

May 15, 1967  
Minute Book 48 - Page 374

The City Council of the City of Charlotte, North Carolina, convened at 10 o'clock a.m., on Monday, May 15, 1967, in the Council Chamber, in the City Hall, pursuant to Section 3.21 of the Charter of the City of Charlotte for the purpose of inducting into office the Mayor and members of the City Council, elected at large by the qualified voters of Charlotte in the General Municipal Election held on Friday, May 5, 1967. Mayor Stan R. Brookshire presiding and Councilmen Claude L. Albea, Fred D. Alexander, Sandy R. Jordan, Milton Short, John H. Thrower, Jerry Tuttle and James B. Whittington were present.

ABSENT: None.

\* \* \* \* \*

INVOCATION.

The invocation was given by Dr. J. Clay Madison, Pastor of Myers Park Methodist Church.

MINUTES APPROVED.

Upon motion of Councilman Albea, seconded by Councilman Jordan, and unanimously carried, the minutes of the last meeting on May 8th were approved as submitted.

REPORT OF MECKLENBURG COUNTY BOARD OF ELECTIONS OF THE RESULTS OF THE GENERAL MUNICIPAL ELECTION HELD ON FRIDAY, MAY 5, 1967.

The City Clerk read the following Report of the Mecklenburg County Board of Elections of the results of the General Municipal Election held on Friday, May 5, 1967:

The Mecklenburg County Board of Elections met in the County Commissioners' Room of the Courthouse of Mecklenburg County, North Carolina, at 10 o'clock A.M. on the 8th day of May, 1967, in the presence of such electors as chose to attend, for the purpose of canvassing the votes cast in the City Election on May 5, 1967, for Mayor and members of the City Council of the City of Charlotte, North Carolina.

The results of said City Election, as canvassed and judicially determined by the said Mecklenburg County Board of Elections appear in Duplicate Abstracts made by said Board, one of which is filed with the City Clerk of the City of Charlotte, and the votes for various offices in said election as follows:

FOR MAYOR

Stan R. Brookshire	15,833
John A. Tate, Jr.	15,790

May 15, 1967  
Minute Book 48 - Page 375

FOR COUNCILMEN

Claude L. Albea	11,672
Fred D. Alexander	13,514
Alex Copeland, Jr.	10,208
Mary T. Dellinger	5,968
Sandy R. Jordan	17,960
Jim McDuffie	9,055
J. Frank Neal	4,235
Albert T. Pearson	4,805
Milton Short	18,043
Gibson L. Smith	16,761
James B. Stegall	16,129
Jerry Tuttle	16,427
James B. (Jim) Whittington	21,489
George A. (Hack) Wilson	3,223

The following were declared elected:

FOR MAYOR

Stan R. Brookshire

FOR COUNCILMEN

Fred D. Alexander  
Sandy R. Jordan  
Milton Short  
Gibson L. Smith  
James B. Stegall  
Jerry Tuttle  
James B. (Jim) Whittington

Write-in Votes are as follows:

FOR MAYOR

Reid Stubbs	1
John D. Powers	1
James B. Whittington	1
Miss Josie Goines	1
John Doe	1
Helen Reavis	1

FOR COUNCILMEN

Steve W. Delleger	1
John Doe	1

MECKLENBURG COUNTY BOARD OF ELECTIONS

Mrs. Samuel C. Hair, Chairman  
R. L. Brown, Secretary  
E. J. Presser, Member

Filed with the City Clerk of the City of Charlotte, North Carolina, this the 8th day of May, 1967.

Catherine C. Carpenter  
Executive Secretary  
Mecklenburg County Board of Elections

May 15, 1967  
Minute Book 48 - Page 376

NAME PLATE PLAQUES PRESENTED TO RETIRING COUNCILMEN CLAUDE L. ALBEA AND JOHN H. THROWER.

Mayor Brookshire stated there are two members of the former City Council retiring as of this day and hour.

Councilman Claude L. Albea has served the City of Charlotte well for 34 years or 17 terms of office. That he has been acknowledged as the Dean of the Charlotte City Council and it is with considerable regret that we see him retire. He stated to Mr. Albea that everyone is most grateful for the sacrificial services he has given to the City over the years, and for the contributions he has made of the ongoing of our City. That his serving on the Council for 17 terms might be a record in the State of North Carolina, and perhaps in the entire South.

