel Protho
689 Ira Street
Atlanta, Georgia

W. M. Lewis
711 Martin Street, S. E.
Atlanta, Georgia

Clark Martin
1065 McDaniel Street, S. W.
Atlanta, Georgia

Joe Stallings
101 Vanira Street, S. E.
Atlanta, Georgia

Austin Ford
1017 Capitol Avenue, S. E.
Atlanta, Georgia

March 8, 1968

MEMORANDUM

To: Mr. Johnny Johnson

From: Dan Sweat

Subject: Edward Moody

The attached material was hand delivered to the Mayor's Office by Mr. Edward Moody. It has been forwarded to me for action.

Since this proposal would affect the Model Neighborhood any recommendations on it should come from you and your staff. I am, therefore, referring it to you for whatever attention you think it deserves.

DS:fy

Office of the Mayor

ATLANTA, GEORGIA
PHONE 522-4463

From Mrs. Ann M. Moses

Ed. Moody
241 Doane St.

524-0060

Model Neighborhood Inc.
Non-Profit Organization (Chartered)

For the first time in the history of Community involvement action programs, here is one that have a basic foundation and a economic productive goal.

With temporary unstaffed office of communication, located in the community its designated to help redevelop, having fifteen members of long time residential standing. with more to offer then the non-residents, or the so-called concerned, these members, living in practically the overall area, planned for the Model Cities area, represent exactly what the local government, and the federal government, stated, they will help.

The plans for Model Neighborhood Inc, is to obtain loans and with the money, or grants, or funds, on loan carry out the objectives of its charter.

We offer along with the charter the following proposal, in the form of a proof. the different businesses to be carried out, as outlined in the charter, will include the staffing and employment possibilities. the majority of the profit will be earmarked for the building of community facilities. Such as, Recreation, theaters, amusement, parks, Day-Care Libraries, Health, and other centers.

In order to project this economical plan we must have some funds, this is a small break down of a 1 year pilot operation. the preliminary plans call for a \$5,000,000.00 center

Cost of land \$216,000.00
Possible D. payment 10,000.00
60% Corporation lease \$155,000.00
40% Corporation owned 50,000.00

Construction cost to be presented by the planner + architect

Businesses

- (1) A Self-Service Super Mkt. Franchised
- (2) A Petroleum Station "
- (3) A training Center
- (4) Laundrette + Cleaners
- (5) Drugs, Novelties, Pharmacist
- (6) Barber + Beauty Shop.
- (7)
- (8)
- (9)

training and Employment
the corporations personal board will screen, train and employ. not for the sake of employing, but for economic purposes.

The Corporation needs planning, and temporary staffing grants. needs a office from which to plan. \$20,000.00 will pay the Chairman, a secretary, and make the down payment for the first years cost.

GEORGIA, FULTON COUNTY

The petitioners, EDWARD MOODY, 241 Doane Street, SW, Atlanta, Georgia, ROBERT ALLISON, 914 McDaniel Street, SW, Atlanta, Georgia, C. G. EZZARD, 245 Atlanta Avenue, SE, Atlanta, Georgia, NATHANIEL PROTHO, 639 Ira Street, SW, Atlanta, Georgia, GEORGE GRIER, 373 Glenn Street, SW, Atlanta, Georgia, W. M. LEWIS, 711 Martin Street, SE, Atlanta, Georgia, AVERY SHIELDS, 985 Smith Street, SW, Atlanta, Georgia, CLARK MARTIN, 1065 McDaniel Street, SW, Atlanta, Georgia, MAGGIE EVANS, 159 Little Street, SE, Atlanta, Georgia, JOE STALLINGS, 101 Vanira Street, SE, Atlanta, Georgia, SAMUEL W. COCHRAN, 137 Vanira Street, SE, Atlanta, Georgia, and AUSTIN FORD, 1017 Capitol Avenue, SE, Atlanta, Georgia, do hereby associate themselves for the purpose of forming a non-profit corporation and respectfully shows to the Court the following:

1.

That petitioners desire for themselves and their successors to be incorporated and made a body corporate as provided by the laws of this State under the name and style of

MODEL NEIGHBORHOOD INC.

for a period of thirty-five (35) years with full rights of renewal as provided by law with principle offices in Atlanta, Fulton County, Georgia.

2.

The object and purpose of said corporation is to engage in the rehabilitation, repair, improvement, construction, operation and management of dwellings units, so as to provide adequate and decent housing facilities for low and moderate income families and citizens of Atlanta and its environs: In addition to engage in community action programs involving the purchase lease and sale of properties for the purpose of non-profit projects such

as building co-ops, credit unions, and other similar projects so as to improve the slums and condition of low and moderate income families and citizens of Atlanta.

3.

In order to properly prosecute their objects and purposes above set forth, the corporation shall have the full power and authority to;

(a) to buy, own, lease and otherwise acquire, hold, encumber, mortgage, sell, convey and otherwise dispose of all kinds of property, both real and personal;

(b) to borrow money and issue evidences of indebtedness in furtherance of any and all of the objects of its business and to secure the same by mortgage, pledge or other lien on the property of the corporation;

(c) to enter into contracts or arrangements with any Government or authority, national, state, municipal, local or otherwise conducive to and in furtherance of the purposes of this corporation, including the execution of a regulatory agreement with the Federal Housing Authority, and of such other instruments and undertakings as may be necessary to enable the corporation to secure the benefits of financing with the assistance of mortgage insurance and direct loans under the provision of the National Housing Act;

(d) to do each and everything necessary suitable and proper for the accomplishment of any of the purposes of the corporation;

4.

Said corporation is not organized and shall not be operated for pecuniary gain or profit, and it shall have no capital stock. No part of the income or assets of the corporation shall be distributed, nor inure to the benefit of any individual.

5.

Members of the corporation shall consist of the persons

hereinbefore named as incorporators and such other persons as from time to time hereafter may become members in the manner provided by the by-laws.

6.

The governing body of the corporation shall be the board of Trustees consisting of not less than five members, no more than fifty. The incorporations shall be the first members of the board of Trustees. The Board of Trustees may by majority vote have the power to adopt all rules and by-laws for the corporation consistent with the charter and to conduct the affairs and activities of the corporation. The Trustees shall be elected by the members of the corporation. The term of office for the Trustees is one (1) year, and ~~only~~ Trustees may be removed from office with or without cause by a vote of a majority of the remaining Trustees.

7.

The Officers of the corporation shall be a chairman of the Board of Trustees, two Vice-Chairman, a Secretary and Treasurer. The Trustees may appoint such committees and create such other officers as to them seem best and delegate to them such powers and duties as in the discretion of the Trustees may seem appropriate.

8.

The corporation upon the vote of a majority of its Trustees at the time, then in office shall have the power to do and perform any and all the powers conferred by this charter or the laws of the State of Georgia, and shall likewise have all other powers and privileges and immunities which under the laws of the State of Georgia now or hereafter may be vested in similar corporations.

WHEREFORE, plaintiffs pray;

(a) that they may be incorporated under the name and style
aforementioned with all the rights, privileges, and immunities
hereinbefore set out, and such other rights, powers, privileges
and immunities as may hereafter be conferred upon corporations
of like character under the laws of Georgia.

Robert B. Newman
Robert B. Newman
Attorney for Petitioners

65 Georgia Ave.
524 7982

O R D E R

The foregoing petition having been read and considered, and it appearing to the Court that said petition is within the perview and intent of the law in such cases made and provided, and it further appearing to the Court that petitioners have complied with all conditions precedent and all statutory requirements applicable to such petitions:

IT IS HEREBY ORDERED AND ADJUDGED that said petition be, and the same is hereby granted and that petitioners and their successors are hereby incorporated for the term of 35 years with the right to renew this charter as provided by law, as a body corporate under the name and style of MODEL NEIGHBORHOOD INC., without capitol stock and with all the powers, privileges, and immunities set forth in their petition together with such other rights, powers, privileges and immunities as may hereafter be afforded by the laws of the State of Georgia to similar corporations.

This _____ day of _____, 1968.

Judge, Fulton Superior Court
Atlanta Judicial Circuit

CITY OF ATLANTA



August 13, 1968

OFFICE OF MODEL CITIES PROGRAM

565 Hill St. SE
Atlanta, Ga. 30312
404-524-8876

Ivan Allen Jr., Mayor

J. C. Johnson, Director

M E M O R A N D U M

TO : Johnny C. Johnson, Director

FROM : John E. Ferren, Economic Development Coordinator *JEF*

SUBJECT: Process Required for Funding Model Neighborhood, Inc.

On August 12 Dave Caldwell asked me what procedure should be followed by Model Cities to financially assist Model Neighborhood, Incorporated to the tune of \$6,000. Specifically, he asked me the following two questions:

1. What will be needed in the way of amendment to the EDA contract specifically to allow disbursement of \$6,000 to Model Neighborhood, Inc.?
2. The City has received \$25,000 of the EDA grant. It was received at the initial phase of the contract. How is the additional money requisitioned?

To get the answers to these questions, I called Scott Rutherford's office in Washington, D. C. and talked to Mr. Dan Herrington.

In answer to question one, Mr. Herrington said that because the remaining \$12,000 was not put in the original budget as a line item and was, therefore, uncommitted, the procedure to enable us to give Mr. Moody this money would be to have Model Neighborhood, Inc. submit a detailed statement on how they would expend these funds, if they had them. This would be submitted to our staff who would in turn submit this document along with either a recommendation or otherwise to Mr. Gordon Berry of EDA in Huntsville. Mr. Herrington suggested that we also send an unofficial copy to Scott Rutherford. He further suggested that we make certain that we would not need this money for line expenditures between now and March 31, 1969.

He was unable to answer question two, but said that he would like to look into it and give us an answer in the next couple of days.

