

June 12, 1967

File

A joint meeting of the Urban Renewal Policy Committee and the Board of Commissioners of the Atlanta Housing Authority was held on Monday, June 12, 1967 at 11:15 A. M. in the Hickory Hill Salon of the Marriot to discuss the awarding of the bid in the University Center Urban Redevelopment Area.

The following Members were present:

Mr. Rodney Cook, Chairman
Mr. E. Gregory Griggs
Mr. John M. Flanigen
Mr. Hugh Pierce
Mr. Frank Etheridge
Mr. Edwin L. Sterne
Mr. George Cotsakis

Also present were:

Mr. M. B. Satterfield, Executive Director, Atlanta Housing Authority.
Mr. Les Persells, Director of Redevelopment, AHA.
Mr. Howard Openshaw, Chief, Planning-Engineering Department, Atlanta Housing Authority.
Mr. J. B. Blayton, Member, Board of Commissioners, Atlanta Housing Authority.
Mr. Collier Gladin, Planning Director, City of Atlanta.

Seven redevelopers submitted proposals, listed below, consisting of narrative statements, accompanied by drawings showing site plans, floor plans, elevations and perspectives, which were on display for discussion and examination:

1. Prince Hall Masonic Lodge #1
2. Prince Hall Masonic Lodge #2
3. Civic Housing Associates, Inc.
4. Atlanta Building & Development Corporation
5. Celotex Corporation
6. Department of Minimum Salaries, AME Church
7. Diamond & Kaye Properties

Mr. Persells explained that the various reviewers had rated each proposal fairly equal insofar as their caliber of development is concerned.

The committee proceeded to discuss each proposal, pro and con.

The question of modification of plans by FHA (regardless of who the developer is) and what constitutes a minor and major change of plans was discussed at length. Mr. Persells said that in discussions with FHA about this particular point, the Housing Authority was assured that any changes requested would be within the original concept of development. Mr. Cotsakis raised the question of providing air-conditioning in the units, stating he felt it would be highly desirable.

Mr. Persells stated that in 221(d)(3) developments this is not an FHA requirement and there is no way of subjecting a developer to it; that some consideration is being given to this in a development in the Rawson-Washington project area; in the case of the 7 proposals at hand, one proposes air-conditioning and the other six can supply unit conditioners later. Incidentally, Mr. Persells stated this would be considered a minor plan change.

Mr. Etheridge stated that keeping in mind this property forms the entrance way to Atlanta's Negro college complex, his concept of development would be to go high-rise, in order to allow more open space, and orient it to the college complex, rather than to the overall housing problem. He suggested the high-rise could be placed in the interior of the development with the low-rise structures around it, at the entrance way to the college complex. This concept would tie in with the colleges' proposal to place low-rise buildings for faculty and students in a fourth of their property.

There was further discussion as to whether or not it would be ethical for the committee to negotiate with a developer on a plan change after the award was made.

Mr. Persells stated that minor changes vs. major changes gets to be a matter of opinion, but he felt you could negotiate with the winning developer within the concept of the original development, but as to the question of high rise, per se, he felt if this was deemed advisable for the area, each developer would have to be given an opportunity to submit plans based on a high-rise concept since, in his opinion, this would constitute a major change.

He also mentioned that no waivers were granted in any of the proposals.

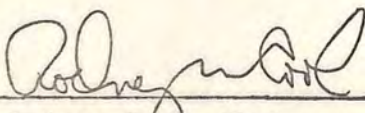
The Chairman then called for a decision.

The Committee adopted, by unanimous consent, proposal number 5 by the Celotex Corporation with proposal number 1 by Prince Hall Masonic Lodge #1 as a second choice.

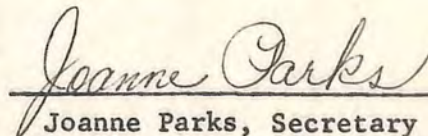
There being no further business, the meeting was adjourned.

Approved:

Respectfully submitted,



Rodney Cook, Chairman



Joanne Parks, Secretary