Mr. Albea stated 36 years ago from this very spot he stated as long as he served on the Council he would represent all the people of Charlotte; that it has been his purpose to serve all the people and this he has tried to do. All he has to say now is that he is very grateful for the support he has had and especially for the friends who have pushed him all the way. That he leaves the Council with pleasant memories.

On behalf of the City Council and the Administration of City Hall, Mayor Brookshire presented to Mr. Albea a plaque containing his name plate which has been used in the Council Chamber for years, and reads as follows:

Albea  
Councilman

Presented to Claude L. Albea as a memento for his service to the citizens of Charlotte, in the Office of City Councilman, from 1931-1945 and 1947-1967.

Mayor Brookshire stated Councilman Thrower was elected six years ago and served three consecutive terms devoting time with dedicated effort to moving Charlotte in the manner in which Charlotte has been moved.

Mr. Thrower replied the paper this morning said he and Mr. Albea were going to make a speech, and he is unprepared and the only thing he can say is there are not words adequate to describe the six years he has been down here. The people have been wonderful, the employees have been wonderful, and best of all the citizens have been wonderful. He thanked all for this opportunity of service.

Mayor Brookshire stated he would hope that Mr. Thrower would also treasure the plaque with the name that has appeared in front of his seat for the past six years, and reads as follows:

Thrower  
Councilman

Presented to John H. Thrower as a memento of his service to the citizens of Charlotte, in the Office of City Councilman, from 1961 to 1967.

May 15, 1967  
Minute Book 48 - Page 377

OATH OF OFFICE ADMINISTERED TO MAYOR-ELECT.

The Oath of Office was administered to Mayor-elect Stan R. Brookshire by the City Clerk, Miss Ruth Armstrong.

OATHS OF OFFICE ADMINISTERED TO MEMBERS-ELECT OF THE CITY COUNCIL.

Mayor Brookshire administered the Oaths of Office to the members-elect of the City Council, i.e., Fred D. Alexander, Sandy R. Jordan, Milton Short, Gibson L. Smith, James B. Stegall, Jr., Jerry Tuttle and James B. Whittington.

RESOLUTION OF SYMPATHY ON DEATH OF CITY MANAGER'S FATHER-IN-LAW, REX FRANKLIN KAMMANN.

Mayor Brookshire advised that our very fine, efficient City Manager is absent today because of the death of his Father-in-law, Rex Franklin Kammann, this morning.

Councilman Smith moved the adoption of a resolution of sympathy, which was seconded by Councilman Short, and carried unanimously.

The resolution is recorded in full in Resolutions Book 5, at Page 442.

MAYOR EXPRESSES APPRECIATION FOR FLOWERS.

Mayor Brookshire expressed appreciation for the beautiful roses at his place this morning which came from the Tuttle garden.

ELECTION OF JAMES B. WHITTINGTON AS MAYOR PRO TEMPORE.

Councilman Jordan stated he would like the privilege of moving the election of Mr. James B. Whittington as Mayor pro tempore. The motion was seconded by Councilman Short, and carried unanimously.

DAY AND HOUR FIXED FOR COUNCIL MEETINGS.

Councilman Short moved that the hours for regular council meetings be the same as those that prevailed during the previous years, i. e. Monday of each week at 3:00 p.m., except on the third Monday of each month at 2:00 o'clock for the purpose of hearing petitions for changes in zoning. The motion was seconded by Councilman Tuttle, and carried unanimously.

REMARKS BY MAYOR BROOKSHIRE.

Mayor Brookshire introduced his wife, Mrs. Brookshire and his brothers, Voris and Brevard Brookshire, and stated if there is anyone in the City of Charlotte who makes more sacrifices of time and effort than the Mayor himself does, it is his wife.

Mayor Brookshire stated he would not dwell at any length on the 1967 City Election except to point out three significant aspects of it. No. 1, the

31,600 voters who turned out to choose a mayor and seven councilmen established an all-time high voting record for the City of Charlotte; that he would hope that record would be broken every two years from now on because he thinks the citizens of Charlotte should show enough concern and interest in their local government to go to the polls once every two years and express their wishes in selecting these officers of the City who administer policies and set the tax rate. No. 2, the closeness of the Mayor's contest broke all records of past elections, and a record that may stand for a long time. No. 3, this is the first time in Charlotte's 199 year history that any mayor has ever been named by the Citizens of Charlotte for four terms; that he is very personally grateful for the compliment paid to him in this election.