JEF:vlc

ECONOMIC DEVELOPMENT PARTICIPATION OF MODEL NEIGHBORHOOD, INC.
IN ATLANTA MODEL NEIGHBORHOOD PROGRAM

I. General Statement

Model Neighborhood, Inc. is a private, non-profit corporation wholly owned by workers, residents, businessmen, and home owners of an older section of Atlanta that forms a portion of the City of Atlanta's Model Neighborhood Program.

Model Neighborhood, Inc. was incorporated under the laws of the State of Georgia in February of 1968 for the purpose of serving as a catalyst to and an instrument of and for the economic development of a particular area of Atlanta.

The Corporate Board of Trustees feels the need for grass-roots participation in the Model Neighborhood Program and, therefore, desires to be a vehicle through which the people of the area can participate fully in the physical, social and economic development of the Model Neighborhood area.

Board of Trustees

Edward Moody, Chairman
241 Doane Street, S. W.
Atlanta, Georgia 30315

Robert Allison
914 McDaniel Street, S. W.
Atlanta, Georgia

Board of Trustees (Continued)

C. G. Ezzard
245 Atlanta Avenue, S. E.
Atlanta, Georgia

Nathaniel Protho
689 Ira Street
Atlanta, Georgia

George Grier
398 Glenn Street, S. W.
Atlanta, Georgia

W. M. Lewis
711 Martin Street, S. E.
Atlanta, Georgia

Avery Shields
985 Smith Street, S. W.
Atlanta, Georgia

Clark Martin
1065 McDaniel Street, S.W.
Atlanta, Georgia

Maggie Evans
159 Little Street, S. E.
Atlanta, Georgia

Joe Stallings
101 Vanira Street, S. E.
Atlanta, Georgia

Samuel W. Cochran
137 Vanira Street, S. E.
Atlanta, Georgia

Austin Ford
1017 Capitol Avenue, S.E.
Atlanta, Georgia

Activities and Program Status

Negotiations are underway for purchasing two parcels of land from the Atlanta Housing Authority. The tracts are across the street from each other; together, they comprise about four acres; both are zoned for commercial use. Total purchase price is \$216,000.00 A firm commitment has been obtained from a local bank (Trust Company of Georgia) to loan the corporation the down payment necessary to tie up the land while development plans are being firmed up. The corporation has raised from its membership and placed on deposit sufficient funds to prepay the interest on the loan.

Arrangements for permanent financing (land and construction) are under discussion with participating companies in the insurance industry's one-billion dollar loan program. The corporation is being assisted by the Trust Company of Georgia in these negotiations. A preliminary market study prepared for the corporation by Hammer, Green, Siler and Associates, showed that the area could support 56,000 square feet of convenience goods retail space. Six hundred fifty new units of public housing are now being occupied adjacent to the site. Major oil companies are being contacted by the corporation for possible leasing of combined gasoline service and training facilities in the shopping center. Tentative verbal commitments have been obtained from several potential institutional tenants pending the working out of space requirements and costs, and a number of area residents have expressed desires to have the corporation assist them to obtain financing for proprietorship businesses which would lease space in the center. The corporation itself is considering establishing a cooperatively owned retail drug store which would be a tenant of the center. The Atlanta Housing Authority and the Chairman of the Aldermanic Planning and Development Committee have endorsed the project and are giving full support to the corporation's efforts.

Representatives of the corporation are now negotiating with one of the state's leading industrial firms to establish a component assembly plant within the Model Cities Area under the sponsorship of the corporation. A proposal to the industrial firm to provide financing for a feasibility study is now being prepared by the Industrial Development Division of Georgia Tech at the firm's suggestion. The corporation will request several thousand dollars in the form of a loan or grant to undertake the feasibility study.

Members of the Board of Trustees have met with the Federal Housing Agency to express the corporation's interest in the 221(H), housing rehabilitation program. The Board was advised that approximately \$1,000 in refundable "seed money" would be required. Tentative agreement for a loan for this purpose has been obtained from the Presbyterian Church of the United States. A separate non-profit corporation has been chartered with Emmaus House of the Episcopal Church to undertake the 221(H) phase of the program. Board members are now reviewing the City's plans for redevelopment in the Mechanicsville and Summerhill neighborhoods with the purpose in mind to coordinate the corporation efforts with those of the City of Atlanta.

In other housing efforts, volunteer technical assistants have been instructed to develop innovative alternatives for possible housing demonstration projects within the framework of the Federal 221(d)(3) program. Two area churches have expressed desires to sponsor such projects.

Through its experience with its own program development, its activities in the fields outlined above, its facilities (shopping center) and capital resources obtained through doing business and receiving loans and grants, the corporation hopes to be the non-profit vehicle through which assistance to area residents desiring to establish profit making small businesses may be channeled. For example, a proportion of the shopping center space sufficient to guarantee meeting mortgage retirement needs (approximately 60 percent of the space) will be leased only to well-established tenants; the remainder will be made available as first priority to local residents attempting new business ventures. Direct technical assistance to such new enterprises has been provided by various private and governmental groups in the Atlanta area.

The corporation desires to contribute to redevelopment efforts of the Model Neighborhood Area not only through coordinating its own development programs with proposed city activities, but also to act as liaison between area residents and governmental agencies, to reiterate both

criteria and suggestions of proposals through a continuing public information and idea exchange program. The corporation intends to directly involve area residents in the planning process.

It is central to the Board's policy that the corporation retain its "self-help" nature. The people of the Model Neighborhood Area have the abilities needed to share in the improvement of their own community, and demonstrate self-reliance. The corporation can serve to spark initiative and provide a framework within which the people can help themselves only if decision-making remains in the hands of the people. While the corporation will continue to seek assistance from outside the community and will continue to give assistance within the community, any assistance offered will not be acceptable unless it perpetuates this self-help objective.

Model Neighborhood, Inc. seeks to join with the City of Atlanta through the City's Model Neighborhood Program in the physical, social, and economic development of the Model Neighborhood.

The corporation has defined its purpose, listed activities as formulated to date and stated progress made toward those activities in the preceding pages. Major emphasis has been and continues to be placed on the shopping center. Volunteer technical assistance has been used to explore and implement the corporation's ideas and desires, yet, such volunteer assistance, while greatly appreciated remains the largest roadblock to implementation. By its very nature, such assistance is always at the leisure of the volunteers and the program moves slowly as a consequence. Rapid progress will be made only when the corporation has funds enough to buy manpower.

The current critical need is capital to make the project "operational". Sources to provide one hundred per cent of land and construction costs have been located. What is needed is money to buy manpower -- both staff and technical consultants.

Staffing requirements are very minimal at this point; no more than two full-time employees are necessary.

Technical assistance requirements include architectural, legal, financial and managerial. It is estimated that as much as \$50,000 may be required eventually in order to make the one-million dollar center operational.

II. Proposal

1.0 Work Statement.

Model Neighborhood, Inc., with the financial assistance of the Model Neighborhood Program, will seek to accomplish the following activities:

- 1.1 To construct and manage a shopping center facility as described in Section I.
- 1.2 To provide vocational training through the facilities of the shopping center.
- 1.3 To stimulate the development of Negro entrepreneurship through the selection of tenants for the shopping center.
- 1.4 To sponsor the creation and ownership of a neighborhood industry within the Model Neighborhood Area.

All of the above activities are in agreement with the physical, social, and economic development goals of the Model Neighborhood Program.

For Model Neighborhood, Inc. to be successful or to make an attempt to successfully accomplish its activities staffing and technical assistance are imperative.

2.0 Staffing.

The following staffing requirements are based on the assumption that the corporation's activities listed in section 1.0 will be implemented.

2.1 Staff

Corporate Director
Administrative Director
Secretary-Bookkeeper

- .1 Corporate Director. The corporate director shall be the Chairman of the Board of Trustees. He shall be responsible for liaison between the corporate board and the administrative director of the corporation.
- .2 Administrative Director. The administrative director shall be responsible to the corporation's Board of Trustees for performing the activities determined by the Board to be in the best interest of the corporation and the community. He shall account for all expenditure of corporate funds and for the effective utilization of his time and the time of his staff.

- .3 Secretary-Bookkeeper. The secretary-bookkeeper shall maintain the administrative records of the corporation, including financial accounts. She shall also serve as secretary to the corporate and administrative directors of the corporation and as recording secretary to the Board of Trustees.

3.0 Budget.

The following budget is for fiscal year 1969, beginning August 1, 1968 and ending July 31, 1969.

.1 Staff

Corporate Director	\$ 6,000	
Administrative Director	12,000	
Secretary-Bookkeeper	<u>4,500</u>	
		\$22,500

.2 Travel

Corporate and Administrative expenses	<u>\$ 300</u>	
		\$ 300

.3 Sundry Overhead

Telephone (\$50 per month x 12)	\$ 600	
Office Supplies (\$30 per month x 12)	360	
Duplicating (\$35 per month x 12)	420	
Postage (\$10 per month x 12)	<u>120</u>	
		\$ 1,500

.4 Contractural Services

Architectural Services	\$ 7,500
Legal Services (\$100 per month x 12)	1,200
Accounting Services (\$100 per month x 12)	1,200
General Consulting Services	<u>2,000</u>

\$11,900

TOTAL

\$36,200

CITY OF ATLANTA



May 29, 1968

OFFICE OF MODEL CITIES PROGRAM

565 Hill St. SE
Atlanta, Ga. 30312
404-524-8876

Ivan Allen Jr., Mayor

J. C. Johnson, Director

MEMORANDUM

TO : Dan Sweat

FROM : John E. Ferren *J.F.*

SUBJECT: Visit from Scott Rutherford of E.D.A.

