

### Fuss; Spokesman For Residents

Mr. T. P. Fuss, spokesman for the group said, "The property owners have no desire to impede the progress of the university, but feel that if the university desires acquisition of this area it should negotiate with the individual owners." Fuss further stated, "We would respectfully like to ask Council if they can justify condemning the property of one private interest in order to give this advantage solely to another private interest."

The residents pointed out in their petition that most of the residences in the sector are not substandard.

Fuss said that he was certain that the Georgia Baptist Convention is the actual owner of the University and that his group intends to present the same proposal to them. (The petition also said that they do not, the residents,

Georgia Tech and Georgia State from strangulation and assuring them of strong futures. There is one hitch in Mercer's plan: The city must act as agent for an urban renewal project. Mercer asked Macon to do so. It promised to assume the entire amount of the city's share of costs. Sounds like quite a bargain, yes?

Not to Macon's new hard-right Mayor Ronnie Thompson.

Imagine what Atlanta would be like if urban renewal land had not been re-sold to private businesses. Where would be the office build-



### Dirt Streets And Substandard Homes

To the left and below are further examples of the dwellings and streets in this area. The great majority of the streets are dirt with little grass or trees along their sides. Again while this is not an issue in the university's proposal it is further testament to the substandard conditions in most of the area north of Blocks I and J. The blocks H and I contain several new structures that enhance their value and appearance but directly to the east of Block H is dirt College Drive which intersects with Prince Street which becomes dirt as it goes between Blocks I and F.



This shot is north along Ross Street. Representative of the vast majority of the area that is substandard. Only 17 homes in the 11 block area are standard.

argue with the change of the through route from College Street eastward one block to College Drive.)

The editors of *The Macon News* on March 29th state: "Macon cannot continue to grow unless Mercer is allowed to grow." They point out that even if Mercer is forced to purchase the land from the individual property owners that Mr. Martin is correct in stating that under Georgia State Law this new institutional possession would be free from ad valorem tax.

The editors also write that College Street "is already badly congested... will become worse... The situation will have to be converted, regardless of what happens in the present controversy."

In *The Atlanta Constitution* Macon Alderman Ivey was quoted on April 3 as saying, "My personal objection to the Mercer proposal is that the college is not dealing di-

ings, apartments, motels?

Thus does hard fighting dogma threaten to choke one of Macon's biggest assets. Is the wave of the future some Georgia Republicans have been bragging about with their recent mayoral victories?"

Closely following the second *Constitution* editorial the trustees of Mercer met last week on Thursday, April 18. When a resolution was introduced from the chair, T. Baldwin Martin, to advise the university officials to persuade the City Council to accept the proposals of urban renewal presented just four weeks before on March 21, Trustee Jimmy Waters (Pastor at the Ebenezer Baptist Church) rose to object on the grounds that their proposal is a "moral issue" that can be better guided by prayer than force.

He went on to say that the University must negotiate with the individual property owners and not

al is not in the pole of moral considerations. Another trustee rose to state his intentions of also voting against the resolution because of its effect on a GBC, already troubled by the trustees assertion of self-determination in January and its serious discussion of resolving to pursue any forms of federal aid.

Judge C. Cloud Morgan voiced his disapproval of the resolution on the grounds that the University should make a sincere effort to deal with the individual owners. Judge Morgan disagreed with Rev. Waters over the moral consideration and stated further that although it is an issue of some delicacy its exterminating are in the legal realm and not the moral. He also emphasized that although he and others were in favor of Mercer's expansion that he would have to vote "no" because of its prematurity. Judge Morgan emphasized the importance of eminent domain principles to progress because it prevented an individual from obstructing the entire community — he said that without it our modern world would come to a screeching halt.

Dr. Lewis said that he felt that the University should make very public through the press its intention to try to deal with the individual owner — he said the public did not know this and Mr. Martin should make this public statement to the press.

Judge Morgan moved to table the motion until all other channels had been exhausted. This was rescinded and Rev. Jimmy Waters moved to table the resolution which was carried by all but one "no." The resolution will again be discussed in October at the next regularly scheduled trustee meeting.

Today the University has invited the owners of property in the proposed renewal area to discuss the problems of individual purchasing. This meeting has been planned even before Waters and Morgan requested a genuine effort on the part of school officials. It was supposed that the meeting had been planned to fulfill Alderman Tom Ivey's request that the school communicate with the individual owner.



### Tabulated Cost Summary - Mercer U. Project (Area East of Mercer)

Project Cost	
Net land valuation	768,510
Adjustment for market	76,851
Market valuation	845,361
Estimated improvement costs	135,000
Estimated administration cost (1 1/2 years @ 80,000 per year)	120,000
Gross Project Cost	\$1,100,361
Disposition Cost	
35.3 acres @ 6,000 per acre	\$ 211,800
Net Project Cost	
Project Cost, less	1,100,361
Disposition cost	-211,800
	\$ 888,561
Project Cost to Mercer	
Disposition Cost	211,800
1/3 Net Project Cost	296,187
Estimated Cost of Project I to Mercer University	\$ 507,987

### Physical Plant Needs To 1980

Priority Rank	Educational Facility	Priority Rank	Non Educational Buildings
1	Renovation of Biology Bldg. to Music Facility*	1	Infirmary
1	Renovation of Chemistry Bldg. to Sociology and Psychology Depts.*	2	Swimming Building
1	Renovation of Economics Bldg. to Educational Dept.*	3	New Women's Residence Hall (120 rooms)
2	School of Pharmacy	4	New Men's Residence Hall (200 rooms)
3	Performing Arts Auditorium	5	Renovation of Administration Building
4	New Gym Field House	6	Land Acquisition
5	General Classroom and Faculty Office Bldgs.	7	Married Students' Housing
		8	Additional Food Services Facility

\* These three items have been budgeted, and are scheduled for completion during the summer of 1968.



The problem of maintenance in this area, while not an issue in the university's proposal, is one of the first things that a visitor or critical observer will notice. The entire area, except for two of the last three blocks on College Street (Blocks H and E), is in very poor repair. It would seem that maintenance of this area would be in the purview of the city.

rectly with the people of the area to get the area declared an urban renewal area... IF Mercer negotiates with them... then, of course, it is outside the realm of the urban renewal committees." Ivey also stated that he was not against Mercer gaining the property because of the resulting tax exemption, but rather because of the failure to discuss it with the owners.

In a powerful note of encouragement to Mercer officials *The Atlanta Constitution* editors two weeks ago and again last week heavily criticized the "Town v. Gown" attitude in Macon. *The Constitution* editors wrote on April 4: "Urban renewal is saving Geor-

engender ill-will through the processes of eminent domain. Rev. Waters as a point of interest cited that in *Ragsdale's History of the Georgia Baptists* in Volume II, page 1, the source of Mercer's property is revealed to have been the result of a city bond issue and that — in fact — Macon's deed to the property if Mercer should ever leave is contained in the records of the Recorder's Court. He concluded that T. Baldwin Martin was incorrect in his statement of March 26 when he called the present front quadrangle and the campus "an outright donation" from Macon. Mr. Martin had used their historical reference to illustrate that the proposal of urban renew-



Another example of the neighborhood conditions at one of the intersections of Ross Street. It was on streets of this type that Macon nearly had her first riot last July.

### Racial Occupancy By Block

PROJECT I TOTALS	
WHITE	91
NON-WHITE	86
TOTAL	177

### Existing Structural Conditions

PROJECT I  
74.5% SUBSTANDARD