Mayor Brookshire stated all of our citizens who demonstrated an interest in Charlotte's present and future by working and voting for the candidates of their choice - whether their candidates won or lost - are to be commended. That this was a very fine exercise in good citizenship. He offered his personal congratulations to all members of the elected Council, with whom it is his anticipated pleasure of working very closely in the next two years in meeting both the needs and challenges of our City. That he is sure while there may be differences of opinion, and that is to be welcomed and encouraged, at the same time they will stand united in the common purpose of serving the best interests of the total city. As Mayor, he will continue to advocate and promote full citizenship rights and opportunities equated with responsibilities, slum clearance, an adequate supply of standard housing, revitalization of our Central City, improved traffic arteries, expansion of city facilities and services - particularly in the area of law enforcement (which we expect to strengthen all that we can, as fast as we can) and the encouragement of new businesses and industry.

He stated he is confident that in these and in all other worthy objectives, he will have the support of this Council; that they will be able to work as a team towards their accomplishment, and will have wide community support without which accomplishment is not possible. Keeping in mind that our American system of government is comprised of several levels of government, all of which collect taxes from the citizens of Charlotte, and on the premise that these taxes are collected for the benefit of those who pay them, he proposes that the City continue to seek the close cooperation of our County, State and Federal governments in order that we may use all available resources for meeting our fiscal needs, with a minimum burden on local property taxes. With city government doing its part to build a better City, he is confident that private enterprise, so dependent upon a peaceful and progressive climate in Charlotte, will do its share towards moving Charlotte forward at the fastest possible but safe speed.

That together, with a prayer in our hearts for Divine guidance, we can and will continue to move Charlotte in its fixed path of material and human progress.

Mayor Brookshire filed with Council members a status report on Capital Improvement Projects, and stated the report also covers the subject of urban renewal with a detailed up-to-date report on the progress of the Brooklyn Urban Renewal projects. He also filed a copy of a report as prepared by Mr. J. W. Kiser, City Attorney, to bring Council up-to-date on the legislative matters covered by Council requests through our local delegation in Raleigh.

May 15, 1967  
Minute Book 48 - Page 379

REPORT BY MR. JAMES VOGLER, REPRESENTATIVE TO STATE LEGISLATURE.

Mayor Brookshire recognized Mr. James Vogler, Representative to State Legislature and asked him to remark on the progress of legislation in Raleigh in which Charlotte has an interest.

Mr. Vogler remarked that he thinks they are getting along very nicely. There will be a public hearing on Thursday of this week on the question of the sales tax for individual cities and towns to vote on. There was a hearing last Thursday on the automobile license tags and will not know how either one comes out until the Finance Committee meets and considers them and votes on them. He advised they have passed most of the legislation that the Council and County Board has requested. There are a few Bills pending that will be passed in his estimation. Introduced in the House is a Bill which will pay 1/2 of the voting machine costs if counties and cities decide to put in voting machines. There is also the franchise bill which will give back to the cities 3% of the tax paid by the utilities into the State. Mayor Brookshire asked if the franchise bill has a chance and Mr. Vogler replied it mean about \$7.0 million out of the State Treasury and the appropriation bill has not made its report back to the General Assembly on how much they will appropriate. That he would say there is quite a bit in our favor, but when it comes to voting away \$7.0 million of state funds when they have already promised the school teachers, state employees and various agencies increases, it makes it entirely another question.

Councilman Smith stated he assumes the Mayor will get the Council and the Legislative Delegation together in the near future. That he would like to get down to some real factual information and discussion and he hoped that a business meeting can be set up with the Delegation. Mr. Vogler stated the Delegation would be glad to meet with Council on the weekend.

Mayor Brookshire stated he asked Mr. Vogler to come this morning to give Council a brief review of the status of the matters before the State Legislature with particular reference to a revenue act, either state-wide or local that might be of assistance to this community in resolving its tax basis. That he has had a continuing interest in the Bill before the Legislature that would redistribute the gross utilities tax on a fair and equitable basis. The State collects 6% gross tax on all utility bills, giving us a token 3/4 of 1% even though the tax is generated in the cities and municipalities; that both on the basis of need and equity, since the utilities are domiciled in our own cities and use our own streets for maintenance and rights-of-way, he thinks that half of it is the best split with the State. That is a tax already being collected and would not impose any new tax on anyone; if passed, it would give Charlotte 3/4 of a million dollars of new tax money. Those other state taxes mentioned were recommended by the Tax Study Commission, endorsed by the Governor and he would hope that at least they are passed by the present session and that the City and County will have the option of determining whether they should be put into effect in lieu of higher property taxes.