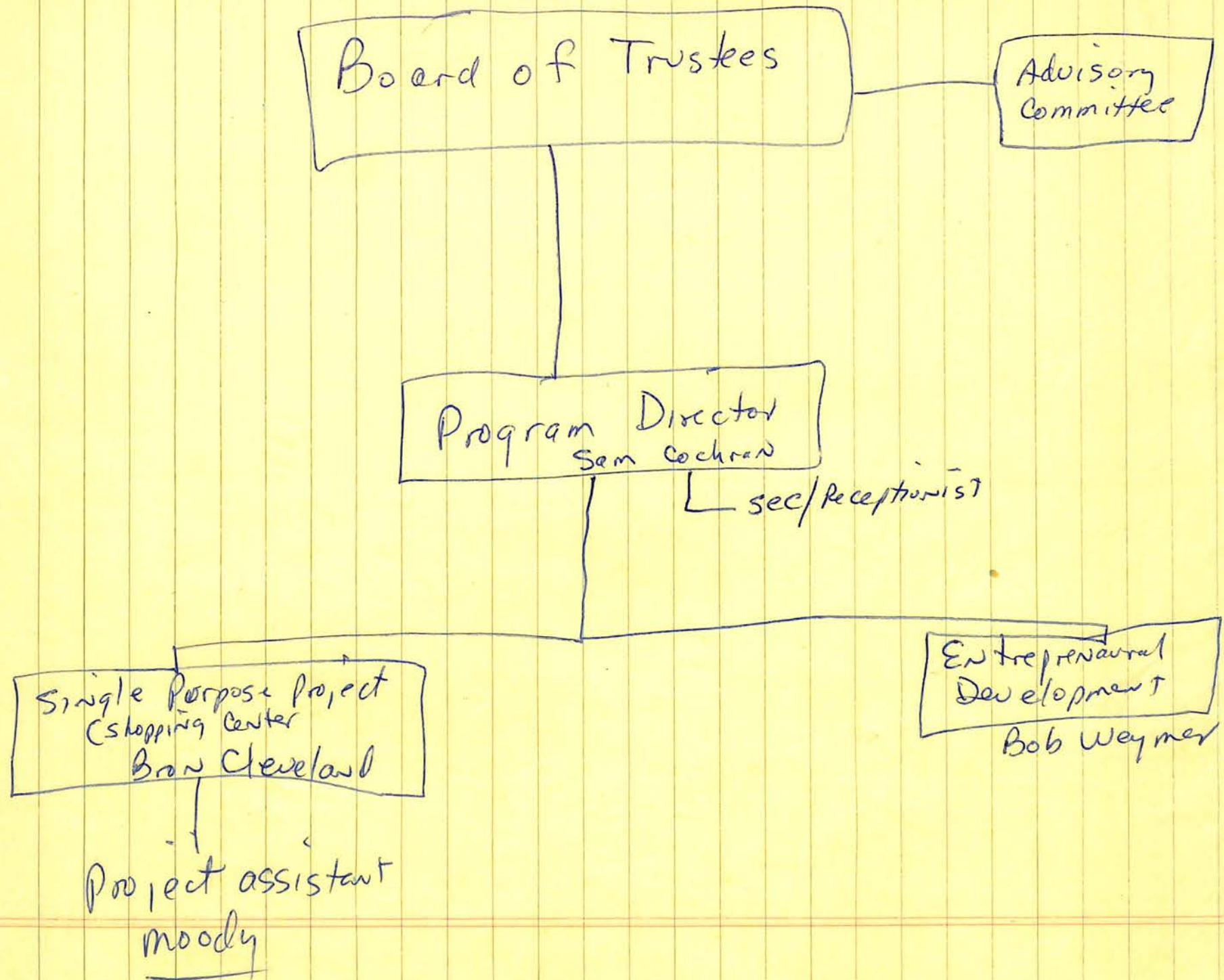
On Monday, May 27, Scott Rutherford from E.D.A. in Washington paid us a visit.

His main objective in coming to Atlanta was to investigate Model Neighborhood, Inc. to see if there was any way that E.D.A. could be of assistance. In doing this he checked with me and the rest of the "team" to see what we were doing with Moody's project. Upon learning that we hadn't done anything about it other than to keep it under a watchful eye, he asked if we had offered our services.

Tech and Jerry Horton both have offered their services to Moody's group but Moody only responded to Tech's offer to possibly make a feasibility study co-sponsored by Model Neighborhood, Inc. and Lockheed. This is the only project which Moody felt we could handle.

Moody has talked to Johnny Johnson, but when Johnny offered help Mood said, "Man, we don't need your help. While you guys sit around planning, we' out doin'!" So, that's where we stand at present with Model Neighborhood, Inc.

The other thing we talked about with Scott was the problem of contributed time. Roy Cooper laid all his cards on the table with the help of me and Horton, only to learn that Scott didn't know the technicalities of contract procedures and therefore, could be of no help to us. He did say, however, that he would put us in touch with E.D.A.'s legal department who would be most knowledgeable about these things and they would be able to help us find an solution. He felt sure that a mutual understanding could be reached.



Model Neighborhood, Inc.

TRUSTEES

CHAIRMAN OF BOARD
Joe Stallings

VICE-CHAIRMAN
Rev. Joel W. Marshall

SECRETARY
CLARK MARTIN

TREASURER
C. G. EZZARD

NON - PROFIT DEVELOPERS
940 McDANIEL STREET, S. W.
ATLANTA, GEORGIA 30310

TELEPHONE: 523-5165-7

July 17, 1969

MEMBERS

AVERY SHIELDS
NATHANIEL PROTHRO
SAMUEL COCHRAN
REV. AUSTIN FORD
PRINCE MARTIN, SR.
HAROLD OWENS
CLAUDE BARNES
REV. JOEL W. MARSHALL

TECHNICAL ADVISORS

C. BRON CLEVELAND
PAUL MULDAWER
ELIZA PASCHAL

Dear Friends:

In the CDA Neighborhood, MNI is the only "sub-professional agency" applying for contract to assist in the Model Cities Program. It is the belief of Model Neighborhood, Inc. that economic development will play a great role in the Cities Demonstration Area. Through this component it will financially benefit the residents, and eventually provide business owners. It is designed to make producers out of consumers, and taxpayers of tax users.

Please read the attached, it will basically describe Model Neighborhood, Inc. Probably after reading this material you will have a clear knowledge of MNI.

Sincerely yours,

Edward Moody
Edward Moody

EM/w

MODEL NEIGHBORHOOD, INCORPORATED
Non-Profit Organization

940 McDaniel Street, S. W.
Atlanta, Georgia 30310

TECHNICAL ASSISTANCE GRANT . . .

Model Neighborhood, Inc. has received a grant from Economic Development Administration (EDA) to carry out a Neighborhood Outreach and Development Program. For the program to be a success the City of Atlanta must approve \$35,000 as matching funds to the EDA share of \$86,750.

The grant is for a total of \$121,750.

Federal Cash Contribution	\$ 86,750	(I & R Funds)
Grantee Cash Contribution	35,000	(City of Atlanta)
	<u>\$121,750</u>	

The grant is to be used:

1. To identify and to develop enterprises which will be owned and managed by Model Neighborhood, Inc., which may include a shopping center in the Mechanicsville area of the Model Neighborhood. (Atlanta CDA Project #EC005N)
2. To carry out an outreach program study to assist entrepreneurs or potential entrepreneurs in the Model Neighborhood: (1) to respond effectively and appropriately to problems and opportunities resulting from implementation of the Model Neighborhood Program; (2) expand and diversify their businesses to provide additional employment in the neighborhood; and (3) to undertake new business enterprises. (Atlanta CDA Project #EC003C)
3. To provide technical assistance to neighborhood groups seeking to establish local development corporations through help in identifying enterprises, locating sites, obtaining financial support, and in other areas as appropriate.
4. To carry out activities to encourage the development of manufacturing facilities in the Model Neighborhood Area, consisting principally of the identification and study of possible projects, site identification froms of neighborhood participation and ownership of the corporation, and liaison as appropriate among residents, the City, Chamber of Commerce, and other interested parties.
5. To engage in whatever study and evaluation which may be necessary to support the above programs, beginning with a review and evaluation of all plans which underlie the present Model Neighborhood Program.
6. To engage in other activity such as assistance to groups seeking to establish housing corporations, as appropriate, related to economic development of the Model Neighborhood Area.

OUR CONCEPT . . .

Model Neighborhood, Inc. is a legally chartered, non-profit, self corporation formed by long-time residents of Atlanta neighborhoods included in the city's Model Cities Program Area. It was formed to enable those who reside, work or own property in this area to undertake self-help programs of economic development housing and social services.

It is the belief of the Board of Trustees, all of whom reside in the area, that the felt needs of the people are the most important needs and self-help, to be successful, must address itself to the expressed feelings of the people. Too often programs designed to alleviate ills of the slum-ghettos, while aimed toward worthwhile and needed objectives, have lacked support and even met with resistance because felt needs were not effectively dealt with. Self-help must be geared to the "self's" perception of itself, whether collective or individual. Thus, the basic goal of the Model Neighborhood, Inc. program is to provide a means whereby individuals and groups within the community can receive assistance in achieving their desired objectives.

It is the intent, and has been the practice to date, of the corporation to assist those requesting help to realize their objectives even though Board members and advisors believe such objectives to be less than optimum solutions, for it is only through acceptance of the individual's right to pursue his own ends, candid recognition of his felt needs and a non-paternalistic rendering of assistance that self-help can be meaningful. Rapport and trust are thus engendered, rather than frustration. A meaningful learning experience results, rather than hostility and suspicion.

Membership in Model Neighborhood, Inc. is open to anyone living, working or owning property in the Model Cities Area. The corporate structure is so designed as to allow unlimited membership.

The corporation is dedicated to a program of demonstration achievement. It is believed, and has been borne out to date, that community support can best be gained through proven accomplishment.

Finally, it is recognized that the economic, social and physical problems of the area are interwoven and that our program must deal with the social and physical ills standing in the way of realizing economic improvement . . . thus our commitment to ECONOMIC DEVELOPMENT.

