

September 22, 1967

File
A regular meeting of the Urban Renewal Policy Committee was held on Friday, September 22, 1967 at 10:00 A. M. in Committee Room #4, Second Floor, City Hall.

The following members were present:

Mr. Rodney Cook, Chairman
Mr. E. Gregory Griggs
Mr. John M. Flanigen

Absent:

Mr. Hugh Pierce
Mr. Frank Etheridge
Mr. Edwin L. Sterne
Mr. George Cotsakis

Also present were:

Mr. Howard Openshaw, Director of Redevelopment, Atlanta Housing Authority
Mr. Les Persells, Associate Executive Director, AHA
Mr. Collier Gladin, Planning Director, City of Atlanta
Mr. Don Ingram, Central Atlanta Progress, Inc.
Mr. Byron Attridge and John Izard, Attorneys for the Atlanta Housing Authority

There were also other staff members of the Atlanta Housing Authority present; the press and representatives of other city departments.

The Chairman called the meeting order and the following business was considered:

1. Parcel D-19, Motel site across from Fulton County Juvenile Court, Rawson-Washington Urban Renewal Area.

Mr. Openshaw briefly recapped the sequence of events relative to this property leading up to this meeting and stated that the original closing date of January 10, 1967 has been extended twice with an additional 5% of the purchase price being paid with each extension, plus an additional 6% of the unpaid balance so that up to the present time, they have paid \$156,000 earnest money on the property and \$10,352 interest. He then read a letter from The Edwards Companies requesting approval to assign their entire interest in Parcel D-19 to the American Realty Service Corporation who proposes to construct an Admiral Benbow Inn on the property consisting of 252 units at an estimated cost of \$2,500,000. The original proposal by The Edwards Companies was for a facility of 470 units at an approximate cost of \$6,000,000. (For complete details of letter from The Edwards Companies see copy attached hereto and made a part of these minutes).

Mr. Openshaw stated the Housing Authority Board of Commissioners, before acting on this matter, would like a recommendation from the Policy Committee.

Mr. Openshaw presented site plans and photographs of the Admiral Benbow Inn and stated it is a considerable step downward in comparable developments.

Mr. Gladin stated he did not feel we should compromise the development of this site.

Chairman Cook asked about the legal status of an assignment of this property to American Realty Service Corporation.

Mr. Izard stated this would be within the discretion of the committee.

There was then some discussion about the possibility of a motel being able to secure a liquor license since a church was located within 40 feet (to the rear) of Parcel D-19. This question was not resolved, but it was the feeling of the committee that development of the site would be doubtful unless a motel could obtain such a license.

After other brief discussion, it was the consensus of the committee that they would not object to The Edwards Companies assigning their interest in Parcel D-19 to American Security or some other company if the quality of development is not to be compromised. It was the opinion of the committee, however, that the second proposal for the Admiral Benbow Inn was substantially inferior to the original proposal and it was rejected.

2. Status of West End Shopping Center.

In compliance with the action of the committee at the August 18 meeting, Mr. Openshaw stated he had mailed a letter to thirty major shopping center developers throughout the country inviting their comments on the proposed redevelopment of the West End shopping facility. A copy of this letter, along with a listing of the thirty companies, had previously been furnished the Chairman and other members of the Policy Committee. Mr. Openshaw stated some did not respond for various reasons, five needed additional information and others were interested in being kept informed.

The discussion then centered around the following questions:

1. Whether or not to allow the Star-Tex group to proceed with their proposed motel development on property north of Oak Street, across the street from the proposed West End shopping center?

It was the consensus of the committee that the Star-Tex group should be given an opportunity to redesign their proposal and before making a final decision, that Mr. Herbert Ringel, Attorney for the group, would be allowed to appear with his clients at a special meeting set for Friday, September 29 at 10:00 A. M. to discuss the matter with the committee.

2. Should Parcels 22 and 23 be offered as one tract and as a part of this decision, should the Adalaide Apartments be acquired and offered in conjunction with these two parcels?

The committee concluded that the Adalaide Apartments should be acquired and included in the development of the motel parcel in any event. It was pointed out by Mr. Openshaw that Karl Bevins, City Traffic Engineer, has insisted that Oak Street be left open and one way as it now is. He stated also that if the Star-Tex proposal doesn't go through, the Housing Authority would acquire the Adalaide Apartments and offer it in conjunction with Parcels 22 and 23.

3. Request by Gulf Oil Corporation to exclude from the West End Plans an additional 50 foot parcel on Lee Street for expansion of the existing station at the corner of Oak and Lee Streets, already excluded from the Plans; whether or not the station should be included in the West End Plans and acquired for the proper development of the shopping center and failing acquisition of the station, the question of upgrading it to blend with the redevelopment of the area?

The committee voted unanimously to defer a decision on this matter pending an appearance of the Gulf people before the committee at the special meeting previously set for Friday, September 29, 1967 at 10:00 A. M.

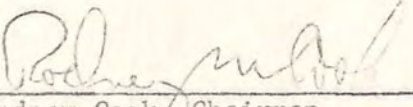
4. Offering of Parcel 20, lying at the off-ramp to I-20, for motel development.

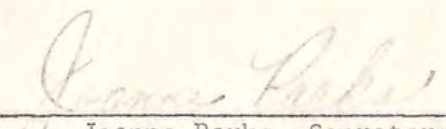
The committee requested that the Housing Authority proceed to immediately place this property on the market for motel development.

There being no further business, the meeting was adjourned.

Approved:

Respectfully submitted,


Rodney Cook, Chairman


Joanne Parks, Secretary