Councilman Alexander stated he read in the paper where there is some discussion over not yet having reached a decision regarding the five cents tax on the liquor bill. He asked if it would be a point of wisdom if this Council would express its opinion regarding the decision as before them on the tax. Personally he favors the support of the majority of the committee on the five cent tax. That he would not like to see the Bill bogged down quibbling over five or ten cent levy as badly as we need money. He moved that Council go on record adopting the stand of the majority of the delegation regarding the five cent tax. The motion was seconded by Councilman Whittington, and carried unanimously.

REMARKS BY COUNCIL MEMBERS.

Councilman Alexander introduced his wife and stated she is the means whereby he can give his time to the City, his Mother-in-law, his brother, Zack Alexander and his wife; his nephew, Alfred Alexander, his brother's wife and a number of friends, Mrs. Green, Mrs. Harris, Dr. Wertz, Dr. Tross and others and his boss, Mr. C. D. Spangler.

He expressed his thanks and appreciation to all the citizens of Charlotte whose votes re-elected him to the City Council. He stated Charlotte is showing itself as a real action city where minds think tomorrow as all of its citizens join hands in keeping Charlotte moving ahead. That he is proud to be a part of this progress and again, he says as he did two years ago, that he approaches this task with an honest desire to work under the leadership of our fine Mayor and along with his colleagues on the Council with a spirit of cooperation, doing his job with wisdom as God may direct with the courage to face each responsibility as it presents itself with justice to all.

Councilman Jordan stated he would like to take this opportunity to thank all those present and other citizens of this city for permitting him to serve in the capacity of City Councilman for another two years. That it is, and has been, a privilege and pleasure and he will continue to do the best service that is possible for him for all our citizens in every section regardless of race, color or creed. As our City grows and progresses daily, the challenge that we have to face is greater. That he feels this governing body shall meet that challenge to the satisfaction of all our citizens, and he considers it an honor to be a part of this team.

Councilman Jordan introduced his wife, Margaret, and his two sisters, Mrs. McSwain and Mrs. Darnell.

Councilman Short introduced his mother, Mrs. H. M. Short, and his brother-in-law, and acknowledged the presence of a number of people that he has been connected with over the years, Mr. Otis Johnston, Mr. Charles Fuller, Mr. Herbert Bridges, Mr. Charles Smith, Mrs. Tom Snyder, Mrs. Ray King and Miss Ann King and Attorney Charles Myers.

Councilman Short stated every citizen of Charlotte is in some way dependent upon business one way or another. That the whole city is inevitably a major part of almost every business in the City. That his own place of business has very fine new quarters of which they are very proud; but the though occurred recently that beyond the doors of this business and going all the way to the bounds of our community, is realistically a part of the physical facilities and commercial system of this particular business. There are the streets that bring in the customers, the fire service, water, police protection, zoning and the courts and law making and all the other features of the organized city. Apart from the organized city is the magnetic appeal of Charlotte which brings in customers from hundreds of miles away and which is bringing in new population at double the national rate. That the City is carrying a large part of the load for businessmen and so it is appropriate and necessary for businessmen to respond accordingly with their time, their ideas, and energy and their money to support our organized government and organized city. That this is true of our homes also. The City is a part of every one of our homes and we would not have them as we know them without the organized city. His conclusion is that we have to live not just on the city or in the city but have to live for the City.

May 15, 1967  
Minute Book 48 - Page 381

Councilman Smith introduced his wife, Betty, who sacrifices more than anyone else for this job, and who is a great campaigner; his mother, Mrs. Frank Brandon Smith, who is 88 years old and the most active person in Charlotte in the D.A.R. and other things that she loves and especially to her family; his brother, Brandon Smith, his secretary, Mrs. Bickett Williams; his next door neighbor and campaign manager, Robert Nelson Robinson and his wife, Peggy; Mr. T. W. Aldred, Jr., and Mr. Dick Stoevers.

Later in the meeting, Councilman Smith stated each of his Mother's two brothers were Mayor of Charlotte; her father was the first volunteer fire chief in the City, and he also helped in the police work of Charlotte. That he thinks his Mother has a wealth of background in city inheritance.