- . Secured agreement from Georgia State College to staff a general business orientation course.
- . Obtained business management and skills training agreement from the following companies:

Addressograph - Multilith Corporation
The Selig Company (Armstrong Cork)
Big Apple (Atumar Brothers)
Continental Wrecking Company

- . Identified ten additional entrepreneurs seeking assistance.
- . Total funds handled to date exceed \$35,000.00.

E. ECONOMIC DEVELOPMENT PROGRAM

- . Entered into a contractual agreement with City of Atlanta to "design a program of work specifically oriented for implementation by a community development corporation" in October, 1968.
- . Delivered the work program to the City Demonstration Agency in December, 1968.
- . Applied to the Economic Development Administration for program funding in January, 1969.
- . Received approval of grant in May, 1969.
- . Currently seeking City of Atlanta approval of matching funds. Funds handled to date, \$6,000.00.

F. NEWSLETTER

THE MODEL NEIGHBORHOOD MACHINE is published and circulated to residents. MNI provides this as a free service to the community. The Newsletter is to keep lines of communications open in the community. It was started by Mr. Edward Moody in 1967.

OUR C.P.A. . . .

JOHN R. McNAIR
Certified Public Accountant
Fulton Federal Building
Atlanta, Georgia 30303
Telephone: 577-3626.

. . . Mr. McNair is under contract to handle our books. Among his clients are some of the largest business firms in the Atlanta area. MNI financial affairs are set up on IBM Computer operations.

FISCAL RESPONSIBILITY . . .

A Summary of MNI funding to date (7-17-69)

A. Donations	\$ 2,958.00
. Atlanta Jaycees, Herman Talmadge, Robert J. Freeman, Charles L. Weltner, etc.	
B. Grants	5,250.00
. Atlanta Jaycees Foundation	
. Southern Council on International and Public Affairs, etc.	
C. Contracts	43,964.56
. City of Atlanta	
. Economic Development Administration (EDA)	
. Mayes, Lang-Marquis, etc.	
D. Loans	13,615.00
. Trust Company of Georgia	
. Board Members	
. Individuals etc.	
	<hr/>
	\$65,787.56

Model Neighborhood, Inc. has successfully demonstrated proper money management.

MODEL NEIGHBORHOOD, INCORPORATED

Final Report of Disbursements under CDA Contract of October 21, 1968

STAFF

Executive Director	\$2,853.50	
Secretary/Bookkeeper	<u>964.14</u>	\$3,817.64

Sundry Overhead

Telephone	80.49	
Office Supplies	128.47	
Rent	330.00	
Trust Company Loan Interest	408.30	
Miscellaneous	<u>36.64</u>	983.90

Contractual Services

Legal	207.50	
Technical (Development Consultant)	600.00	
Thomas H. Burress, Consultant	<u>431.35</u>	1,238.85

GRAND TOTAL

\$6,040.39

OUR BOARD . . .

The following is a listing of the Board of Directors by Neighborhoods. The Board presently has representation from 5 of the 6 Model Cities neighborhoods.

PEOPLESTOWN

- Chairman
1. Mr. Joe Stallings - 105 Vanira St., S. E.
 2. Mr. Sam Cochran - 137 Vanira St., S. E.
 3. Rev. Austin Field - 107 Capitol Ave., S. E.
 4. Mr. Claude Barnes - 968 Linam Ave., S. E.

SUMMERHILL

- Vice
Chairman
1. Rev. J. W. Marshall - 60 Georgia Ave., SE
- Treasurer
2. Mr. C. G. Ezzard - 245 Atlanta Ave., S. E.

MECHANICSVILLE

1. Mr. Edward Moody - 241 Doane Street, S. W.
2. Mr. Nathaniel Prothro, Sr. - 689 Ira St., S. W.

PITTSBURGH

- Secretary
1. Mr. Clark Martin - 1065 McDaniel Street, S. W.
 2. Mr. Prince Martin - 941 Ira Street, S. W.
 3. Mr. Harold Owens - 907 Smith Street, S. W.

GRANT PARK

1. Mr. Jack Cofer - 443 Oakland Avenue, S. E.

ADAIR PARK

(Efforts are being made to get a member.)

PROFILES OF GHETTO BOARD MEMBERS . . .

MR. CLARK MARTIN - Secretary

A resident of the Pittsburgh community for the past 56 years. Mr. Martin, a 32nd degree, is a Past Master of the St. James Lodge #4 of the Prince Hall Masons. He attended W. H. Crogman Elementary School and graduated from Midway Radio & Television Institued of Georgia in 1952.

Since 1952, Mr. Martin has been the owner and manager of his own business, CLARK MARTIN RADIO-TELEVISION SERVICE, 439 Fletcher Street, S. W., Atlanta. He has enjoyed the operation of a successful business for the past 17 years.

During World War II he served in the CBI, China, Burma, India, theatre stationed in Calcutta India. Mr. Martin was honorably discharged with the rank of Staff Sergeant in 1946.

Mr. Martin is married and lives with his wife. Almedia in their home in the Pittsburgh community. He serves as Secretary of the Board of Directors. He takes shorthand, one of the many skills he learned while serving in the Army.

MR. JOE STALLINGS - Chairman

A resident of Summerhill and Peopletown for the past 65 years, Mr. Stallings has worked actively for the improvement of his community.

Mr. Stallings is a business man in the community. He operates the main branch of the Manhattan Laundry and Dry Cleaners. The history has it that when he and Ted Lewis entered business years ago that they operated the only Laundry and Linen Service Company owned by Negroes.

Mr. Stallings in his younger days was a very successful promoter. He was the manager of the first Negro Band to play live on Radio WATL in Atlanta. He has been instrumental in helping many young musicians become a success. He is one of the organizers and founders of the Musician Local #462 in Atlanta. He is generally known as the father of Atlanta's black musicians.

Mr. Stallings has helped his community in many ways. He is one of the founders of MNI and was instrumental in helping to get a YMCA Branch in the Model Cities Area. He is an active member of St. John C.M.E. Church.

MR. HAROLD OWENS

A life-time resident of Pittsburgh for 45 years, Mr. Owens was an employee of WHITES PROVISION MEAT PACKING COMPANY for 23 years as a butcher. He is presently employed with Devoe Paint Company as a shipping clerk and has been with this company for the past six years.

Mr. Owens graduated from Booker T. Washington High School in 1933. He has four children, two of which is in college in the Atlanta University Center. One son, the oldest, graduated from Morehouse College this spring with a major in Business and is presently employed by a major business firm in Minnesota. His youngest son is in elementary school in the Pittsburgh neighborhood.

Mr. Owens is a steward in Church and respected Christian leader. During World War II, he served as a sergeant in the U. S. Army in the South Pacific Campaign. For personal pleasure he enjoys fishing, hunting, baseball and smoking cigars.

MR. PRINCE MARTIN

Mr. Martin is a lifetime resident of the Pittsburgh neighborhood. He owns and operates a small contracting business in the building field. He has enjoyed a successful business for the past twenty years.

A man of six years of formal education himself, he has been very successful in educating his children. Of his six children, two are public school teachers in the Fulton and Atlanta systems, a secretary with the United States Department of Agriculture, a comestologist, a soldier in the U. S. Army and a young daughter presently attending Business School.

Mr. Martin is a member of Ariel Bowen United Methodist Church and the past chairman of the Trustee Board of his church. He is a very sincere man and a dedicated citizen of the Pittsburgh community.

REPRESENTATIVE C. G. EZZARD

Mr. Ezzard was born, raised and has spent his adult life in the Summerhill community. He is a retired postal employee of the U. S. Postal Service. In his 39 years with the Post Office he worked mostly as a letter carrier.

Mr. Ezzard owns property in the Model Cities area and is actively engaged in community affairs. He is a member of the Atlanta Community Relations Commission and is presently serving his first term as State Representative, House District 102 in the Georgia Legislature.

Mr. Ezzard is Chairman of the Board at Southside Day Care Center and is dedicated to idea that pre-school children should have a better chance to develop in early childhood. He has held numerous offices in labor and civic organizations. He has been married for 39 years and has five children, two of which are public school teachers.

REVEREND JOEL W. MARSHALL

Rev. Marshall is president and founder of Pioneer Developers Enterprises and New World Developers, Inc. He attended David T. Howard High School, Booker T. Washington High School, and Morehouse College in Atlanta, Georgia. He is a corporate organizer and has over thirty-five years of experience in retail merchandising.

Rev. Marshall organized Marshall's Cash Grocery on Fraser Street in Atlanta, Widow's Curb Market, Alabama Streamline Car Wash, United Community Stores, Inc., and X-Cel Super Stores, Inc. in Birmingham, Alabama. He is chairman of the Ways and Means Committee of the Atlanta Business League and Associate Minister of Paradise Reed Street Baptist Church. He and his wife live in the Summerhill Community.

MR. EDWARD MOODY

A resident of Atlanta for the past 45 years. Mr. Moody has been actively engaged in civic activities. As a youngster he was reared in Carrie Steele Pitts Home; he attended W. H. Crogram Elementary School in the Pittsburgh community. He is a graduate of Booker T. Washington High School.

Mr. Moody was the chief organizer of Model Neighborhood Inc. He has worked diligently for community change. He has served on many civic committees, i.e., MASLC, NAACP, etc.

Mr. Moody lives in the Mechanicsville community and is very interested in quality education. He is a past P.T.A. President of Pryor Street Elementary School. In 1968 his P.T.A. received an award from THE MARCH OF DIMES for outstanding work.

Mr. Moody is a faithful member of Denson Temple Free Methodist Church, where he serves as Assistant Sunday School Superintendent and the teacher of the Adult Sunday School class. He has been married for 25 years and is the father of 13 children.

MR. SAMUEL W. COCHRAN

Mr. Cochran, a resident of the Summerhill and the Peopletown communities for 56 years, is self-employed as a pianist and bandleader. He has been in the music business for the past 40 years. As a child, he learned to play the piano at the age of 6 and has been in the entertainment business since. He is a member of Musician Local 148-462 Atlanta and Local 802, New York City.

He is a graduate of Booker T. Washington High School, 1931. He completed a course in piano tuning and repairing at Niles Bryant School, Washington, D. C. He graduated from Hoke-Smith Technical School, Atlanta, 1965 in Radio & Television Repair.

He has five children, of which one is a college graduate, two boys in the Navy, and two younger girls at home attending public school. Mr. Cochran and family are faithful members of Allen Temple A.M.E. Church.

The most outstanding thing that has happened to him was winning the Fred Allen Town Hall Amateur Talent Contest, which was broadcast nationwide on NBC. He has the distinction of playing before President Franklin Roosevelt.

REVEREND AUSTIN FORD

Father Ford, an Episcopal Minister, is the director of Emmaus House which is located in the Peoplestown community. He organized this grassroots organization and is very active in the Welfare Rights Movement. He was the principle organizer of the Atlanta branch of the National Welfare Rights Organization (NWRO) at Emmaus House.

He is well thought of by all the residents in the Capitol Avenue area.

MR. JACK COFER

Mr. Cofer, resident of Grant Park, was born at Grady Hospital forty years ago. Since that time he has lived in Atlanta and mostly in the Model Cities area. He is a professional Piano Tuner-Technician. He is self-employed.

After finishing Hoke-Smith Junior High School, he graduated from Tech High in 1947. He spent 8 years in the Georgia National Guard, 48th Signal Company and was honorably discharged as Sergeant First Class.

Mr. Cofer is the organizational committee chairman of the Model Cities Mass Convention. He is the Democratic Party Chairman of the 102nd House District, the Vice President of the Grant Park Model Cities Citizens Organization, P.T.A. President of the Grant Park Elementary School, member of the Policy making Board of the Comprehensive Health Program of the Community Council of the Atlanta Area (CCAA), and Board member for the Education Improvement Program, A Ford Foundation Education Project.

He says his greatest pleasure is working with people.

MR. CLAUDE BARNES

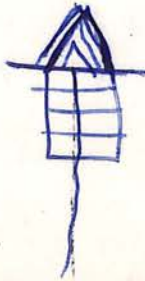
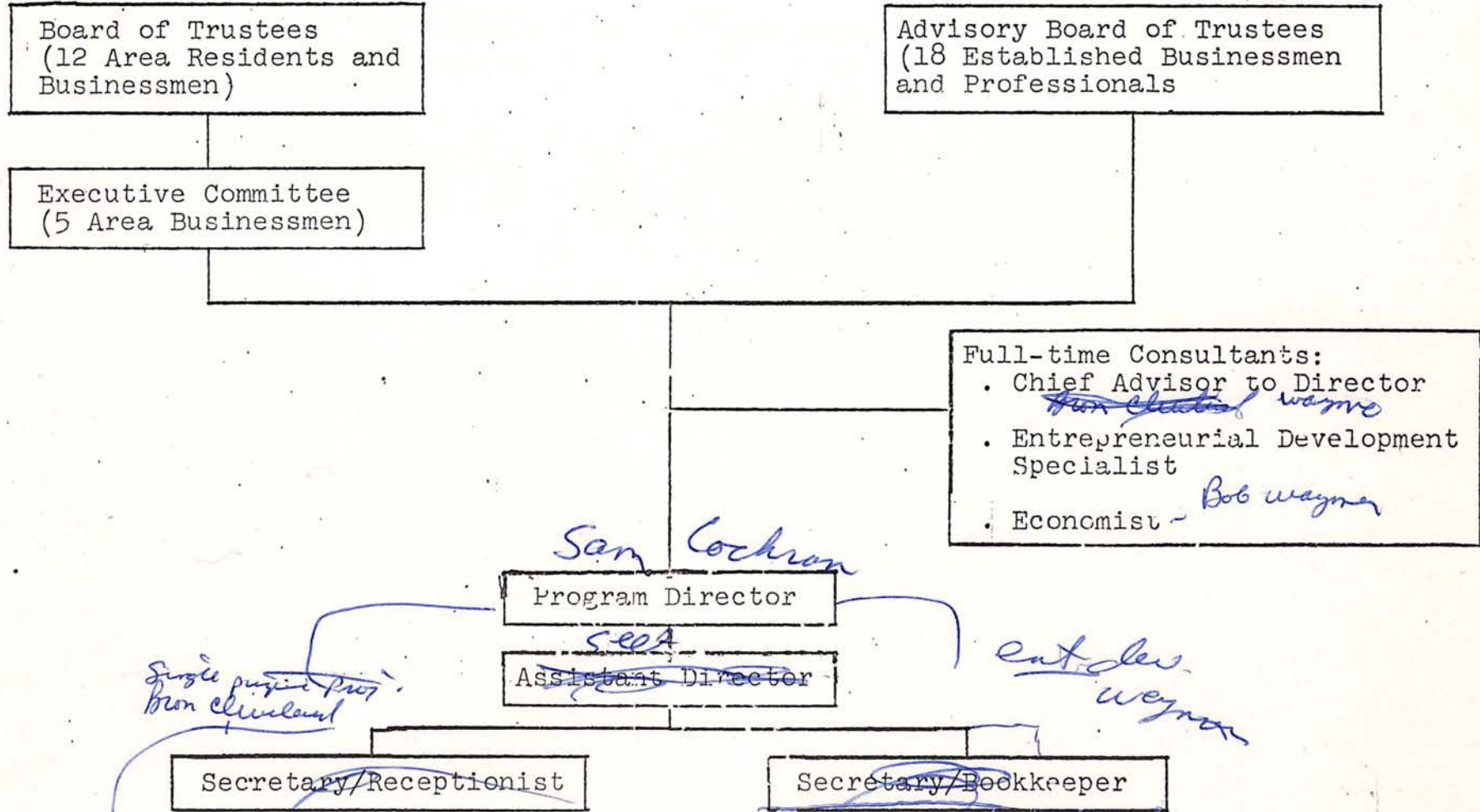
A resident of Peoplestown for the past 35 years. Mr. Barnes works for the United States Postal Service as a letter carrier.

He is a graduate of Booker T. Washington High School, 1946. He is married and has two sons, ages 13 and 15.

He served two years in the Army in Germany during World War II.

In 1952 he finished Reid Business School of Atlanta. He enjoys music and plays the guitar as a hobby.

MODEL NEIGHBORHOOD, INCORPORATED
 Organization Chart



OUR ORGANIZATIONAL STRUCTURE . . .

OUR ADVISORS . . .

The Advisory Board of Trustees

- . MR. McNEILL STOKES, Attorney at Law and partner, Stokes and Manning.
- . MR. LAWRENCE COWART, Coca-Cola, U.S.A.
- . MR. CHARLES PROTHRO, Atlanta University Center for Business and Economic Development.
- . MR. RODNEY COOK, Certified Public Underwriter, Atlanta Alderman and State Legislator.
- . MR. JOHN GOULD, Economic Consultant and Professor, Georgia Tech Graduate School of City Planning.
- . MR. ROBERT FREEMAN, President, Lithonia Lighting and Vice President, National Service Industries.
- . MR. PAUL MULDAWER, Architect and Partner, Muldawer and Patterson.
- . MRS. ELIZA PASCHAL, U. S. Equal Employment Opportunity Commission.
- . MR. T. M. PARHAM, University of Georgia Institute for Government and Law.
- . MR. C. J. SCHWARTZ, Senior Supervisor, Kurt Salmon Associates.
- . MR. JACK ULMAN, Vice President and Regional Director, Kurt Salmon Associates.
- . MR. RAY ABERNATHY, Vice President, Rafshoon Advertising Company.
- . MR. JIM McGOVERN, Director, Atlanta Crime Commission.
- . MR. JERRY GILBERT, Vice President, Sunbrand Corporation.
- . MR. ERIC HILL, President, Eric Hill Associates.
- . MR. KELLY KIDD, Director, Project Cornerstone.
- . MR. RICHARD LYLE, Economic Development Director, National Urban League of Atlanta.
- . DR. ALEX LACY, Dean, School of General Studies, Georgia State College.

M E M O R A N D U M

TO: Members of the Advisory Board of Trustees

FROM: Edward Moody, Director
Model Neighborhood, Incorporated

SUBJECT: Meeting of July 12, 1969

DATE: July 15, 1969

Thank you for such a good turnout for the meeting last Saturday; fifteen people were invited and twelve attended. The purpose of the meeting was to get your advice on possible restructuring of the corporation and changing staff positions in an effort to reassure city officials that MNI is capable of carrying out the scope of services submitted to the City Demonstration Agency.

The staff and consultants are now working to prepare the documentation demonstrating fiscal responsibility and program progress of MNI to date as you recommended at the meeting. We all appreciate the confidence in us expressed by the advisors; it is you who have worked closely with us and judged our performance first hand on the various aspects of the program for the past year or more. We believe it would be beneficial to our presentation to have a statement from the advisors and are requesting that each of you, who are willing to do so, please sign the enclosed statement and return the statement in the enclosed envelope as soon as possible.

EM/lw

Enclosure (2)

STATEMENT

We, the undersigned advisors to Model Neighborhood, Inc., endorse the concept, goals and program of the corporation. Further, we support the Board of Trustees and the Director and his staff in their efforts to bring about economic improvement in the Model Neighborhood of Atlanta.

Each of us has been actively involved in the development and growth of Model Neighborhood, Inc. Each has given more than a few hours or a few dollars toward achievement of the program and stand ready to continue our assistance. Each of us believes in the self-help objectives of the corporation, endorses the principle of decision-making remaining in the hands of the grassroots Board of Trustees, and are well satisfied with the performance of the Director and his staff to date. Further, we are prepared to continue to assist the Director and staff in the day-to-day operation of the corporation and its subsidiaries and are willing to do whatever is necessary, within reason, to assure the success of the program.