Councilman Smith stated in 1966 he ran against the Mayor, and had a lot to say about leadership and the need for leadership at City Hall. That he thinks his race strengthened the Mayor and he was a better Mayor for the next two years; that he thinks Mr. Tate further pursued some of this, and he thinks in the next two years the Mayor will be even a greater leader. That at this time he would pledge to the Mayor his personal support that they can move together to make Charlotte a better place. To the balance of Council he stated he thinks we have an unusual and unique opportunity to make Charlotte the greatest city in the south and he solicits their cooperation and pledges his.

Councilman Stegall introduced his wife, Alys; his wife's grandfather Mr. Lee Martin, who is 90 years of age; his father-in-law, Harry Martin and his sister, Virginia Martin Perry, and his assistant campaign manager, Gerry Stevens who is his wife's adopted sister.

He stated he appreciates everything that has been done for him. He feels as though he has come home because having served the City of Charlotte for so many years he has had a very keen interest in the city government, having been an employée and having been out of the city employment for several years, he felt he wanted to come back and try to pay part of his social rent. That he is a native of Charlotte - born and raised here - and this has been one of his aims in life to be a part of this community in some small way. That he sincerely hopes the confidence placed in him will be well founded in the next two years.

Councilman Tuttle introduced his wife, Margaret, and his son and daughter. He stated two years ago when he took this position he was a little awed and a little afraid and a little humble. This time he is still awed, still afraid but very humble. He thanked all for putting him here and stated he would serve each his best.

Mayor Brookshire stated that members of Council have introduced not only their families but often time their friends and their campaign workers, that it would be an impossible job for him to recognize all his friends or even all those who helped elect him to a fourth term. That he considers all in the audience, whether they worked or voted for him, are friends of his, and he is most happy they are here this morning and would really like to recognize so many of them but is a little afraid that he would stop somewhere short of recognizing all those who took such an active interest in his own campaign, he is not going to run the risk but simply say to all - thank you and welcome to City Hall on this particular occasion.

Councilman Whittington introduced his wife, Janet, who is his campaign manager, his secretary, his aid-de-camp, his sweetheart and a little of everything else. He stated with her is his dear friend, Mrs. Jo Reinhardt.



He stated he also would like to recognize Mrs. Sara King and her daughter, Ann. That Mr. Ray King is out of the state and he thinks it is only right that he be recognized through his wife and daughter.

He stated he would like for everyone in the audience to stand because he believes that in some way they help us all, and he thanked them for everything they did for all of Council.

Councilman Whittington stated it has been his very good fortune and privilege for the last eight years to be a member of this Council - for six years as the Mayor pro tem. That Mr. Albea has said he has tried to represent all of Charlotte, and he, too, has done this and he is sure other members of Council have. He has tried in these eight years to be a member of a team of citizens representing all of Charlotte here on the Council - some 2500 employees, the City Manager and the Mayor, and all the citizens of this community on one team working together for this community. That he would pledge to the Mayor today as he has before that he is behind him to do what he can to help him push his program forward, to represent him when he is out of town, and as his father use to say "do the doctoring until the doctor gets here". He stated he appreciates the fact that he has the opportunity again to serve with the Mayor and members of this Council, and serve for the citizens of this great city. He asked for their counsel, their prayers and advice as we go forward in the next two years.

Mayor Brookshire thanked all the members of Council for such appropriate remarks on this occasion.

#### REMARKS BY MEMBERS OF THE AUDIENCE.

Mr. Brodie Griffith stated he is here to congratulate the Mayor upon his election, Mr. Whittington upon his re-election as Mayor pro tem, Mr. Tuttle, Mr. Short, Mr. Alexander, Mr. Jordan upon their re-election and his long time friends, Gib Smith and Jim Stegall to their election to the Council. In this election, the City has been given a guarantee of a continuation of the excellent government that it has enjoyed in the past - the past two years and the two years before that, and for many years before. As Mayor Brookshire stated earlier, he is the only Mayor that has ever been inaugurated for the fourth term and we are indeed in the presence of history. We are in the presence of history because Councilman Albea as he retires does so with the sure knowledge of 34 years of outstanding service to Charlotte. That he considers Mr. Albea has done a tremendous job for Charlotte. Through an almost daily association with him during the 17 terms of his service, he knows his one thought, his one consideration has been the welfare of all the people of Charlotte and the progress of this community.