By _____

Title _____

Business Affiliation _____

Date _____

OUR LAWYERS . . .

STOKES & MANNING
Attorneys at Law
2046 Bank of Georgia Building
Atlanta, Georgia 30303
Telephone: 577-3671

. . . Mr. McNeill Stokes is paid a monthly retainer for general legal services.

Model Neighborhood, Inc.

TRUSTEES

CHAIRMAN OF BOARD
Joe Stallings

VICE-CHAIRMAN
Joel W. Marshall

SECRETARY
CLARK MARTIN

TREASURER
C. G. EZZARD

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TELEPHONE: 523-5166-7

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TECHNICAL ADVISORS

C. BRON CLEVELAND
PAUL MULDAWER
ELIZA PASCHAL

August 5, 1969

Mayor Ivan Allen, Chairman
Model Cities Executive Board
City Hall
Atlanta, Georgia

Dear Sir:

In a Model Cities Steering Committee meeting on July 31, 1969, a motion was carried to approve the Model Neighborhood, Inc. economic development program, pending written communications of information conveyed by a consultant at the meeting on the following two concerns; (1) expansion of MNI Board and (2) MNI Directorship.

The following action was taken at a special Board meeting on July 30, 1969 of Model Neighborhood Inc.

- (1) MNI Board agreed to expand its Board to include more members with the stipulation that they be residents of the Model Cities area.

Although the Board agrees in principle that the addition of professional businessmen on their Board would benefit the corporation, it disagreed with adding, specifically (5) "Black" businessmen because of the racial overtones of such an action. The Board also felt that sophisticated "out-side" business interest (on the Board) would not enhance the basic concept of self-help. The Board however, did agree that the Advisory Board would meet monthly in order to review the program progress and financial expenditures. This action was agreed

August 5, 1969

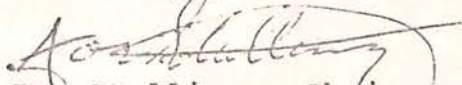
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- (2) The Board hired Mr. Samuel Cochran as Executive Director. Mr. Moody, to benefit the corporation, agreed to work in a line position. He is to receive a contract with specific duties as outlined in a scope of services.

The Model Cities Steering Committee voted to approve MNI's program upon receiving the above information in writing. The committee instructed MNI to forward this information on to the Executive Board via letter for your consideration.

Sincerely yours


Joe Stallings, Chairman
Board of Trustees

cc Executive Board
Steering Committee
J. Johnson
J. Culp
J. Hicks
R. Lyle
D. Sweat

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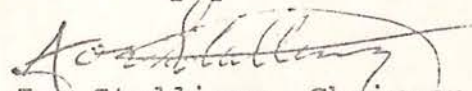
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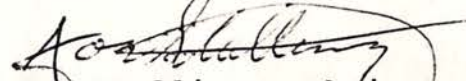
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Model Neighborhood Weekly Machine

 Vol. 2 Number 100 June 30, 1969 Free Edition

MODEL NEIGHBORHOOD, INC. WORKS FOR A BETTER COMMUNITY

In the CDA Neighborhood, Model Neighborhood, Incorporated is the only "sub-professional agency" applying for contract to assist in the Model Cities program. It is the belief of MNI Board of Directors and staff that economic development will play a great role in the Cities Demonstration Area. Through this component it will financially benefit the residents, and eventually provide business ownerships. The Economic Development program of MNI is designed to make producers out of consumers, and taxpayers out of tax-users.

Edward Moody, Director

NEW BOARD MEMBER

Mr. Jack Cofer, a resident of Grant Park community was voted in as a member of the MNI Board of Directors at the last board meeting, June 25.

Mr. Cofer, an active member of his community and a concern citizen, works very hard to bring about constructive change in the Model Cities area. Mr. Cofer is the first members of the board from the Grant Park community. He was invited to participate by Mr. Joe Stalling, Vice-Chairman and was voted in unanimously by the other board members.

With the addition of Mr. Cofer, MNI now has a twelve (12) member board with representation from five of the six neighborhoods in the Model Cities Area. They are as follows:

Mechanicsville

Mr. Edward Moody - Chairman
 Mr. Nathaniel Prothro, Sr.

Summerhill

Rev. J. W. Marshall
 Rep. C. G. Ezzard - Treasurer

(Continue, next column)

Peopletown

Mr. Sam Cochran ✓
 Mr. Joe Stalling - Vice Chairman ✓
 Rev. Austin Ford
 Mr. Claude Barnes

Pittsburgh

Mr. Clark Martin - Secretary
 Mr. Prince Martin
 Mr. Harold Owens

Grant Park

Mr. Jack Cofer

Adair Park

(Efforts are being made to get a member.)

MNI OPENS NEW OFFICE

Model Neighborhood, Inc. operates a new office at 940 McDaniel Street that serves all of the Model Cities area. MNI principle operation is economic development, however, MNI is very concern about improving the working relationships in the community. MNI is committed to the improvement of cooperation and coordination. In recent conversations with Johnny Johnson, Director of Model Cities, all indications are that MNI and Model Cities will have a fine working relationship in the future.

SAM COCHRAN GETS NEW JOB

CONGRATULATIONS TO Mr. Samuel Cochran as Assistant Director with MNI. Mr. Cochran was formerly employed at South-Side Comprehensive Center in the Supply room. Mr. Cochran will start to work Monday, June 30, 1969. He will work directly under Mr. Moody and is to be trained in entrepreneurial development by one of the consultant contracted with MNN

ATLANTA NEWSPAPERS CITES
LEWIS E. PETERS
FOR OUTSTANDING LEADERSHIP

In an article in the magazine section of the Atlanta-Journal-Constitution, Deacon Lewis E. Peters, Chairman of the Model Cities Mass Convention, was cited for outstanding leadership in community work and community relations. The paper pointed out that Dea. Peters works many hours for the people in the community and is dedicated to making Atlanta's Model Cities program a success.

LITTLE BIRD LIT ON THE
WEEKLY MACHINE AND SAID:



"Now that the question of the \$72,000 is settled, let's get on with making Model Cities work for everybody. The bird wishes the Model Cities Mass Convention Inc. lots of luck.

FLIES * * See you next week.

GOOD LUCK JIM PARHAM
ON YOUR NEW JOB

Robert W. Waymer



Model Neighborhood, Inc.

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VICE-CHAIRMAN
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TECHNICAL ADVISORS

C. BRON CLEVELAND
PAUL MULDAWER
ELIZA PASCHAL

August 5, 1969

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Model Cities Executive Board
City Hall
Atlanta, Georgia

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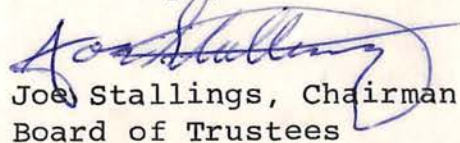
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Joe Stallings, Chairman
Board of Trustees

cc Executive Board
Steering Committee
J. Johnson
J. Culp
J. Hicks
R. Lyle
D. Sweat

CITY OF ATLANTA



CITY HALL ATLANTA, GA. 30303

Tel. 522-4463 Area Code 404

IVAN ALLEN, JR., MAYOR

R. EARL LANDERS, Administrative Assistant
MRS. ANN M. MOSES, Executive Secretary
DAN E. SWEAT, JR., Director of Governmental Liaison

July 1, 1969

MEMORANDUM

To: Dan Sweat, Jr.

From: George Berry

Subject: Status of Sale of Shopping Center Site by Atlanta Housing Authority to Model Neighborhood, Inc.

At your request, I have talked with Philip Vrooman, Disposition Officer of the Atlanta Housing Authority for a rundown on the status of this transaction.

It seems that this is considered a very unusual transaction as far as the Housing Authority is concerned. The initial proposition was made without the benefit of a written proposal and after the proposed sale had been announced publicly, the Housing Authority personnel assisted the Model Neighborhood, Inc. in preparing a proposal that would satisfy the requirements of the Department of Housing and Urban Development. The written proposal is dated May 22, 1968. It proposes to buy the two parcels involved for a total of \$216,500.00. When the sale was first proposed, Model Neighborhood, Inc. paid over to the Housing Authority \$10,800.00. These funds were borrowed from the Trust Company of Georgia and require some sort of quarterly payment. We understand that these payments are being met from the proceeds of the \$6,000.00 granted to the organization through EDA in 1968.

The proposal conditioned the sale of the property on Model Neighborhood, Inc. being able to secure a loan for the balance which in turn necessitates securing commitments from a sufficient number of tenants to make the venture economically feasible. Mr. Vrooman states that there have been many conferences with Mr. Moody over the past year in an attempt to assist his organization in meeting this condition but, while Mr. Moody and his associates have appeared confident and determined, these commitments have not been obtained as yet.

July 1, 1969

Memo to Dan Sweat, Jr.

Page Two

The written proposal that was drawn up for this proposed sale does not have a time period written in which places any time limit on when this commitment must be met. Further, the way Mr. Vrooman interprets the document, the \$10,800.00 is refundable if Model Neighborhood, Inc. does not consummate the sale. As a matter of fact, there seems to be some confusion at the Housing Authority as to what the \$10,800.00 is because the Authority has never deposited the check even though it was received a year ago.

Mr. Vrooman states that at the last conference that was held with Mr. Moody a few weeks ago, he stated that it looked like it would be about six (6) months before the transaction could be consummated.

Very truly yours,


George Berry

GB:p

CITY OF ATLANTA



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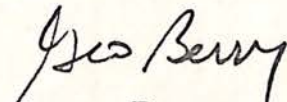
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July 1, 1969

MEMORANDUM

To: Mayor Ivan Allen, Jr.

From: Dan Sweat

Subject: Edward Moody

Following is a list of events concerning Edward Moody and the development of Model Neighborhood, Inc.