Mr. Griffith stated as they were being sworn in and making their comments one thought occurred to him - we have a unanimity of thoughts and expression here this morning. That he hopes that will not continue through this administration because we gain progress only through difference in debate and we do not gain our progress through simply voting "aye" on any and all occasions. That as he looks upon the members of this Council, he can envision there are going to be a good many headlines during the two years of this administration, and that is good. That he would like to thank them for the fine service they have rendered to Charlotte - to thank Mrs. Brookshire for her sacrifices as he does the wives of all members of the Council. To Mr. Thrower, he stated he has served wonderfully well for three terms and he was one of those who regretted he decided to retire with the honors he has won.

May 15, 1967  
Minute Book 48 - Page 383.

He wished for the Mayor and each of the Council Members a very successful two years as representatives of the people of Charlotte.

Mayor Brookshire thanked Mr. Griffith for his remarks and particularly the compliments he paid his office. That he has encouraged City Council, and will continue to encourage them, to work as a team but at the same time he has also encouraged them to express at all times their own individual opinions. That he has said there is no harm in disagreeing as long as we are not disagreeable in disagreeing.

Mr. Donald Denton, First Vice-President of the Charlotte Chamber of Commerce, stated he speaks for the officers and the membership of the Chamber of Commerce in extending congratulations to the Mayor and members of Council in saying they look forward to the opportunity of working with the Council during the next two years. The Chamber of Commerce is non-political and therefore they express their views regardless of political affiliations and they hope as in the past that they will be looked at favorably. That they extend their thanks to Mr. Albea and Mr. Thrower for the cooperation they have given to the City of Charlotte over the past years.

Colonel J. Norman Pease stated to the Mayor and the Council and to the two friends who are no longer going to serve, that the last several years have been one of great spade work, and he believes the time has come when the plans that have been made are going to show on the face of Charlotte like no other years in its history. To the Mayor as captain of the team and the New York Yankees playing for him, he has a great team and he should go a long way.

Dr. J. F. Wertz remarked that he is very happy this morning to have the privilege of being here and to know that the citizens of this community have elected to public office men of responsibility. That as the days come and go, he hopes they will find it a joy to unite their efforts in making Charlotte a great City. During the past years Charlotte has made a definite contribution to the southland. Dr. Wertz stated a few years ago when he served as Vice-Chairman of the Mayor's committee on Community Relations, at a time when things were rather difficult here, it was then the Mayor exercised good judgment and he had the support of the community behind him, and consequently those of us who live in the City today are very proud that Charlotte made a contribution without any riots or anything of that kind.

Mayor Brookshire thanked him for the very appropriate remarks. That he thinks Charlotte has proved to the nation and to the world that we can accept these changing times and make change work for the benefit of our City instead of to its detriment and harm.

COUNCIL MEETING SET FOR TUESDAY, MAY 23 RATHER THAN MONDAY, MAY 22.

Councilman Short moved that the next regular meeting of Council be held on Tuesday, May 23, with the conference session at 2:00 o'clock and the Council Meeting at 3:00 o'clock, as City Hall will be closed Monday, May 22, in observance of Mecklenburg Declaration of Independence Day, May 20. The motion was seconded by Councilman Tuttle, and carried unanimously.

MEETING RECESSED AT 11:15 A.M. AND RECONVENED AT 11:25 A.M.

Councilman Whittington moved that Council recess for ten minutes at 11:15 A.M. and reconvene to meet with the Redevelopment Commission in ten minutes. The motion was seconded by Councilman Smith, and carried unanimously.

PROGRESS REPORT ON URBAN RENEWAL PROJECTS.

Mayor Brookshire advised the purpose of the meeting is to pursue further the subject of progress in Brooklyn Urban Redevelopment Areas. He advised he has already passed out to Council and to the news media a report of progress on capital improvement projects, including urban renewal. He advised Mr. Rouser, Chairman of the Redevelopment Commission, that this Council is particularly interested in knowing where we are with the Brooklyn project and just how work is proceeding.

Mr. Rouser stated that both Mr. Obenshain and Mr. Baxter are present; that Mr. King is out of town, also that Mr. Sawyer, Director of the Commission is also present.

He stated the Brooklyn project was conceived as a ten year program and was not approved until September, 1960. It was divided into five different projects and the time schedule was contingent on when the City would have money available to match federal funds, when housing would be available and the best idea they could get on how fast land could be assimilated into the economy.

That it is unfortunate but true that nobody sees what is happening in a redevelopment program except at two points - one is when houses are being torn down, and this is about where we are on most of the projects now. It is hard to see the planning that goes into it, the appraisals, the negotiations, the condemnations and all the work that goes into the accumulation of what is planned before the first houses are torn down. It is an invisible progress but it is progress and takes about half the scheduled time.

On Project 1, all the land has been disposed of and this project will be closed out on June 30 of this year.

Project 2 is the governmental center. The City Council has approved the governmental center plan and the County Commissioners have approved it in principle so they foresee no difficulties in carrying this through to completion. That very shortly they will ask the City and County and School Board to buy the various plots of land that each want and need.

They have acquired most of the property in Project 3. They have held up sale on it for two reasons. (1) Until very recently, they did not know where the highway was going and (2) they wanted to wait to see whether the legislature would adopt a law they have asked them to adopt, which the Council has endorsed and permits the Commission to take things other than price into consideration when the land is offered for sale. That he talked with Mr. Art Jones this morning and he is hopeful that such a Bill will be adopted this term.

In Project 4, they have acquired about 72% of the property in a ten-month period since the project was approved. They have moved faster with re-location here than in the past because of the availability of Earle Village.

Mr. Rouser stated he would like to express publicly their thanks to the Housing Authority for its cooperation as they have gone beyond the call of duty in helping them with these problems. That Earle Village has large apartments with four and five bedrooms, and this is filling a gap they have felt for several years.

May 15, 1967  
Minute Book 48 - Page 385

That it is their plan sometime in September or October to offer land for sale in Project 4. It is their present intention to offer it for sale for commercial use unless the community feels very strongly that a hospital should go there. It is their feeling if the hospital is going there, it should move fast and they should not delay awaiting that possibility. So it is their intention subject to Council's thinking, if they do not have definite word from the hospital, to seek to sell the land for commercial use.

Councilman Tuttle asked Mr. Rouser to comment on his attitude if this land goes for commercial use, toward the sale of the entire project at one time, one developer, or one organization? Mr. Rouser replied this would be highly desirable, but at the moment he does not know of any prospect on that. That the larger the tract to be sold in any of the projects, they think the better.

Councilman Tuttle stated assuming the whole thing is put up for bid and there is one commercial developer who would buy the whole tract, would they sanction this? Mr. Rouser replied yes for an approved use.

Councilman Smith stated one criticism has been that we move slowly on entertaining propositions from individual business people who would like to use this property. That he can well appreciate this position as they want to take care of the government situations. For instance, he understands the post office is possibly thinking about locating in this area, and he knows there have been some private applications to use certain property that have been laid aside until these governmental agencies could be worked out. On Project No. 4, when application was made on it, a representative was sent to him to ask him what No. 4 was best suited for. That you can look at it from the street and see that it is a continuation of a retail shopping area. There have been a number of large concerns throughout the United States who have looked at this. That it is the opinion of most of them that this could be moved to one outstanding group that has the wherewithall to develop it. Also, he understands from the man in Atlanta it can be bought with the housing on it and the developer clear off the houses and take care of the drainage to the specifications. It can be bought on contract subject to the Commission's approval of the total layout.

Councilman Smith stated he does not think there is any reason for the delay other than acquiring the property, because once it is put on the market, there will be a business situation which will be very favorable to the city in the cost factor. That he does not think we will have to wait until every house is removed. That it can be put up as is, with one price, cleaned out with drainage at a second price. He stated take some of the burden off the Commission and move somewhere else and put a bulldozer to work and show the public we are not plowing with a mule, we are hitching up a tractor.

Councilman Short stated he has felt all along and publicly expressed that Section 4 is a natural for commercial development and that it is the only place left in Brooklyn Urban Renewal, and this is our last chance to get some real, good big commercial development in Brooklyn Urban Renewal. That the Charlottetown Mall is not too spacious and in fact is rather crowded in the area that it has. That in looking at the map showing where the throughway is going, there is not another piece of land even this big in Section 3 or Section 5. If we are going to have private enterprise in Urban Renewal other than the little bit in Section 1, it is

going to have to be this place. That private enterprise is the golden egg that makes everything else possible, and it would be incumbent upon us to sell this off to private enterprise and he hopes the Commission will think this way.

Councilman Whittington stated it is the understanding of Council, there are no more governmental buildings to be considered in either one of these five phases. The post office, if it ever comes, will be in part of three; the hospital situation has been resolved, and the Board of Education has been resolved. That he thinks we will miss the golden opportunity, and the only opportunity if we do not develop No. 4 for commercial property. The quicker the Commission can get it ready for Council for sale, whether it is all cleared off does not make any difference, that the acquiring of the property and the redevelopment of it can take place in another way.