1. Moody was permanently employed by the Parks Department as a Community Recreation Leader on September 26, 1966. His salary was \$340.00 a month. He was dismissed on May 24, 1967. He was dismissed because of conflict with the staff with which he was working. He was reassigned to another community center but walked off the job. He was subsequently dismissed.
2. He was employed again by the City on March 5, 1968, as a Community Worker on the Model Cities staff. His salary was \$240.00 a month. He was dismissed on May 14, 1968, for failure to follow directions.
3. On January 18, 1968, the group known as Model Neighborhood, Inc. (which was in its third year of existence) became a chartered non-profit organization, after being advised to do so in order to be eligible for federal grants, foundation funds and seed money from different agencies to finance its programs and projects.

Edward Moody is president and Bron Cleveland and Robert W. Waymer are consultants.

Mayor Allen
Page Two
July 1, 1969

4. On October 22, 1968, Mr. Moody received a letter from Johnny Johnson informing him that his corporation, Model Neighborhood, Inc., would receive \$6,000 from the City of Atlanta's Model Cities Program. It was an EDA grant for economic development in the Model Neighborhood Area. This money was approved by the Model Cities Executive Board, the Board of Aldermen and the Mayor.
5. In May 1968 MNI was granted a \$10,800 loan from the Trust Company of Georgia to obtain an option on Atlanta Housing Authority property at Georgia Avenue and McDaniel Street. See attached memo from George Berry.
6. Economic Development Administration grant - totaling \$121,750 of which 86,780 is a federal cash contribution and 35,000 comes from the City of Atlanta (Technical Assistance Grant Project No. 04-6-09154) - was given upon a strong recommendation of the Atlanta City Demonstration Agency (check their letter to EDA of January 27, 1969).

Responsibilities of the corporation:

1. Outreach program - providing technical assistance to primarily minority entrepreneurs
2. Planning and development of a shopping center or similar facility in the Model Cities Area.

The EDA grant was approved on May 13, 1969, by Robert A. Podesta for a 12 month period. Atlanta CDA approval influenced this decision heavily.

7. The Small Business Administration approved a \$50,000 loan to MNI in June 1969 (last week) to be used in the development and operation of the MNI manufacturing plant. The manufacturing plant is located on Georgia Avenue and produces women's casual apparel.
8. The Steering Committee of the Mass Convention met Tuesday, June 24, 1969, and voted 7 - 0 against the MNI grant request for \$35,000 Model Cities supplemental funds to match the EDA grant. Two members abstained, six were absent.

DS:fy

July 14, 1969

Mr. Arnold Lebowitz, Director
Office of Technical Assistance
Economic Development Administration
U. S. Department of Commerce
Washington, D. C.

Dear Mr. Lebowitz:

On July 1, 1969, the Model Cities Executive Board discussed CDA projects numbered EC-003C and EC-005N.

At that time, Mayor Allen raised certain questions as to the qualifications of the Executive Director of Model Neighborhood, Inc. and expressed opposition to the approval of \$35,000 in Model Cities Supplemental Funds to match the EDA grant which has already been approved. The motion to approve was tabled until the August meeting of the Model Cities Executive Board.

In the meantime, Model Neighborhood, Inc. board members, MNI consultants, and others are working in an attempt to find a reasonable solution to this problem. I hope that a solution can be found prior to the August meeting.

Sincerely yours,

Dan Sweat

DS:fy

May 29, 1968

Mr. Edward Moody
Chairman, Board of Trustees
Model Neighborhood, Inc.
241 Doane Street S. W.
Atlanta, Georgia 30315

Re: Parcels B-10b and B-11
Rawson-Washington Street UR Area
Project Georgia R-10
Model Neighborhood, Inc.

Dear Mr. Moody:

On May 22, 1968, the Board of Commissioners of The Housing Authority accepted the proposal made by Model Neighborhood, Inc., to buy and redevelop the above described property; however, the action was taken subject to the Corporation receiving a commitment of funds.

Before The Housing Authority can actually and formally accept your proposal, it must have knowledge that Model Neighborhood, Inc., has received such a commitment. Please advise us when such a commitment has been received and of any progress made in this direction.

Very truly yours,

Howard Openshaw
Director of Redevelopment

HO:hen

Model Neighborhood, Inc.
700 McDaniel Street S.W.
Atlanta Georgia 30310
June 26, 1968

Mr. Howard Oppenshaw
Atlanta Housing Authority
824 Hurt Bldg.
Atlanta, Georgia 30303

re: Tracts B-10b, B-14

Dear Sir:

Since we are in the slow process of finding tenants to invest in the inner city, especially the major companies, we must request an extension on our present option to acquire this property.

We have been informed that we are eligible for a possible complete building loan from the Small Business Administration, and the Economic Developing Administration. This is our second-choice source, our first being private enterprise, and community owned developing.

We are receiving encouragement from interesting resources and groups. However, our 5% bid deposit expires on July 13th. Please reply as to our getting the extension on the 5%.

Respectfully yours,

Edward Moody

Edward Moody
Chairman,

Model Neighborhood, Inc.

EM:pr

July 16, 1968

Mr. Edward Moody
Chairman, Board of Trustees
Model Neighborhood, Inc.
700 McDaniel Street, S. W.
Atlanta, Georgia 30310

Re: Parcels B-10b and B-14
Rawson-Washington Street Urban
Redevelopment Area
Project Georgia R-10
Model Neighborhood, Inc.

Dear Mr. Moody:

Thank you for your letter of June 26, 1968, in which you advised us concerning your efforts toward getting financing for the shopping center you plan to erect on the above described property. You also speak of an option to acquire the property and request an extension of time because your 5% bid deposit expires on July 13th.

In clarification of the matter it seems appropriate to review briefly the existing situation in respect to this property. On May 17, 1968, Model Neighborhood, Inc., made a proposal to The Housing Authority to buy Parcels B-10b and B-14 in the Rawson-Washington Street Urban Redevelopment Area for a price of \$216,500.00 and attached to the proposal a Treasurer's check issued by the Trust Company of Georgia in the sum of \$10,800.00.

On May 22, 1968, the Board of Commissioners of the Housing Authority accepted the proposal conditioned upon your corporation receiving a commitment of funds.

On May 29, 1968, the Housing Authority wrote and advised you of the action taken by the Board of Commissioners and further advised that before the Housing Authority can actually and formally accept your proposal, it must have knowledge that Model Neighborhood, Inc., has received such a commitment. No date was set by which you are required to obtain such a commitment. It was our desire to give you a reasonable time and to work with you in every way possible.

Mr. Edward Moody
July 16, 1968
Page Two

As the matter now stands, when the Housing Authority is given knowledge that Model Neighborhood, Inc., has received a commitment of funds for the purpose of building the shopping center, the proposal made by Model Neighborhood, Inc., will be accepted. This situation will continue for a reasonable time and we sincerely hope that your efforts to finance the project will soon be fruitful.

Very truly yours,

Howard Openshaw
Director of Redevelopment

HO;hcn



HAMMER, GREENE, SILER ASSOCIATES
ECONOMIC CONSULTANTS WASHINGTON • ATLANTA

November 13, 1968

230 Peachtree Street, N.E.
Atlanta, Georgia 30303
Area Code 404/524-6441

Mr. C. Bron Cleveland
Eric Hill Associates
75 Eighth Street, N.E.
Atlanta, Georgia 30309

Re: Retail Development:
Model Neighborhood, Inc.

Dear Bron:

As requested, we have undertaken an analysis of the potential for neighborhood retail development on the property now under option to Model Neighborhood, Inc. The two parcels are B-10b and B-14 within the Rawson-Washington Urban Renewal Project Area. The purpose of our analysis was to arrive at the indicated value of the property, considering the probable scale and character of development.

The scale and character of development is determined by:

1. The objectives of Model Neighborhood, Inc.
2. The market available to support commercial development.
3. The limitations imposed by the size, configuration and accessibility of the property itself, as well as the necessity of maintaining an adequate ratio between building area and parking area, and
4. The practical considerations of maintaining a reasonable relationship between capital investment requirements and anticipated returns.

It is our understanding that Model Neighborhood, Inc. has as its primary objective the provision of retail trade and service facilities to serve the neighborhood residents. Other considerations are making available employment opportunities as well as on-the-job training in small business operation for area residents.

Mr. C. Bron Cleveland
November 13, 1968
Page 2

Because the intent is to develop neighborhood rather than highway-type or traffic-oriented retail establishments (both are possible at the locations under study) it is our opinion (and the opinion of a qualified commercial real estate leasing agent) that the property would not be used to its highest and best use. In this case, "highest and best use" is defined as those uses that would generate the highest rents, more cash flow, and therefore justify a higher purchase price. We must accept as a given the objectives of Model Neighborhood, Inc.; these take precedent over cash flow considerations and, thus, we begin our analysis with the knowledge that the proposed uses will not yield the greatest potential return.

In November, 1967, we undertook a preliminary analysis of market support. That analysis was given to representatives of Model Neighborhood, Inc. in summary table form. The factors considered were population, income and shoppers-goods and convenience-goods expenditures in 1967 and projected to 1980 on the basis of A.A.T.S. data compiled by A.R.M.P.C. In our judgment, market support is not a consideration since, by any reasonable test, the property cannot possibly be developed (considering its land area) with enough floor space to meet available market demand. Suffice it to say that the primary market alone (south of I-20, west of South Freeway, north of A.&W.P. R.R. and east of C. of G. R.R.) will support at least 60,000 square feet of additional shoppers-goods and convenience-goods floor area exclusive of service operations. Inflow from the secondary market would be substantial but has not been considered. Moreover, that space (60,000 square feet) can be supported by attracting only 10 percent of local resident shoppers-goods expenditures and 40 percent of convenience-goods expenditures. In summary, market support is far in excess of the practical physical development potential of the property under study.