Mr. Rouser replied that he does not think the Commission would disagree with anything that is said here. It has been a concern to them as to how much of the property should be allocated to government use. They have felt the government center was a good idea if the City and County had to expand its facilities this was the logical place for it. That he thinks we all have a reluctance to see any more governmental or charitable institutions go anywhere else in the Brooklyn Area unless Council feels strongly that it should.

Councilman Smith remarked this program was sold on the basis of taxes on the books.

Councilman Tuttle stated it is a well-known fact that he has referred to this property as an ideal site for something relating to a park - particularly for a state rehabilitation hospital. That he has been concerned and does not go along with it being a natural for commercial development. That it is a natural for commercial development so long as we control that development to the extent that we do not let it become a hodge-podge of distributing type organizations. This land is not too expensive as related to downtown land. As a result, we could find ourselves with undesirable tenants between the governmental plaza and Memorial Hospital. That this is and should be an area that could tie together in the future with doctors' offices and related facilities. But a large commercial development that is not just approved but one that would fit in well, he could go along with. Councilman Short stated he is assuming it would be done for specified purposes and according to a plan and the Commission would not sell it otherwise. Mr. Rouser remarked if one redeveloper would buy the whole thing it would settle that. That they cannot sell it until he gives some details as to exactly what he proposes to do with it. This would give them the control and much easier control than selling it off in small parcels. They much prefer the larger area anywhere in Brooklyn or any other redevelopment area. Councilman Jordan stated it would be a real solution if they could get one particular buyer.

Councilman Smith stated in reference to the downtown, he envisions more than just an arbitrary so many blocks of downtown; he envisions with Charlotte going to 700,000-to-a million people, that downtown will be this whole area, and this is the concept he would like to keep, and he thinks this would do a lot to make it downtown if developed in this manner.

May 15, 1967  
Minute Book 48 - Page 387

Councilman Whittington asked what valuation the Commission puts on Phase 4? Mr. Sawyer replied they only have an estimate of \$1.0 million plus. Councilman Smith stated in their discussion and in competitive bidding they thought it would run anywhere from \$1.0 million to \$1.5 million, depending upon what they have to do and what the Commission has to do; but they can take that money and go on with the other programs.

Councilman Smith stated he thinks Council should go on record as its expression to the Commission and let them carry the ball and come back later with a report of what progress they are making. Mayor Brookshire stated the majority of the Commissioners are present and the Director and they can use the remarks of Council for its guidance.

Mr. Rouser stated he would like to thank the Mayor and Council for the way in which they have been backed up in their program, and anytime they have an expression the Commission would be dighted to hear it. Mayor Brookshire replied when there are developments he hopes the Commission will not wait for an invitation, but will come down and report to the Council.

Councilman Whittington stated this Council and the Mayor would do anything they could to help the Commission to get Phase 5 approved as rapidly as possible. That the quicker we move on this the better. Councilman Smith stated if they move positively on Phase 4, it will stimulate Phase 5. Councilman Tuttle remarked that Mr. Whittington has something other than that in mind and it makes it important that we try to get Phase 5 approved before June 1.

Mayor Brookshire stated in connection with the four new projects approved by the voters in the bond referendum last December, the applications are in the hands of the Atlanta Regional Office; there is no money available from Washington under this program for the rest of this fiscal year and we do hope to pursue and push our applications immediately following July 1. With all the backlog of applications across the country, we are competing with hundreds of other cities, and it is very unlikely that we will get more than two and probably only one of the four approved in the next fiscal year.

Mr. Rouser stated City Council approved the city furnishing money for the downtown area, and the Commission has started work on that. That Mr. Eric Hill had started on the planning for the area before the actual approval of the contract; the contract now has formal approval and he has been at work three or four weeks.

Councilman Short remarked he has some notes he made last November 14 when Mr. Sawyer appeared at a conference session and told Council they had acquired 44% of the land in Section 4, and according to what Council hears this morning it is now 72%. In about five intervening months, it sounds as though they have been real active, as well as incurable optimists.

#### ADJOURNMENT.

Upon motion of Councilman Jordan, seconded by Councilman Whittington, and unanimously carried, the meeting was adjourned.

  
Ruth Armstrong, City Clerk