In addition to the objectives of the sponsoring organization, we set forth one other development assumption which had a marked effect on our approach to the successful utilization of the property. There are two properties under option: the smaller parcel east of McDaniel Street contains just under 1.5 acres; the larger parcel west of McDaniel Street contains slightly more than 2.5 acres -- a total of 4 acres. Under no circumstances should consideration be given to providing a pedestrian connection between the parcels by bridging McDaniel Street. The reasons for this statement will become abundantly clear later in this report letter, but for now it should

Mr. C. Bron Cleveland
November 13, 1968
Page 3

be understood that the cost of bridging cannot possibly be justified by the anticipated cash flow regardless of how desirable such a connection might seem from the standpoint of functional relationships. Moreover, we believe that by placing uses on each parcel which have fundamentally different activities and traffic generating and servicing characteristics, the need for a physical connection (exclusively for pedestrians) can be reduced considerably.

Proposed Uses

In the development of the suggested retail and service complement and in estimating rents we have used the services of one of Atlanta's outstanding commercial leasing agents. This gentleman prefers to donate his talents anonymously because we both understand that other real estate people are acting in an advisory capacity on this project.

We propose that Parcel B-14 (1.486 acres) be developed as follows:

	<u>Land or Building Area</u> (Square Feet)
Service station	25,000
Theater (400 seats)	5,800
Service shops	4,200
Parking (75 spaces)	<u>29,700</u>
Total	64,700

The service station should locate on the Georgia Avenue frontage; the theater and service shops on the remaining land area. These service shops will generate quick turnover patronage and traffic -- much of the traffic may flow past drive-in windows if designs can incorporate this possibility. The theater's patronage will be primarily in the evening and can utilize parking not needed by service shops at that time. (Incidentally, we checked the mini-theater people now operating here in Atlanta and they expressed interest in the proposed development.) The service shops should be just that -- shoe repair, laundry and dry cleaning pick-up, possibly barber and beauty shops, and similar types of personal and repair services.

Mr. C. Bron Cleveland
 November 13, 1968
 Page 4

We propose that Parcel B-10b (2.51 acres) be developed as follows:

43560
 43560
 22000
 109020
 30
 79020

Floor Area
 (Square Feet)

Supermarket	16,000
Drug	4,000
Shoppers-goods units	10,000
Total	30,000

space for 200 cars

The shoppers-goods units could be hardware/auto accessories, women's and men's wear or family clothing, shoe stores, piece goods, possibly a small limited-price variety unit, record shop, optical and possibly even a convenience-goods unit such as a bakery.

Cash Flow Pro Forma:

Anticipated annual rents:

Theater	\$13,000
Service shops (4,200 sq.ft. @\$2.50/sq.ft.)	10,500
Service station (net land lease)	4,200
Sub-total (Parcel B-14)	<u>(\$27,700)</u>
Supermarket (16,000 sq.ft. @\$1.50/sq.ft.)	\$24,000
Drug (4,000 sq.ft. @\$1.65/sq.ft.)	6,600
Other stores (10,000 sq.ft. @\$2.00/sq.ft.)	20,000
Sub-total (Parcel B-10b)	<u>(\$50,600)</u>
Gross Rents	\$78,300

Operating expenses: ^{1/} 30,000 sq.ft. @ 35¢/sq.ft.	<u>-\$10,500</u>
Net Operating Income	\$67,800

*revised
 30,000
 \$ 48,300*

Debt service:

40,000 sq.ft. at \$12/sq.ft. construction costs = \$480,000	
Assume interest @ 10.5 percent constant =	<u>-\$54,400</u>
NET CASH FLOW	\$13,400

Red \$ 6,100

1/ Excludes service station (net ground lease).

Mr. C. Bron Cleveland
November 13, 1968
Page 5

Indicated Land Value

We believe the rent, operating expense and debt service assumptions used in the cash flow pro forma to be realistic. An investor is expected to view them as reasonable and prudent. If the cash flow is capitalized at a 10 percent rate, the property (both parcels combined) would be worth \$134,000.

It is recommended that Model Neighborhood, Inc. buy the property on the basis of projected cash flow, then sell the land to an institution and lease it back (sale/lease back) on the basis of cash flow. Under this proposal, Model Neighborhood, Inc. would have to apply the entire anticipated net cash flow to rent on the land. Thus, there would be no profit flowing to the company. On the other hand, the company would be accruing equity interest in the improvements on the property.

Thus, the institution owns the land, the financier of improvements owns the structures and Model Neighborhood, Inc. gets the residual interest in the structures at the termination of the debt service on these improvements.

We sincerely hope that this analysis will enable Model Neighborhood, Inc. to move ahead on this worthwhile project. It will be necessary to acquire the land for approximately \$134,000, against the current established minimum price of \$216,500 -- a reduction of \$82,500. Nevertheless, we believe the established minimum price to be far in excess of the value indicated on the basis of cash flow. Furthermore, we believe our cash flow projections to be realistic and in line with what experienced commercial leasing people are finding in this type of location and given the suggested scale and character of development recommended.

If the price of the land can be reduced, we suggest contacting large financial institutions interested in a sale/lease back at a 10 percent net net rate. Because commercial banks are restricted in lending on unimproved real estate, their (M.N.I.) best bet is to try insurance companies.

If the sale/lease back can be arranged, the group should then contact a reputable commercial real estate developer to put together a package and handle leasing and management of the development.

Mr. C. Bron Cleveland
November 13, 1968
Page 6

We are pleased to donate our analysis to this worthwhile effort and we believe other firms and individuals in the Atlanta community will be happy to lend a hand as well. Please express our best wishes to Model Neighborhood, Inc.

Sincerely,



Alan E. Welty
Principal

AEW/pjh



824 HURT BUILDING
TELEPHONE JA. 3-6074
ATLANTA 3, GEORGIA

February 27, 1969

*File
B-10 & B-14
R-10*

Mr. Edward Moody, Executive Director
Model Neighborhood, Inc.
700 McDaniel Street, S. W.
Atlanta, Georgia 30310

Dear Mr. Moody:

This is in reply to your letter of December 31, 1968 indicating that construction plans for the proposed shopping center at Georgia Avenue and McDaniel Street will be submitted within sixty days. We are pleased with the progress you have made in the preparation of these plans.

Your proposal to buy and redevelop disposition parcels B-10b and B-14 in the Rawson-Washington Urban Redevelopment Area accompanied by a proposal deposit in the amount of \$ 10,800.00 was accepted by the Board of Commissioners of the Atlanta Housing Authority on May 22nd, 1968 upon the condition that the Authority receive evidence that a loan commitment in an amount sufficient to complete the proposed development has been obtained by your corporation. Following receipt of this loan commitment and upon receipt of acceptable working drawings of the proposed development, the Authority will be in a position to convey title to the property.

The City has requested the Authority to take whatever steps necessary to complete this project at the earliest possible date. We are most anxious to complete all activities by the end of 1969.

In order to close out this project, now in its ninth year of execution, it is imperative that the land for the proposed shopping center be conveyed and construction started no later than December, 1969. Current administrative and interest costs for keeping the project open amount to \$16,936.00 per month.

In the event Model Neighborhood, Inc. is unable to meet the conditions cited above, please notify the Authority at once so that your proposal deposit may be returned and the land re-offered for sale.

COPY

February 27, 1969

The Housing Authority is most sympathetic with the concept of resident involvement in the redevelopment of their neighborhoods and will cooperate in any way possible to achieve this worthy objective. However, in view of the City's expressed desire to close out this project at the earliest possible date, ~~we are unable to leave this matter open indefinitely.~~

We will appreciate hearing from you and being advised of the present prospects of your obtaining the necessary loan commitment.

Very truly yours,



Howard Openshaw
Director of Redevelopment

HO/Mc

cc: Mr. Rodney M. Cook

Mr. Charles L. Davis

Mr. Collier Gladin

Mr. Edwin L. Sterne

Mr. Phillip Vrooman ✓

KING & SPALDING

TRUST COMPANY OF GEORGIA BUILDING

ATLANTA, GEORGIA 30303

404 525-0481

March 24, 1969

HUGHES SPALDING
WILLIAM K. MEADOW
HUGHES SPALDING, JR.
CHARLES H. KIRBO
POPE B. MCINTIRE
KENNETH L. HEWITT
HARRY C. HOWARD
R. BYRON ATTRIDGE
ROBERT W. HURST
HENRY HALL WARE III
HUGH PETERSON, JR.
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A. FELTON JENKINS, JR.
R. WILLIAM IDE III
CHARLES M. SHAFFER, JR.
W. DONALD KNIGHT, JR.
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JAMES M. SIBLEY
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G. LEMUEL HEWES
JACK H. WATSON, JR.
HORACE H. SIBLEY
GEORGE GRAHAM TRASK
JAMES A. BRANCH III

BY HAND

Mr. Howard Openshaw
The Housing Authority of the
City of Atlanta, Georgia
824 Hurt Building
Atlanta, Georgia 30303

Re: Parcels B-10b and B-14
Rawson-Washington Street UR Area
Project Georgia R-10
MODEL NEIGHBORHOOD, INC.

Dear Howard:

This acknowledges receipt of your letter of the 20th, requesting our opinion as to whether or not it would be possible to comply with the request of Model Neighborhood, Inc. as set forth in your letter.


You are correct that the State law requires that urban redevelopment land be sold for not less than the fair value for uses in accordance with the urban redevelopment plan. Of course, the fair value is a question of fact and not of law. The price was established by the Commissioners based on two professional appraisals for the uses of the property in accordance with the plan. It would appear that the only way the price could be reduced would be to determine that the appraisals were in error and have the property reappraised. There is the further possibility that you can place certain restrictions on the property, or change the use to a less valuable use and thereby lower the price. Therefore, unless you change the uses on the property or obtain other appraisals, I see no way that the

Mr. Howard Openshaw
March 24, 1969
Page two

Housing Authority can comply with the redeveloper's request for a reduction in the price from \$216,000 to \$134,000.

I am returning all documents herewith.

Sincerely,


Byron Attridge

BA:jmb
Enclosures